

Save Our Homes and Portability

How the homestead assessment limitation works, what portability means, and why ownership changes matter.

Important: County procedures and annual deadlines can vary. Always confirm the current form, filing method, fee, and due date with the county official responsible for your property.

Save Our Homes assessment limitation

After a property receives homestead exemption and is assessed at just value, the assessed value generally cannot increase each year by more than 3% or the percentage change in the Consumer Price Index, whichever is lower. The difference between just value and assessed value is commonly called the Save Our Homes benefit.

Even when market value decreases, assessed value can sometimes rise by the permitted annual amount, but assessed value cannot exceed just value.

Portability

Eligible Florida homestead owners may transfer all or part of the Save Our Homes assessment difference from a prior Florida homestead to a new Florida homestead.

- Establish homestead on the new property within the statutory portability period.
- File the homestead application and the Transfer of Homestead Assessment Difference form.
- The usual application deadline is March 1.

The portability period is measured from January 1 of the year the prior homestead was abandoned, not simply from the sale date. Confirm your exact dates with the county property appraiser.

Ownership and homestead changes

A sale, foreclosure, or transfer of legal or beneficial title can trigger reassessment at just value on the following January 1. Loss or removal of homestead can also remove the Save Our Homes benefit.

Some transfers may not trigger reassessment, including certain transfers between spouses, certain transfers at death, transfers where the same persons remain entitled to homestead before and after, and title corrections. The facts and deed language matter.

Before changing title, adding an owner, transferring property to a trust or entity, or changing the property's use, ask the county property appraiser how the change may affect homestead and assessment limitations.

If portability is denied

You may request an informal conference and may file the appropriate portability petition with the VAB. Portability uses a separate petition form, DR-486PORT.

Official resources

[Save Our Homes official guide](#)

[Homestead application DR-501](#)

[Portability attachment DR-501T](#)

[Florida exemptions information](#)

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