

# Florida Property Tax Valuation and Income Limitation Rates

## The Consumer Price Index

[What is the Consumer Price Index \(CPI\)?](#)

## Save Our Homes

As provided in Section 193.155(1), F.S., beginning in 1995, or the year after the property receives homestead exemption, an annual increase in assessment shall not exceed the lower of the following:

- a. Three percent of the assessed value of the property for the prior year; or
- b. The percentage change in the Consumer Price Index (CPI) for all urban consumers, U.S. city average, all items 1967 = 100 or successor reports\* for the preceding calendar year as initially reported by the U.S. Department of Labor, Bureau of Labor Statistics.

The current successor report is the 1982 - 84 = 100 current series.

The CPI change amounts given in the chart at right are from the year prior to the year listed.

\* The percentage changes shown are rounded to the nearest tenth of a percent. The income limitation amounts are based on the unrounded CPI data.

Save Our Homes Annual Increase		
Year	CPI Change*	Cap*
2016	0.7%	0.7%
2015	0.8%	0.8%
2014	1.5%	1.5%
2013	1.7%	1.7%
2012	3.0%	3.0%
2011	1.5%	1.5%
2010	2.7%	2.7%
2009	0.1%	0.1%
2008	4.1%	3.0%
2007	2.5%	2.5%
2006	3.4%	3.0%
2005	3.3%	3.0%
2004	1.9%	1.9%
2003	2.4%	2.4%

2002	1.6%	1.6%
2001	3.4%	3.0%
2000	2.7%	2.7%
1999	1.6%	1.6%
1998	1.7%	1.7%
1997	3.3%	3.0%
1996	2.5%	2.5%
1995	2.7%	2.7%

## Total and Permanent Disability Income Limitations

This represents the maximum income limitation for the total and permanent disability exemption granted under the provisions of section 196.101(4)(b), F.S. The limitation is adjusted annually by the percentage change in the average cost-of-living index during the immediate prior year.

\* The percentage changes shown are rounded to the nearest tenth of a percent. The income limitation amounts are based on the unrounded CPI data.

### Total and Permanent Disability Income Limitations

Year	% Change*	Cap
2016	0.1%	\$27,765
2015	1.6%	\$27,732
2014	1.5%	\$27,289
2013	2.1%	\$26,895
2012	3.2%	\$26,350
2011	1.6%	\$25,544
2010	-0.4%	\$25,132
2009	3.8%	\$25,221
2008	2.9%	\$24,289
2007	3.2%	\$23,604
2006	3.4%	\$22,872
2005	2.7%	\$22,121
2004	2.3%	\$21,539
2003	1.6%	\$21,055
2002	2.8%	\$20,723
2001	3.4%	\$20,159
2000	2.2%	\$19,496
1999	1.6%	\$19,076

1998	2.3%	\$18,776
1997	3.0%	\$18,354
1996	2.8%	\$17,819
1995	2.6%	\$17,334

## Cost of Living Adjustments

This represents the maximum income limitation for exemptions granted under the provisions of section 196.1975(4), F.S. The limitation is adjusted annually by the percentage change in the annual cost-of-living index during the immediate prior year.

\* The percentage changes shown are rounded to the nearest tenth of a percent. The income limitation amounts are based on the unrounded CPI data.

### Cost of Living Adjustments

Year	% Change*	Adjusted Income Limitation	
		Single Person	Couples
2016	0.1%	\$31,480	\$35,342
2015	1.6%	\$31,443	\$35,300
2014	1.5%	\$30,941	\$34,736
2013	2.1%	\$30,494	\$34,235
2012	3.2%	\$29,876	\$33,541
2011	1.6%	\$28,962	\$32,514
2010	-0.4%	\$28,494	\$31,990
2009	3.8%	\$28,596	\$32,104
2008	2.9%	\$27,539	\$30,917
2007	3.2%	\$26,763	\$30,046
2006	3.4%	\$25,933	\$29,114
2005	2.7%	\$25,082	\$28,159
2004	2.3%	\$24,423	\$27,419
2003	1.6%	\$23,874	\$26,803
2002	2.8%	\$23,498	\$26,381
2001	3.4%	\$22,858	\$25,662
2000	2.2%	\$22,106	\$24,818
1999	1.6%	\$21,630	\$24,284
1998	2.3%	\$21,289	\$23,902
1997	3.0%	\$20,810	\$23,365
1996	2.8%	\$20,204	\$22,684
1995	2.6%	\$19,654	\$22,066

## Two Additional Homestead Exemptions for Persons 65 and Older

Some county or city governments have adopted local ordinances, under Section 6(d) of Article VII of the Florida Constitution, and Section 196.075, Florida Statutes, allowing one or both of the additional homestead exemptions described below. Contact your local property appraiser for information on any ordinances passed in your county. These exemptions only apply to the tax millage a county or city levies when it adopts a local ordinance, and do not apply to the millage of school districts or other taxing units:

- An exemption not exceeding \$50,000 to any person who has the legal or equitable title to real estate, maintains permanent residence on the property, is 65 or older, and whose household income does not exceed the household income limitation; or
- An exemption equal to the assessed value of the property to an owner who has title to real estate in Florida with a just value less than \$250,000, has maintained permanent residence on the property for at least 25 years, is 65 or older and whose household income does not exceed the household income limitation.

The household income limitation shown in the chart to the right is adjusted each year on January 1, according to changes in the consumer price index (CPI).

<b>Senior Homestead Exemption</b>		
<b>Year</b>	<b>% Change*</b>	<b>Adjusted Income Limitation</b>
2016	0.1%	\$28,482
2015	1.6%	\$28,448
2014	1.5%	\$27,994
2013	2.1%	\$27,590
2012	3.2%	\$27,030
2011	1.6%	\$26,203
2010	-0.4%	\$25,780
2009	3.8%	\$25,873
2008	2.9%	\$24,916
2007	3.2%	\$24,214
2006	3.4%	\$23,463
2005	2.7%	\$22,693
2004	2.3%	\$22,096
2003	1.6%	\$21,599
2002	2.8%	\$21,259
2001	3.4%	\$20,680