

# Homestead Tax Deferral Program

## Homestead Tax Deferral Program

The program is designed to assist homestead tax exempt taxpayers to defer a portion of their property taxes. The amount that can be deferred is based on age and the adjusted gross income of all members of the household.

- If the last year's adjusted gross income for all members of the household was less than \$10,000.
- If taxes and assessments are more than 5% of the adjusted income of all members of the household.
- If the applicant is younger than 65 years old – Taxes must exceed 5% of the applicant's household income.
- If the applicant is 65 or older- Taxes must exceed 3% of the applicant's household income.

The deferred portion becomes a first Lien on the property with interest, which accrues until the taxes are paid, and cannot exceed 7 percent.

All deferred taxes plus interest constitute a prior lien on the homestead per FL Statute 197.262 are due and payable with any changes in:

- Change in property use
- Homestead exemption eligibility
- Change in Ownership
- Failure to maintain the required Fire and Extended Insurance coverage. The application deadline is on or before March 31st.
- [Homestead Tax Deferral Application](#)
- [Department of Revenue Forms](#)

## Eligibility Requirements for the Homestead Tax Deferral Program

An application will become available November 1st, online or by contacting our office at [\(321\) 264-6969](tel:3212646969).

- Must be entitled to claim homestead tax exemption. To qualify for the homestead tax exemption contact the Brevard County Property Appraiser's office at [www.BCPAO.us](http://www.BCPAO.us)
- Proof of Fire and extended home insurance coverage in an amount at least equal to the total of all outstanding liens, including a lien for deferred taxes, non-ad valorem assessments, and interest, with a loss payable clause to the Tax Collector. A clause obligating the Insurance carrier to notify the Tax

Collector of cancellation or non-renewal.

- Provide proof of income – Federal Income Tax return or Social Security Form
- Required to submit an annual application for tax deferral with the Tax Collector on or before March 31st, following the year in which the taxes and non-ad valorem assessments are assessed.

## Property Tax Services

**PROPERTY TAXES**

**PAY PROPERTY TAXES**

**TAXING AUTHORITIES**

**TANGIBLE PERSONAL PROPERTY TAX**

**NON-AD VALOREM ASSESSMENTS**

**IMPORTANT DATES & DISCOUNT PERIODS**

**INSTALLMENT OPTIONS**

**HOMESTEAD TAX DEFERRAL PROGRAM**

**EXEMPTION INFORMATION**

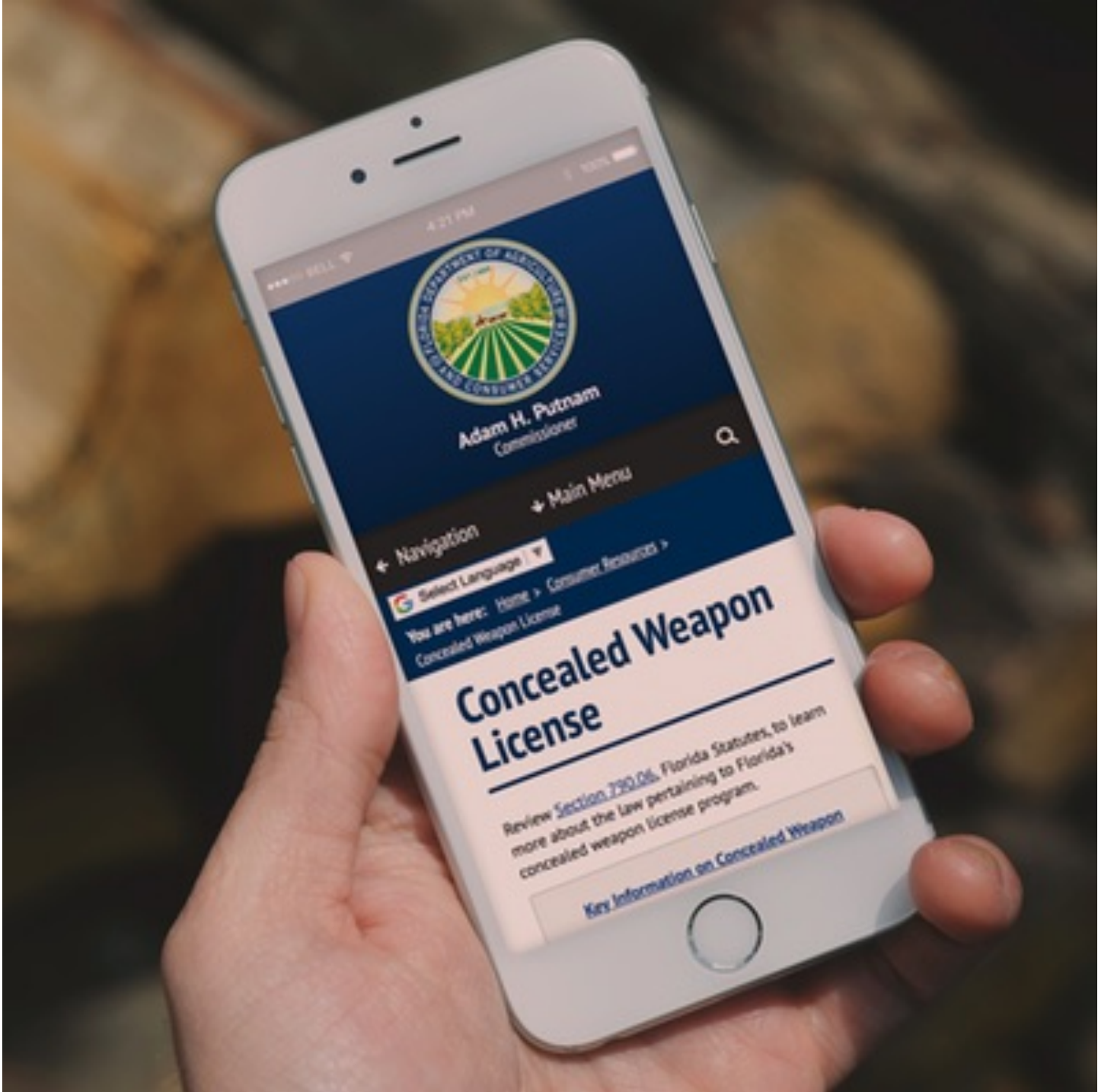
**MUNICIPAL SERVICE BENEFIT UNIT (MSBU)**

**CONFIDENTIALITY REQUEST**

**TAX CERTIFICATE INFORMATION**

**CHANGE OF ADDRESS FORM**

**LIENHUB**



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