

# The Property Tax System



## January 1

### *Date of Assessment*

Property appraisers, who are governed by the Florida Constitution and Statutes, determine the assessed value of each parcel of property.



## March 1

### *Exemption Applications Due*

Property owners may be eligible for exemptions or classifications that can reduce their property taxes. All applications and documentation are due to the property appraiser no later than March 1.

## June 1

### *Estimate of Tax Base*

Property appraisers report the estimated total taxable value of all properties in the county to local taxing authorities, who are governed by the Florida Constitution and Statutes.



## July 1

### *Certification of Taxable Value*

Property appraisers certify total taxable value of all properties in the county. This begins the Truth in Millage (TRIM) process. Property appraisers must approve or deny exemption and classification applications by July 1.

## Mid-July

### *Certification of School Taxable Values*

Once the tax rolls submitted by the property appraisers are reviewed and determined complete, the Department of Revenue certifies taxable values to the Department of Education.



## Before August 5

### *Proposed Millage Rates*

Local taxing authorities report their proposed millage rates and rolled-back millage rates to the property appraiser for use in preparing the TRIM notice.



## Before August 25

### *TRIM Notice Mailed*

Property appraisers mail the TRIM notice to property owners. Meeting information for each taxing authority's public hearing is included on the notice.



## September

### *Public Hearings*

Local taxing authorities hold a public meeting to adopt a tentative budget and millage rate. School districts hold final hearings.

## September/October

### *Public Notice*

Local taxing authorities advertise their intent to adopt a final millage rate and budget.



## Before October 9

### *Final Hearing*

Local taxing authorities hold a hearing two to five days after the advertisement appears to adopt the final millage rate and budget.



## November

### *Tax Bills Mailed*

Tax collectors, who are governed by the Florida Constitution and Statutes, mail property owners their tax bills. Full payment is due by March 31.



## Year-round

### *Funding Distribution*

Tax collectors distribute funds to taxing authorities monthly throughout the year.



## September-June

### *Appeals Process*

Property owners may request an informal conference with the property appraiser to discuss assessed value. Through the value adjustment board (VAB), property owners can appeal assessments of property value; denials of exemptions, classifications, and tax deferrals; portability decisions; and changes of ownership or control.

## November-March 31

### *Property Tax Payments*

Property owners pay property tax bills. A lienholder who has collected estimated property taxes from the property owner and held the funds in an escrow account may pay the bill. Property owners may receive a discount of up to 4% for early payment (payment is due by March 31).

Contact information for local county officials is available at: [floridarevenue.com/CountyOfficials](http://floridarevenue.com/CountyOfficials)