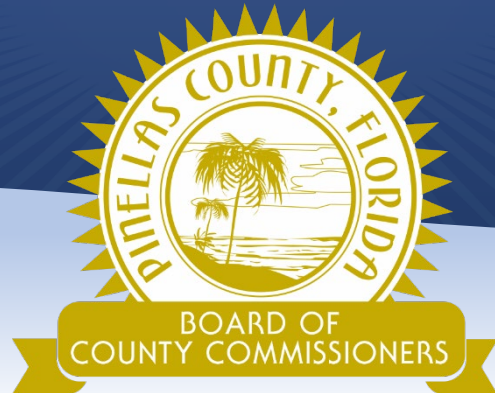


# Homestead Exemption for Living Quarters of Parents or Grandparents

July 30, 2024



**Our Vision:**  
To Be the Standard for  
Public Service in America.

# Homestead Exemption for Construction of Living Quarters of Parents/Grandparents

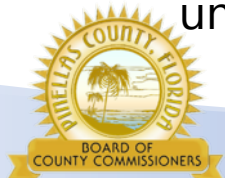


## Amend the Pinellas County Code

- Chapter 118 – Taxation, new Article VIII
- Authorized by Florida Statutes since 2003
- Would apply to unincorporated areas only

## Intent

- Encourage the provision of housing for senior citizens
- Encourage investment in construction and reconstruction of residential properties to provide additional housing for family members
- Complementary to separate zoning code amendments for accessory dwelling unit (ADU) flexibility



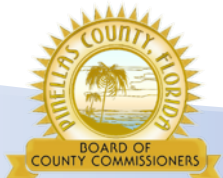
# Additional Information

## **Applies to new living quarters for parents or grandparents of a homesteaded property owner or property owner's spouse**

- Construction or reconstruction must be properly permitted
- At least one parent or grandparent must live there as their primary residence
- The parent or grandparent must be at least 62 years old
- The parent or grandparent cannot be an owner of the property or have a homestead exemption elsewhere

## **The taxable value excluded may not exceed the lesser of:**

- The increase of the assessed value of the construction or reconstruction
- Twenty percent (20%) of the total assessed value of the property as improved



# Additional Information



## Property owner applies for the exemption with the Property Appraiser

- Property owner must notify the Property Appraiser if they no longer qualify
  - Assessed reduction would be added back the following year
- If ownership changes, the new owner must file a new application
- Willful false statements would lead to revocation and a potential tax lien

## Financial Impact to the County

- Would only apply to qualifying improvements made after Ordinance effective date
- Impact would depend on the number of qualifying properties each year

