



Property Taxes 101

*Helpful Information for Realtors and
Industry Professionals*

About us...

- Broward County Mission: The business of County government is to deliver cost-effective and collaborative services to enhance and promote the quality of life for our residents, businesses, and visitors.
- Broward County became a Charter County in 1975, and is one of three Counties that does not have an elected Tax Collector, but the RTT Division falls under the Broward County Board of County Commissioners.
- RTT was established in 2009 as an effort to streamline the County records and revenue collection areas into one Division.
- The RTT Division serves as the County's tax collector, provides treasury services, and is the statutory repository for the Official Records of Broward County.
- Most RTT services are available online at [broward.org/recordstaxestreasury](https://www.broward.org/recordstaxestreasury)

Tax Bill Preparation Calendar – *A Brief Explanation*

- More than 820,000 Tax bills are mailed on **Nov. 1st** - *for the current calendar year (real estate and tangible taxes are paid in arrear)*
- Tax accounts paid in escrow do not receive a tax bill, but a **pink tax notice**
- **Tax Discounts: Nov. 4% - Dec. 3% - Jan. 2% - Feb. 1% - March 0%**
- **Taxes can be paid** online, by mail, at Wells Fargo branches, and in person at the Tax Collector Office at 115 S. Andrews Avenue, Room A100



Records, Taxes & Treasury

596
BROWARD COUNTY, FLORIDA 2014 REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS FOLIO/ALT KEY: 440147

ACCOUNT NUMBER	ESCROW CODE	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
494105-17-0350		159,650	SEE BELOW	SEE BELOW	2212

Legal Description:
CHELSEA II 131-R B
LOT 3 BLK 60

AD VALOREM TAXES

TAXING AUTHORITY	MILL RATE	ASSESSED VALUE	EXEMPTION VALUE	TAXABLE VALUE	TAXES LEVIED
MEDIANO COUNTY COMMISSION					
COUNTYWIDE SERVICES	0.2646	159,650	50,000	109,650	27.95
BROWARD CO SCHOOL BOARD					
GENERAL FUND	2.2380	159,650	25,000	134,650	725.80
CAPITAL OUTLAY	0.0000	159,650	0	159,650	0.00
GO FORTIER WATER MANAGEMENT					
OVERSEASER C.P.	0.0048	159,650	50,000	109,650	5.28
OSCEOLA COUNTY					
SEVEND DISTRICT	0.0077	159,650	50,000	109,650	13.60
STONEY BROWARD HOSPITAL					
CITY OF SUNRISE	0.0092	159,650	50,000	109,650	11.39
CITY OF PLANTATION	0.0340	159,650	50,000	109,650	407.29
FL INLAND NAVIGATION					
			50,000	109,650	3.64

TOTAL MILLAGE 21.4116		TOTAL AD VALOREM TAXES	
		2,448.10	

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
CITY OF PLANTATION TRAILMARK PLANTATION SPRINKLER SYSTEM	35.41

TOTAL NON-AD VALOREM ASSESSMENTS 35.41

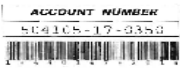
COMBINED TAXES AND ASSESSMENTS 2,486.51

IF PAID BY	Dec 31, 2014	Feb 2, 2015	Mar 2, 2015	Mar 31, 2015
PLEASE PAY	\$2,387.05	\$2,411.91	\$2,436.78	\$2,461.64

BROWARD COUNTY, FLORIDA 2014 REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS FOLIO/ALT KEY: 440147

RETURN THIS PORTION WITH PAYMENT

MAKE CHECKS PAYABLE TO:
BROWARD COUNTY TAX COLLECTOR
115 S. ANDREWS AVE #A100
FORT LAUDERDALE, FL 33301-1895



IF PAID BY	PLEASE PAY
Dec 31, 2014	\$2,387.05
Dec 31, 2014	\$2,411.91
Feb 2, 2015	\$2,436.78
Mar 2, 2015	\$2,461.64
Mar 31, 2015	\$2,486.51

PAY YOUR TAXES ONLINE AT:
<http://www.broward-county-taxes.com>

4968
BROWARD COUNTY, FLORIDA 2014 REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS FOLIO/ALT KEY: 223482

ACCOUNT NUMBER	ESCROW CODE	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
494117-35-0920	R5212B	169,160	SEE BELOW	SEE BELOW	2112

Legal Description:
HOME DYNAMICS SUNRISE PLAT
166-45 B
POR OF PAR A DESC AS COMM SW COR
SEE ADDITIONAL LEGAL ON TAX ROLL

AD VALOREM TAXES

TAXING AUTHORITY	MILL RATE	ASSESSED VALUE	EXEMPTION VALUE	TAXABLE VALUE	TAXES LEVIED
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	0.2646	169,160		169,160	447.76
VOTED DEBT					
BROWARD CO SCHOOL BOARD					
GENERAL FUND	2.9380	169,160		169,160	1,004.47
CAPITAL OUTLAY	1.5000	169,160		169,160	253.74
GO FLORIDA WATER MANAGEMENT					
OVERSEASER C.P.	0.0248	169,160		169,160	8.27
OSCEOLA COUNTY					
SEVEND DISTRICT	0.1577	169,160		169,160	26.68
NORTH BROWARD HOSPITAL	1.9539	169,160		169,160	269.62
CHILDREN'S SVCS COUNCIL OF BC	0.4482	169,160		169,160	82.59
CITY OF SUNRISE	6.0543	169,160		169,160	1,024.15
FL INLAND NAVIGATION	0.0345	169,160		169,160	5.84

TOTAL MILLAGE 21.7161		TOTAL AD VALOREM TAXES	
		3,673.49	

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
SUNRISE FIRE RESCUE	169.50

TOTAL NON-AD VALOREM ASSESSMENTS 169.50

COMBINED TAXES AND ASSESSMENTS 3,842.99

IF PAID BY	Dec 31, 2014	Feb 2, 2015	Mar 2, 2015	Mar 31, 2015
PLEASE PAY	\$3,689.27	\$3,727.70	\$3,766.13	\$3,804.56

BROWARD COUNTY, FLORIDA 2014 REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS FOLIO/ALT KEY: 223482

RETURN THIS PORTION WITH PAYMENT

THIS IS AN INFORMATIONAL NOTICE ONLY.
IF YOU BELIEVE YOU HAVE RECEIVED THIS NOTICE IN ERROR, PLEASE CONTACT US AT 954-831-4000.

ACCOUNT NUMBER	IF PAID BY	PLEASE PAY
494117-35-0920	Dec 1, 2014	\$3,689.27
	Dec 31, 2014	\$3,727.70
	Feb 2, 2015	\$3,766.13
	Mar 2, 2015	\$3,804.56
	Mar 31, 2015	\$3,842.99

THIS IS A STATEMENT ONLY ABOUT YOUR ASSESSMENT AND TAX. YOUR TAX BILL HAS BEEN SENT TO YOUR ESCROW AGENT FOR PAYMENT. SEE REVERSE SIDE FOR IMPORTANT INFORMATION.

PAY YOUR TAXES ONLINE AT:
<http://www.broward-county-taxes.com>

YOUR BILL HAS BEEN FORWARDED TO YOUR ESCROW AGENT:
US BANCORP SERVICE PROVIDERS

Tax Bill Preparation Calendar – *A Brief Explanation*

- **All Taxes become delinquent on April 1st**
 - On April 1st, by statute interest and fees are added to unpaid real estate accounts
 - On April 1st, by statute interest and fees are added to unpaid tangible property accounts
 - **Tax Certificates** on unpaid real estate taxes are sold at online auction the end of May (**bidbroward.com**)

Common Issues Related to Tax Bills:

- New Owners may not have their names on the tax bill
- New Owners may receive tax escrow notices in the names of seller(s)
- Tax Payers may receive a tax escrow notice, but their mortgage is paid/changed

Regardless of the above, New Tax Owners must paid the taxes in Full

As failure to receive a tax bill **DOES NOT** excuse late payments; Florida law ultimately puts the burden on the owner to know when taxes are owed and to ensure timely payment F.S. 197.122

- Website for tax bill: broward.county-taxes.com or call 954-831-4000

The Tax Collector's Office Cannot:

- Change and or modify a name or an address on the tax bill
(Contact the Property Appraiser at www.bcpa.net or 954-357-6830)
- Change or modify escrow information on tax accounts
(Tax Payers must contact their lenders which have direct access to our database)
- Modify taxes due “my taxes are to high”
(Contact the Property Appraiser www.bcpa.net or 954-357-6830 to review assessment value and/or exemptions)

RECORDS, TAXES AND TREASURY DIVISION

Broward County < Records, Taxes and Treasury Division

ABOUT

CONTACT

Records

Motor Vehicle Information

Pay Property Taxes

Pay Tourist Development Tax

Commission Agendas

Passport Appointments

QUICK LINKS

Official Records Search



Forms



Records



Taxes And Fees



Service Locations



Auto Tag Renewal



RECORDS, TAXES AND TREASURY DIVISION

NEWS

Consumer Alerts: Important Information for Residents

Broward County homeowners are receiving letters from private companies selling them certified copies of their deeds at premium prices. The Records, Taxes and Treasury Division provides County property owners official documents at little or no cost. Save money by clicking [here](#).

County residents are also being charged premium fees by private companies for Auto Tag and Registration documents. Our Division can save you money with getting these official documents by clicking [here](#).



Tax “Pay Off” Amounts

- Realtors can access live, updated tax payoff amounts prior to closing at [broward.county-taxes.com](https://www.broward.county-taxes.com) or can call **954-831-4000**
- All outstanding tax amounts can be viewed online: select “Full bill History”
- Properties subject to bankruptcy proceedings have their tax bills blocked and cannot be viewed: call **954-831-4000**
- Taxes are prorated at closing: new owners must pay all taxes on the tax bill
- If you have prorate questions about non-ad valorem taxes, you must contact the Taxing Authority directly (see brochure)
- Remember to check for Tangible and Tourist Taxes if applicable

Florida's Tax Payment Plan

- **Installment Plan.** Must enroll by April 30th for the following tax-year:
4 payments due: June (6%), Sept. (4.5%), Dec. (3%), March (0%) Total Overall discount 3.5%
Once enrolled cannot discontinue.
- **Partial Payments Plan:** this plan must be requested and approved
Up to 5 payments of at least \$100 and a \$10 fee on each payment, and all taxes must be paid by March 31st with no discounts

F.S. Chapter 197 does not contemplate any payment plan for unpaid Real Estate Taxes

For More Information

broward.org/recordstaxestreasury

954 - 831 - 4000

revenue@Broward.org

