Lowndes

Insights

Property Tax Exemptions for Senior Living Facilities: Application Deadline is March 1, 2024

Gray Area of the Law Blog
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The 2024 exemption deadline is almost upon us! As with every year here in Florida, the property tax exemption application deadline falls on March 1. So it is again time for senior living facilities around the state to evaluate whether that facility is eligible for any property tax exemptions for the 2024 tax year. Exemption applications must be submitted to the respective County Property Appraiser no later than March 1, 2024.

There are multiple statutes to consider when evaluating whether your senior living facility is entitled to an exemption:

- Homes for the aged exemption (F.S. 196.1975) – for non-profit entities that provide senior housing, with a greater exemption available (common area) for projects that have over 25% of the units reserved for low-income seniors.
- Proprietary continuing care facilities (F.S. 196.1977) – for $25,000/per unit exemption for residents that make that facility their primary residence (homestead).
- Assisted living facilities/Memory care centers (F.S. 196.197) – for non-profit entities that are licensed for certain types of care (including hospitals).

Seniors who do not live in the above facilities should also make sure they are getting the appropriate homestead exemptions – the deadline for these homestead exemptions is the same (3/1/24).

Don't hesitate to reach out if you have questions about whether your facility could apply, either on a first-time basis or for a greater exemption than you are currently receiving. County Property Appraisers can also assist with questions and the process.

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