



APPLICATION FOR HOMESTEAD TAX DEFERRAL

Section 197.2423, Florida Statutes

DR-570
R.10/11
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Due to the tax collector by **March 31**

This application is classified confidential if federal income tax returns are attached.

COMPLETED BY TAXPAYER			
Applicant		Parcel ID	
Mailing address		Property address	
Phone		Property description	
Date of birth			
Number of household members			
Current value of primary mortgage outstanding on the home			
Other outstanding liens on the homestead			
Annual adjusted gross income for all household members based on federal income tax return			
Annual adjusted gross income for all household members if no federal income tax return filed			
Other income			

I am applying to defer payment of a portion or all of the ad valorem taxes and any non-ad valorem assessments that would be covered by a tax certificate sold under Chapter 197, Florida Statutes, for 20__.

I will submit copies of my federal income tax returns for last year. I will provide other documents as required by the tax collector, for each member of the household (not including boarders or renters of a portion of this property).

I understand that I must furnish proof of fire and extended coverage insurance at least equal to the total of all outstanding liens, deferred taxes, non-ad valorem assessments, and interest with a loss payable clause to the county tax collector.

The information above is true and correct to the best of my knowledge.

 Signature, applicant Date

See page 2 for more information.

COMPLETED BY TAX COLLECTOR			
Part 1. Ad valorem taxes and non ad valorem assessments. Do not complete if entire amount is deferred		Part 2	
1. Total due before discount		1. Total deferred (taxes and assessments)	
2. Less <input type="checkbox"/> 3% or <input type="checkbox"/> 5% annual adjusted gross income		2. Interest prior year(s)	
3. Total deferred (1 minus 2)		3. All other unsatisfied liens including primary mortgage outstanding	
4. Total not deferred (1 minus 3)		4. Total (1+2+3)	
5. Less applicable discount		5. Just value	
6. Total due and payable (4 minus 5)		6. 4 divided by 5 (cannot exceed 85%)	%
		7. Total primary mortgage outstanding	
		8. 7 divided by 5 (cannot exceed 70%)	%
<input type="checkbox"/> Approved <input type="checkbox"/> Not approved			
Signature		Date	Date copy sent to applicant

Definitions

- (1) "Household" means a person or group of persons living together in a room or group of rooms as a housing unit, but the term does not include persons boarding in or renting a portion of the dwelling.
- (2) "Income" means the adjusted gross income (*the amount reported on IRS Form 1040*), as defined in s. 62 of the United States Internal Revenue Code, of all members of a household. Section 197.243, F.S.

Do I qualify for homestead tax deferral? How much of my ad valorem taxes and non-ad valorem assessments can be deferred?

To defer homestead taxes and assessments you must be entitled to claim homestead tax exemption. The amount that can be deferred is based on age and adjusted gross income of all members of the household.

- If last year's adjusted gross income for all members of the household was less than \$10,000, the entire tax amount and any non-ad valorem assessments may be deferred.
- If your taxes and assessments are more than 5% of the adjusted gross income of all members of the household for the last calendar year, you may defer the amount over the 5%.
- If you are 65 years of age or older and your taxes and assessments are more than 3% of the adjusted gross income of all members of the household for the last calendar year, you may defer the amount over 3%.
- If you are 65 years of age or older with an annual adjusted gross household income less than the household income limit for the additional homestead exemption under section 196.075, F.S., you may defer the entire amount.

You may **not** defer your taxes if:

- The total amount of deferred taxes, non-ad valorem assessments, interest, and unsatisfied liens is more than 85% of the just value, or
- The primary mortgage financing is more than 70% of the just value.

To apply for this deferral, you must submit Form DR-570 to the tax collector by March 31, the year after the assessment.

What is the interest rate on the deferred amount? Is there a lien on my property?

The interest rate is equal to the semiannually compounded rate of 1/2% (.5%) plus the average yield to maturity of the long-term fixed-income portion of the Florida Retirement System investments at the end of the quarter before the sale of the deferred payment tax certificates. However, the interest rate may not exceed 7%.

The deferred taxes, non-ad valorem assessments, and interest are a prior lien on the homestead. They are handled and collected the same way as other property tax liens.

When will I have to pay the deferred taxes, assessments, and interest?

The deferred taxes, assessments, and interest may be paid at any time. However the total amount must be paid when:

- There is a change in the use or ownership of the property such that the owner is no longer eligible for the tax deferral. The deferred amounts and interest for all previous years are due November 1, the year the change occurs.
- The owner does not maintain the required fire and extended insurance coverage. The deferred amounts and interest for all previous years are due on the date insurance stops.

The amount for all the previous years becomes delinquent on April 1, the year after the change occurs.

Are there other conditions that can require me to pay all or part of the deferred amount?

During any year the total amount of deferred taxes, interest, assessments, and other unsatisfied liens becomes more than 85% of the just value, the portion that exceeds 85% is due. The owner must pay that amount within 30 days after the tax collector notifies the owner. If the owner does not pay, the total amount of deferred taxes, interest, and assessments become delinquent.

Each year the tax collector will notify owners of property with deferred payments to submit a list of all outstanding liens on the homestead and the current amount of each lien. If the owner does not send the information within 30 days, the total amount of taxes, assessments, and interest will be due within 30 days.

What happens if my deferred taxes are delinquent?

If deferred taxes, interest, and assessments become delinquent, the tax collector will sell a tax certificate in the manner provided section 197.432, F.S.



APPLICATION FOR AFFORDABLE HOUSING PROPERTY TAX DEFERRAL

Section 197.2423, Florida Statutes

DR-570AH
N. 10/11
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Due to the tax collector by **March 31**

COMPLETED BY TAXPAYER			
Owner		Parcel ID	
Mailing address		Property address	
		Property description	
Phone			

List all outstanding liens on the property. Add pages, if needed.

	Name of Lien Holder	Balance		Name of Lien Holder	Balance
Primary mortgage					

I am applying to defer payment of a portion or all of the ad valorem taxes and any non-ad valorem assessments authorized by the tax deferral ordinance adopted by _____ (taxing authority authorizing the deferral), that would be covered by a tax certificate sold under Chapter 197, F.S., for 20____.

I understand that I must furnish proof of fire and extended coverage insurance at least equal to the total of all outstanding liens, deferred taxes, non-ad valorem assessments, and interest with a loss payable clause to the county tax collector.

The information above is true and correct to the best of my knowledge.

Signature, applicant

Date

See page 2 for more information.

COMPLETED BY TAX COLLECTOR	
Part 1. Ad valorem taxes and non ad valorem assessments. Do not complete if entire amount is deferred	Part 2.
1. Total due before discount _____	1. Total deferred (taxes and assessments) _____
2. Total deferred _____	2. Interest prior year(s) _____
3. Total not deferred (1 minus 2) _____	3. All other unsatisfied liens including primary mortgage outstanding _____
4. Less applicable discount _____	4. Total (1+2+3) _____
5. Total due and payable (3 minus 4) _____	5. Just value _____
	6. 4 divided by 5 (cannot exceed 85%) _____ %
See section 197.2524, F.S., for limits on deferrals in a community redevelopment area.	7. Total primary mortgage outstanding _____
	8. 7 divided by 5 (cannot exceed 70%) _____ %
<input type="checkbox"/> Approved <input type="checkbox"/> Not approved	
_____ Signature	_____ Date
	_____ Date copy sent to applicant

Does my property qualify for affordable rental housing tax deferral?

Any qualified property owner in a county or municipality that has adopted an ordinance for tax deferral on affordable rental housing property under s. 197.2524, F.S., may apply to defer ad valorem taxes and non-ad valorem assessments covered by the ordinance. To qualify, the owner must:

- Engage in the operation, rehabilitation, or renovation of affordable rental housing under Part VI, Chapter 420, Florida Statutes, and
- File an application for tax deferral, Form DR-570AH, with the county tax collector by March 31 each year following the year the taxes and non-ad valorem assessments were assessed.

Tax deferral may **not** be granted if:

- The total of deferred taxes, non-ad valorem assessments, and interest, plus the total of all other unsatisfied liens on the property is more than 85% of the just value, or
- The primary financing on the property is more than 70% of the just value.

What is the interest rate on the deferred amount? Is there a lien on the property?

The interest rate is equal to the semiannually compounded rate of 1/2% (.5%) plus the average yield to maturity of the long-term, fixed-income portion of the Florida Retirement System investments at the end of the quarter before the sale of the deferred payment tax certificates. However, the interest rate may not exceed 7%.

The taxes, non-ad valorem assessments, and interest deferred are a prior lien on the property; they attach on the date and in the same manner. They are collected the same as other property tax liens.

When will I have to pay the deferred taxes, assessments, and interest?

The deferred taxes, assessments, and interest may be paid at any time. However, the amount must be paid when:

- The tax-deferred property changes ownership or use and the owner is no longer entitled to claim the property as affordable rental housing, or
- The legal or beneficial ownership of the property changes, or
- The owner does not maintain the required fire and extended insurance coverage.

The total amount of deferred taxes, non-ad valorem assessments, and interest for all previous years is due on November 1, the year the change occurs, or on the date insurance stops. The total amount becomes delinquent on April 1, the year after the change in ownership, use, or loss of insurance coverage occurred.

Are there other conditions that can require me to pay all or part of the deferred amount?

During any year the total amount of deferred taxes, assessments, interest, and other unsatisfied liens becomes more than 85% of the just value, the portion of taxes and interest that is over 85% of the just value is due. The owner must pay that amount within 30 days after the tax collector notifies the owner. If the owner does not pay, the total amount of deferred taxes, assessments, and interest will become delinquent.

What happens if my deferred taxes are delinquent?

If deferred taxes become delinquent, the tax collector will sell a tax certificate for the delinquent taxes, interest, and assessments in the manner provided by section 197.432, F.S.



APPLICATION FOR RECREATIONAL AND COMMERCIAL WORKING WATERFRONTS PROPERTY TAX DEFERRAL

Section 197.2423, Florida Statutes

DR-570WF
R. 10/11
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Due to the tax collector by **March 31**

COMPLETED BY TAXPAYER			
Owner		Parcel ID	
Mailing address		Property address	
Phone		Property description	

List all outstanding liens on the property. Add pages, if needed.

	Name of Lien Holder	Balance		Name of Lien Holder	Balance
Primary mortgage					

I am applying to defer payment of a portion or all of the ad valorem taxes and any non-ad valorem assessments authorized by the tax deferral ordinance adopted by _____ (taxing authority authorizing the deferral), that would be covered by a tax certificate sold under Chapter 197, F.S., for 20__.

I understand that I must furnish proof of fire and extended coverage insurance at least equal to the total of all outstanding liens, deferred taxes, non-ad valorem assessments, and interest with a loss payable clause to the county tax collector.

The information above is true to the best of my knowledge.

Signature, applicant

Date

See page 2 for more information.

COMPLETED BY TAX COLLECTOR			
Part 1. Ad valorem taxes and non ad valorem assessments. Do not complete if entire amount is deferred		Part 2	
1. Total due before discount		1. Total deferred (taxes and assessments)	
2. Total deferred		2. Interest prior year(s)	
3. Total not deferred (1 minus 2)		3. All other unsatisfied liens including primary mortgage outstanding	
4. Less applicable discount		4. Total (1+2+3)	
5. Total due and payable (3 minus 4)		5. Just value	
		6. 4 divided by 5 (cannot exceed 85%)	%
		7. Total primary mortgage outstanding	
		8. 7 divided by 5 (cannot exceed 70%)	%
See section 197.2524, F.S., for limits on deferrals in a community redevelopment area.			
<input type="checkbox"/> Approved			
<input type="checkbox"/> Not approved			
		Signature	Date
Date copy sent to applicant _____		By _____ Date copy sent to community redevelopment district, if needed _____	

RECREATIONAL AND COMMERCIAL WORKING WATERFRONTS TAX DEFERRAL

A Recreational and Commercial Working Waterfront as defined under s. 342.07(2), F.S. is:

A parcel or parcels of real property that provide access for water-dependent commercial activities, including hotels and motels as defined in s. 509.242(1), or provide access for the public to the navigable waters of the state. Recreational and commercial working waterfronts require direct access to or a location on, over, or adjacent to a navigable body of water. The term includes water-dependent facilities that are open to the public and offer public access by vessels to the waters of the state or that are support facilities for recreational, commercial, research, or governmental vessels. These facilities include public lodging establishments, docks, wharfs, lifts, wet and dry marinas, boat ramps, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities, and other support structures over the water. As used in this section, the term "vessel" has the same meaning as in s. 327.02(39). Seaports are excluded from the definition.

Who can qualify for tax deferral for recreational and commercial working waterfronts?

A property owner in a jurisdiction that has adopted a tax deferral ordinance (s. 197.2524, F.S.) and who owns a recreational and commercial working waterfront facility may defer payment of the ad valorem taxes and non-ad valorem assessments covered by the ordinance. The owner must file an application for tax deferral, Form DR-570WF, with the county tax collector each year by March 31, the year after the taxes and assessments were assessed.

Tax deferral may **not** be granted if:

- The total of deferred taxes, non-ad valorem assessments, and interest, plus all other unsatisfied liens on the property, is more than 85% of the just value; or
- The primary financing on the property is more than 70% of the just value.

What is the interest rate on the deferred taxes? Is there a lien on the property?

The interest rate is equal to the semiannually compounded rate of 1/2% (.5%) plus the average yield to maturity of the long term fixed-income portion of the Florida Retirement System investments at the end of the quarter before the date of the sale of the deferred payment tax certificate. However, the interest rate cannot be more than 7%.

The taxes, non-ad valorem assessments, and interest deferred are a prior lien on the property; they attach on the date and in the same manner. They are collected the same as other property tax liens.

When will I have to pay the deferred taxes, assessments, and interest?

The deferred taxes, assessments and interest may be paid at any time. However, the amount must be paid when:

- The tax-deferred property changes ownership or use and the owner can no longer claim the property as a recreational or commercial working waterfront facility; or
- The legal or beneficial ownership of the property changes; or
- The owner does not maintain the required fire and extended insurance coverage.

The amount of deferred taxes, non-ad valorem assessments, and interest for all previous years is due on November 1, the year the change occurs, or on the date insurance stops. The amount becomes delinquent on April 1, the year after the change in ownership, use, or loss of insurance coverage occurred.

Are there other conditions that can require me to pay all or part of the deferred amount?

During any year the total amount of deferred taxes, non ad valorem assessments, interest, and all other unsatisfied liens on the property is more than 85% of the just value, the portion of taxes and interest over 85% of the just value is due. The owner must pay the amount within 30 days after the tax collector notifies the owner. If the amount due is not paid, the total amount of deferred taxes and interest will become delinquent.

What happens if my deferred taxes become delinquent?

If deferred taxes become delinquent, the tax collector will sell a tax certificate for the delinquent taxes, assessments, and interest in the manner provided in section 197.432, F.S.