



Portability Frequently Asked Questions

Q: What is portability?

A: The ability to transfer up to \$500,000 of accumulated Save Our Homes “savings” from an existing or prior homestead property to a new homestead property. Portability was made possible with the passage of Amendment 1 to the State Constitution in 2008 by Florida voters. The Save Our Homes “savings” is the difference in Market Value and Assessed Value. This is the amount which has been “protected” or “untaxed” due to the benefit of the Save Our Homes 3% assessment limitation or “cap”.

Example: Market Value (Total Just Value) from prior homestead of: \$250,000 (minus)
Assessed Value from prior homestead of: \$150,000 equals Portable Amount \$100,000 (this amount can change if downsizing in value, see F.S. 193.155)

Q: Do I have to apply for portability?

A: Yes, if you desire to “port” a benefit from your prior homestead, you must submit a Transfer of Homestead Assessment difference Application (DR-501T) when you file an application for your new homestead exemption. If you have already applied for the homestead exemption, please download and complete the DR-501T application and submit it to the Property Appraiser.

Q: When do I apply for portability?

A: If you have an amount to “port” from a prior homestead, you should apply for Portability when you apply for the new homestead exemption. **The deadline is March 1st.**

Q: What happens after I apply?

A: After receiving your application for portability, we will send it to the Property Appraiser in the county of your previous homestead, if other than Lake County. Then, your previous Property Appraiser will issue a “Certificate for Transfer of Homestead Assessment Difference” DR-501RVSH in response. We then calculate your portability benefit and apply it to your new homesteaded property.

Q: How will I know that I qualified for Portability?

A: If you do not qualify based on the DR-501RVSH we receive from your previous Property Appraiser, we will notify you by July 1st of the applicable tax year. No formal notice is mailed if you qualify until the TRIM notice which will be sent to you in late August.



Q: What can I do if I am denied Portability?

A: After receiving the denial letter for portability, we encourage you to contact our office at 352-253-2150 and speak with an Exemptions Specialist to discuss the reason for denial. If you disagree, you may file a petition with the Value Adjustment Board within 30 days of the date of the denial.

Q: Can I also apply for additional exemptions such as disability or senior exemption if I have portability?

A: Yes

Q: After I've sold or abandoned my prior homestead, how long do I have to use my portability?

A: The law allows up to 3 years. However, you must apply and qualify for homestead exemption on your new home as of January 1st of the 3rd year after your last year of homestead on your previous home. In other words, you may only go two tax years without having a homestead exemption in order to transfer or 'port' your savings. **Example: If your last year of homestead was 2022, you have to own and occupy your new home, and qualify for homestead exemption as of January 1st, 2025.**

Q: Do I have to sell my home before I can qualify for portability?

A: No, you only need to abandon your existing homestead, meaning you may still own the property but no longer receive an exemption on the property for the year you are attempting to get portability. If you abandon your homestead, or move, notify this office immediately by completing the Request to Remove Exemption Form.

Q: Do I have to purchase a new property to get the portability benefit?

A: No, if you already own another property (2nd home, beach house, etc.) you can abandon the homestead from the old property and apply for homestead and the portability benefit on the new property.

Q: I owned a property with another person. I moved and established another homestead; however, they still live in the original property. Can I transfer or "port" my SOH benefit to my new homestead?

A: Possibly, the law requires the previous exemption to be "abandoned" before you can port any of the Save Our Homes benefit; meaning, the other person would have to authorize you to take a portion of the portability benefit by abandoning their homestead and then reapply for their portion of homestead and portability. We suggest you contact our office to discuss your specific scenario.

Q: I owned a property with my ex-husband. I was awarded the house in the divorce. I sold it and purchased a new home that I will homestead. My ex-husband purchased a new home that he will homestead. Since I was awarded the house in the divorce is my ex-husband eligible to apply for any of the portability? How will the portability amount be split or divided between our new homesteads?

A: New legislation allows spouses to designate their respective shares of homestead assessment difference when they abandon jointly owned property so they can transfer their designated shares under certain circumstances. Other circumstances could exist that would alter this situation. We suggest you contact our office to discuss your specific scenario.

Q: Can I “port” a savings from another state?

A: No, portability only applies if you had a State of Florida homestead exemption within the past 3 years.

Q: How many times in one (1) year can I use portability?

A: One time per year

Q: What is the formula for Portability?

A: The good news is you don’t have to calculate this; we will do it for you! However, the formulas can be found in F.S. 193.155, see examples below:

If you are upsizing (moving to a home of equal or greater value) it is:

Market Value (Total Just Value) of existing homesteaded property
(minus) Assessed Value of **existing** homesteaded property
(equals) the portable amount (not to exceed \$500,000)

Market Value (Total Just Value) of **new** homestead property
(minus) Portable amount from **prior** homesteaded property
(equals) New Assessed Value for **new** homesteaded property

If you are downsizing (moving to home of lesser value) it is:

Market Value (Total Just Value) of **new** homestead
(divided by) Market Value (Total Just Value) of **prior** homestead
(multiplied by) Assessed Value of **prior** homestead
(equals) Assessed value of **new** homestead