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Monroe County Property Appraiser
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HURRICANE TAX ABATEMENT

During 2018, the Florida Legislature passed tax relief for certain homeowners who had property damaged in the last three hurricanes to hit Florida (Hermine and Matthew in 2016; Irma in 2017) ([F. S. 197.318](#)).

Who and What:

To be eligible for reimbursement, the homesteaded property must be determined "uninhabitable" that is, the homesteaded property (residential improvement) could not be used or occupied for the purpose for which it was constructed for a period of 30 days or more during the calendar year the hurricane occurred as evidenced by documentation. You may be entitled to a tax abatement (refund applied to your 2019 taxes) if you meet the criteria. **Renters/rental property is not eligible for the tax refund.**

Note: a residential improvement does not include a structure that is not essential to the use and occupancy of the residential dwelling or house, including, but not limited to, a detached utility building, detached carport, detached garage, bulkhead, fence, dock, seawall or swimming pool, and does not include land.

Here's what YOU need to do:

If you were unable to live in your home for 30 or more days during the calendar year the hurricane occurred, fill out form [DR-463 Application for Abatement of Taxes](#). Send it to our office along with your documented loss. Documents include: dated photographs, utility bills, insurance information, contractor's work, building permits, certificates of occupancy, rent payments, hotel bills etc. -- basically any information that allows us to determine you were unable to occupy and use your home for 30 or more days. NOTE: the days DO NOT need to be consecutive.

Here's what WE will do:

We will review your documentation to make sure you qualify. If you qualify, we will calculate your loss in value and send it to the Monroe County Tax Collector (<https://monroe.county-taxes.com/public>). The Tax Collector will then determine if you get a refund and how much (they have to check what you paid and when before they can determine if you get money back).

Deadline:

This application must be submitted to the Property Appraiser's Office by **MARCH 1, 2019**, or the property owner is considered to have waived their claim for the abatement. So please, **DO NOT DELAY!** We will review all applications and make determinations by [April 1, 2019](#). Once we make our determination, we will notify you by mail of our decision. If you don't qualify and you think you should, you can appeal our decision to the [Value Adjustment Board](#).

Questions:

Please contact us via email at info@mcpafl.org. Call us at (305) 292-3420. Fax us at (305) 292-3431.