



**MARTIN COUNTY
PROPERTY APPRAISER**
Jenny Fields, CFA

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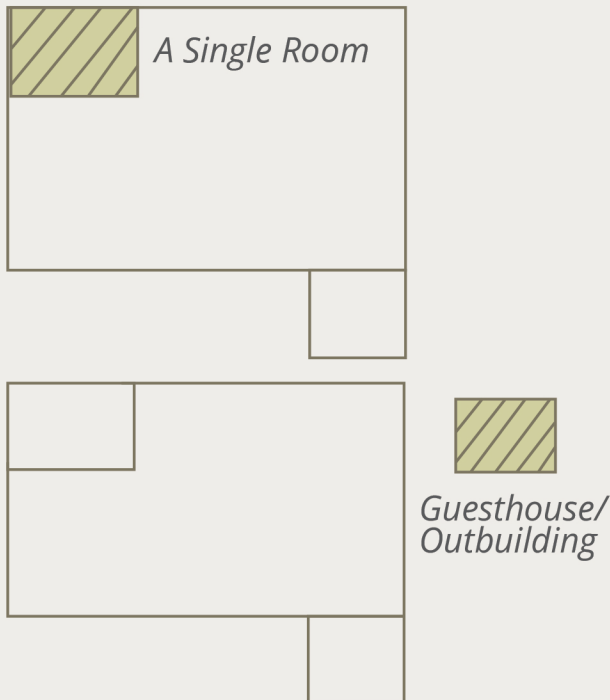
CAN I RENT MY HOMESTEAD PROPERTY?


Florida Statutes permit homeowners to rent all or a portion of their homestead property. These statutory provisions are met with strict conditions as not to lose the homestead exemption. Examples shown below illustrate rental guidelines. When renting a property, the owner's residency-based documents such as a driver's license and voter's registration must continually reflect the address on the homestead property. Because every situation is unique, homeowners are encouraged to contact our Office for more information so that they may make an informed decision.

Example 1

Renting a Small Portion of the Homestead Property

Florida Statute 196.012(13)



 Rentals for these small portions are permitted less than 6 months.

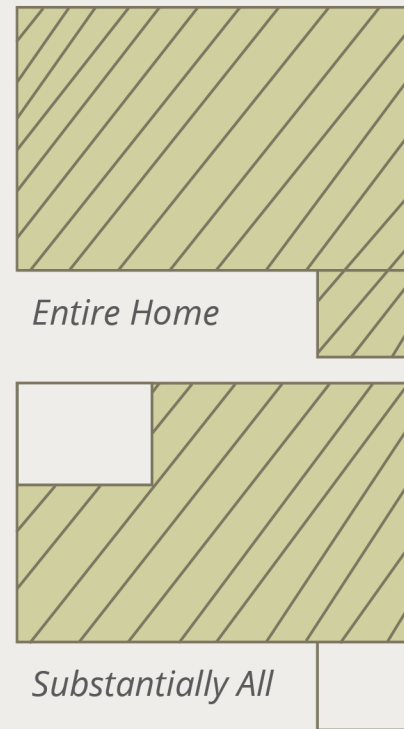



If rented longer than 6 months, the value attributed to that portion will be classified as commercial and will no longer be protected under the 3% Save Our Homes assessment cap.

Example 2

Renting All or Substantially All of the Homestead Property

Florida Statute 196.012(13) and 196.061



 Rentals are permitted less than 30 days every year.



The property cannot be rented on January 1st each year.

Rentals of 6 months or longer no longer qualify for homestead exemption.

If rented longer than 30 days in any calendar year, then the following calendar year, it cannot be rented more than 30 days.