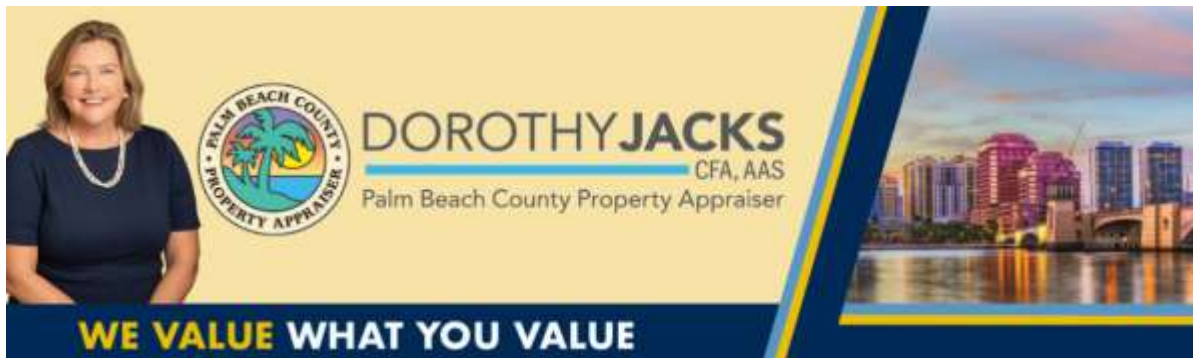


APRIL 2026



This free monthly eNewsletter highlights the latest developments in the Palm Beach County Property Appraiser's Office. You may unsubscribe below, or give us your feedback by replying to this email. We hope you enjoy!

PALM BEACH COUNTY PROPERTY APPRAISER'S OFFICE

April 2026 Newsletter

Dear Taxpayer:

Spring in Palm Beach County marks an important milestone in the property tax calendar.

My office is in the final stages of preparing the 2026 tax roll and will release preliminary taxable value estimates to local taxing authorities at the end of May. These early estimates allow the County, municipalities, school district, and other taxing authorities to begin developing their budgets and considering proposed millage rates for the coming year.

It is important to remember that my office does not set tax rates. **We determine fair and equitable property values** as of January 1 each year based on market data. The taxing authorities then use those values to establish their budgets and tax rates.

In August, property owners will receive the Truth in Millage (TRIM) Notice. This notice provides your property's market, assessed, and taxable values, along with proposed tax rates and estimated taxes. It also includes public hearing dates where residents may speak directly to taxing authorities about proposed rates.

We encourage property owners to review their TRIM Notice carefully when it arrives and contact our office if they have questions about their valuation.

This month's newsletter also includes guidance on estimating property taxes before buying or selling a home, information on short-term rental rules for homesteaded properties, and details about the personalized assistance available at our service centers throughout Palm Beach County.

I hope you find this information beneficial and interesting.

Respectfully,

Estimate Your Property Taxes Before You Buy or Sell

Buying or selling a home can significantly impact property taxes. When ownership changes, certain protections — such as the Save Our Homes cap — may reset, which can result in higher taxable value.

To help property owners and prospective buyers plan ahead, our office offers an online Tax Estimator Calculator. By searching for a property and entering a potential purchase price, users can generate an estimated tax amount for planning purposes.

Please remember:

- The calculator provides an estimate only.
- Property taxes are based on assessed value, not solely purchase price.
- Millage rates and non-ad valorem assessments may change.

While no estimate can predict an exact tax bill, this tool offers a useful starting point for informed decisions. Visit pbcpao.gov to access the Tax Estimator Calculator.



Short-Term Rentals & Homestead Exemption

As seasonal residents prepare to return north, we remind property owners who receive the homestead exemption to review the rules regarding rental of a homesteaded property.

Florida law permits:

- Rental for 30 days or less per calendar year.
 - Rental for more than 30 days but less than six months in a calendar year. However, if rented again the following year for more than 30 days, the exemption may be lost.
 - Rental on any day except January 1. If the property is rented on January 1, the homestead exemption will be denied for that tax year.
- Rental for more than six months constitutes abandonment of the homestead exemption.

Property owners are required by law to notify the Property Appraiser's Office if their property no longer qualifies for exemption. Failure to do so may result in a homestead tax lien, including substantial penalties and interest.

**This information is governed by Florida Statutes 196.061 and 196.011(9)(a)*



For more information, please contact Exemption Services at 561.355.2866 or visit pbcpa.gov.

Personalized Assistance When You Need It

Property matters can sometimes feel complex. That's why our office maintains five service centers throughout Palm Beach County, staffed by experienced professionals ready to assist you.

From filing for homestead exemption to transferring portability or updating ownership records, our team works directly with property owners to ensure applications are processed accurately and efficiently. Appointments are not required, and walk-ins are welcome.

See contact details below or click [Contact Us](#) for locations, phone numbers and hours.

We Value What You Value > pbcpa.gov

Main Office
Governmental Center
Fifth Floor
301 North Olive Ave.
West Palm Beach, FL 33401
Phone > 561.355.3230
Fax > 561.355.3963

**North County
Service Center**
3188 PGA Blvd.
Suite 2301
Palm Beach Gardens, FL 33410
Phone > 561.624.6521
Fax > 561.624.6565

**West County
Service Center**
2976 State Rd 15
Belle Glade, FL 33430
Phone > 561.996.4890
Fax > 561.996.1661

**Mid-Western
Service Center**
200 Civic Center Way.
Suite 200
Royal Palm Beach, FL 33411
Phone > 561.784.1220
Fax > 561.784.1241

**South County
Service Center**
14925 Cumberland Dr.
Delray Beach, FL 33446
Phone > 561.276.1250
Fax > 561.276.1278

We Value What You Value



DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser



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