Save Our Homes Portability: Three Examples

HOW MUCH OF YOUR FLORIDA PROPERTY TAX SAVINGS CAN MOVE WITH YOU

How it works. Savings are the old home's just value minus its assessed value, as of January 1 of the year you left it. Moving to a home of equal or higher value, the full savings transfer, up to $500,000. Moving to a less expensive home, the savings shrink in proportion to the new home's value, and then the $500,000 cap applies.

Moving up

Old home just value	$400,000
Old home assessed value	$250,000
Savings (difference)	$150,000
New home just value	$500,000
Transfers	**$150,000**
New starting assessed value	$350,000

The new home is worth more, so the full savings transfer.

Downsizing

Old home just value	$500,000
Old home assessed value	$300,000
Savings (difference)	$200,000
New home just value	$400,000 (80%)
Transfers	**$160,000**
New starting assessed value	$240,000

The new home is worth 80% as much, so 80% of the savings transfer.

Large savings, capped

Old home just value	$2,000,000
Old home assessed value	$1,000,000
Savings (difference)	$1,000,000
New home just value	$1,200,000 (60%)
60% share	$600,000
Transfers (capped)	**$500,000**
New starting assessed value	$700,000

Florida law prorates first, then applies the $500,000 cap.

Timing. File Form DR-501 (homestead) and Form DR-501T (portability) with the new county's property appraiser by March 1, and establish the new homestead on or before January 1 of the third year after leaving the old one. Portability works only between Florida homes.

Estimate your own numbers with the portability calculator at octusestate.com. Sources: Florida Constitution, Article VII, Section 4; Section 193.155(8), Florida Statutes. The $500,000 cap is current as of September 2026 and may change. This material is general educational information, not tax or legal advice.

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Educational estimates only. The county property appraiser determines the final amount. Reviewed September 2026.