Installment Plan Option
Tax Year 2021

Under Florida Statute 197.222, eligible property & tangible tax bills can be divided into 4 quarterly installment bills. The Installment Payment Plan allows taxpayers to prepay estimated real estate/tangible taxes for the next year in four installments at an overall discounted rate of approximately 3.5%. Once you enroll in this plan, you do not reapply each year, as long as you make a timely first installment payment each June.

Who is Eligible for the Installment Payment Plan?

1. Real Estate or Tangible property accounts are eligible. This payment plan is not available for any delinquent taxes.
2. Your estimated total tax bill for next year must be more than $100.
3. Your tax bill will NOT be paid by your mortgage lender, Escrow account, or a tax-paying agent. (Mortgage companies are obligated to pay your full tax bill in November to obtain the maximum early-payment discount).
5. You must make a timely 1st installment payment. If the 1st installment bill is not paid, your account is removed from this plan and you will receive an annual tax bill November 1st.

Installment Payment Schedule and Discounts:

- 1st Installment Bill: payable by June 30th:* ¼ of the previous year’s taxes discounted 6%.
- 2nd Installment bill, payable by September 30th: ¼ of the previous year’s taxes discounted 4.5%.
- 3rd Installment bill, payable by December 31st: ½ of the current year’s adjusted tax amount discounted 3%.
- 4th Installment bill, payable by March 31st: ½ of the current year’s adjusted tax amount, no discount.

*If the 1st installment bill is not paid by June 30th, you have the option to make a late payment by July 31st – however, the 6% discount is lost and you must pay a 5% penalty to stay enrolled in the plan. Both a June and July amount due will be shown on your bill, reflecting the discounted (June) or penalty (July) amount due.

How to Apply & Enroll for the Installment Plan

First, confirm that your estimated tax bill will be more than $100, and that you do NOT have a mortgage arrangement to have taxes paid by Escrow or any other tax-paying agent.

Second, complete the application attached to this brochure and submit to the Tax Collector’s Office no later than April 30, 2021.

- You can obtain your account number and legal description from your last tax bill or from the Property Appraiser’s website www.bcpa.net.
- Only the property owner, or person authorized to make tax payment decisions, should submit an application.
- To enroll multiple properties for the installment plan – you must submit a separate application for each property.

Submit the application to:

Broward County Tax Collector
115 S. Andrews Avenue, Room A100
Fort Lauderdale, FL 33301
Or email to: revenue@broward.org

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Third, you must make a 1st installment payment by June 30th (or July 31st with late penalty) to be fully enrolled in the installment plan.

*Note: Once you are fully enrolled by making a 1st installment payment, you are required to continue on the installment plan for the remainder of the tax year.

If you apply for the installment plan, but change your mind before the 1st installment bill – you can disregard and not pay the first bill. Your account will not be enrolled in the plan and you will receive a regular tax bill in November.

How to Pay Your Installment Tax Bill

Online Payments at broward.county-taxes.com

- Echeck (no fee): You can pay from any U.S. Bank Account, payment is deducted automatically from your checking account. If an Echeck payment is submitted with incorrect account information or returned unpaid for any reason, a fee may be charged up to 5%, per Florida Statute 125.0105.

- All Major Credit & Debit Cards: Credit and debit card payments are charged a 2.55% convenience fee of the total amount charged, for each account paid.

Pay by Mail with Check: Installment bills include a return payment envelope. Mail your payment with the tax bill coupon (lower portion of the bill) in the envelope provided.

- Make all checks payable to: Broward County Tax Collector.

- All checks must be payable in U.S. funds, issued from a U.S. Bank. This is strictly enforced.

- Post-Dated checks cannot be accepted.

- No Partial Payments can be accepted for installment bills – partial payments will be rejected and returned.

- Should a check not clear for any reason, your payment will be cancelled and charged a return (NSF) fee.

Pay at the Tax Collector’s Office: Room A100, 115 S. Andrews Ave, Fort Lauderdale (8:30am to 5pm, M-F), by cash, check, credit or debit card.

What Happens If You Miss a Payment Deadline?

As stated above, if you fail to make a 1st installment payment – your account will not be enrolled in the installment plan. If you miss, or make a late payment, after the first installment:

- You will lose any discount that would have applied to that installment bill;

- Your missed payment will be combined with the amount due for your next installment bill.

- Any amount unpaid after March 31st becomes subject to delinquency interest and fees.

The First 2 Installment Bills are Estimated Pre-Payments

Installment bills 1 (June) and 2 (September) are mailed before your actual 2021 taxes have been finalized. Therefore, the first 2 installments are based on an estimated tax derived from the previous year’s tax bill.

For the 3rd (December) and 4th (March) installment bills, these bills are adjusted to account for your finalized 2021 tax bill amount.

- Therefore, you may see a difference when you receive your 3rd installment bill in December.

- You may see an increase if your 2021 taxable value is higher than last year’s.

- Likewise, you may see a decrease if your 2021 taxable value is lower than last year’s, or you are receiving new exemptions this year, such as Homestead.

If you wish to pay 2021 property taxes by installment, please sign, date, complete property identification number and return this application to your county tax collector by April 30, 2021. Upon receipt, the tax collector will mail your notice of payment due, with instructions. If you have not received your first notice by June 15, 2021, contact the tax collector’s office.

Please detach along dotted line.

Please Print

I hereby make this application to participate in the installment payment plan for the 2021 tax year.

Property ID Number:

Legal Description as it appears on the last tax bill:

Site Address:

Signature:

Date:

Name:

Site Address:

Phone Number:

NOTICE

Florida Law requires that your estimated taxes must be more than $100 per tax notice in order to participate in the Installment Payment Plan. If your estimated taxes for 2021 are $100 or less, you do not qualify for this plan. You must make the first installment payment by June 30 in order to participate in this plan. If you elect to discontinue participation, you will not be entitled to receive the discounts provided by law. Installment payments that become delinquent shall be paid with the next installment payment. Discounts will not be allowed on delinquent payments.