

Historic Designation of Properties

IN BROWARD COUNTY

FAQs
FAQs
FAQs

Frequently Asked Questions



Why would a property owner want his/her property designated as historic?

Historic designation often carries a certain prestige that may improve the marketability of your property, increase property values, and secure financing that would not otherwise be available for an older building. The pride that often results in owning recognized historic structures creates neighborhoods that have lower crime rates, and cleaner streets and lots. All of this adds up to an increased quality of life.

What does the designation of a historic property mean to the property owner?

Designations are meant to protect important historic resources, whether architectural or archaeological, against unnecessary demolition or destruction. Any physical changes to the exterior of a property must be reviewed and approved in advance by the historic preservation board and/or staff. This review process is designed to assist owners in developing appropriate plans and designs and inform them of any available benefits.

If my house is historically designated, does it lower my property value?

No. In fact, in most instances the value of historic properties increase after designation, and properties within historic districts often have higher property values than comparable neighborhoods in close proximity. Buyers often search out for historically designated neighborhoods because they know that their investment will be protected from intrusions into the neighborhood that are out of character with the district.

Does this prevent me from doing anything to my property, such as an addition?

No. Historic designations merely act to preserve those historic portions of the buildings and the features that make them historic. A property owner may add, alter, and even remove portions of historic buildings provided the proposed project is in keeping with the character of the original structure.

Will I have to appear before the Historic Preservation Board every time I want to do something to my property?

Presently, application reviews for historic structures ('Certificate of Appropriateness') are handled by both staff and Board and require approval by the Board. An applicant may appear before the Board or have a representative attend to represent the project. Application reviews for archaeological sites ('Certificate to Dig') are handled administratively and approved by staff. There is no requirement to appear before the board for CTDs.

Historic Designation of Properties

IN BROWARD COUNTY

FAQs
FAQs
FAQs

Frequently Asked Questions



What effect would designation have on my property taxes?

Historic designation and assessed value are independent of each other, and taxes are not automatically increased because a property has been designated historic. However, it is possible that the value of your property would increase because a historic building is often considered a desirable place in which to live or work. Additionally, designated commercial structures can request to have their taxes assessed at actual income if it is currently being assessed at the “highest and best” use. This has the potential to provide a property owner significant savings on their taxes.

Will I be forced to restore my property if it becomes designated?

No. You are not required to do anything new to your property because it has been designated. The only time Preservation approval is required is for a project that involves work such as exterior alterations, renovations, additions or restorations (for historical structures) or excavations, trenching and general ground disturbances (for archaeological resources).

Are there any financial incentives for owners of designated properties?

Yes. There is an Ad-Valorem tax exemption available to owners of designated properties who restore or make improvements to their buildings. This exemption helps particularly when improving derelict and deteriorated historic structures to return them to use. And as historic preservation grants become available, only those properties that are already designated would be eligible.

What if I want to make changes to the inside of my house/unit?

Historic Preservation generally does not regulate what you do to the inside of your house, apartment or unit. Changes to interiors are only reviewed if the interior space was specifically part of the designation (for example, an interior lobby of a public building) because those interiors are an integral part of the historic fabric.

Are there any restrictions on buying or selling or using a designated historic property?

No. An owner can sell to whom he or she pleases, as far as the Historic Preservation Ordinance is concerned. Historic preservation does not impose specific uses and actually encourages adaptive reuse.

What is the process to get a project approved? How long does it take?

Before a building permit can be issued to a property that is designated, a Preservation permit must first be reviewed and approved by the County’s Historic Preservation Board. The HPB meets bi-monthly to review COA applications. CTDs for archaeological sites are reviewed and approved administratively.