

# Business Owners Guide to Tangible TAXES



If you operate a business, or rent your real property in Lee County, you are subject to tangible personal property taxes, which are ad valorem taxes based on the following categories of property:

- Businesses: furnishings, fixtures, signs, supplies, tools, and equipment used in the operation of business, whether owned or leased.
- Rental Furnishings: furnishings and appliances provided in a rental unit.

Based on Florida Statute 193.052, anyone in possession of assets on January 1 must file a Tangible Personal Property Tax Return (DR-405) with the Property Appraiser no later than April 1 of each year. Filing a return will provide the Property Appraiser with a report so your taxes are accurately assessed. Include all furnishings and equipment used in your business. This includes any fully depreciated or expensed assets and personally owned assets.

Filing the tangible return (DR-405) by April 1 each year will also help determine if your business is eligible for a \$25,000 tangible property exemption.

Failure to file a return, or filing after April 1, will result in a penalty and/or additional costs. Florida Statute 193.073(2) authorizes the Property Appraiser to estimate the assessment of any business or rental property that does not file based on average cost of a similar business.

As a business owner, you will receive a Lee County tangible personal property tax notice. If you do not receive a tax notice for each property and/or account you own, you can view your bill on our website [www.leetc.com](http://www.leetc.com).

If you are no longer in business or renting your property, a final return or disposition of assets should be completed with the Property Appraiser. This form will include the closing date, or sale date and must be signed by the owner.

All Tangible Personal Property Forms can be found on the Property Appraiser's website [www.leepa.org](http://www.leepa.org).

Contact them for questions regarding your account, or any changes at 239-533-6140.



**Noelle Branning**  
Lee County Tax Collector

### Hours:

Mon., Tue., Wed. & Fri.: 8:30am - 5:00pm  
Thursday: 9:00am - 5:00pm  
(Except for Holiday Closures)

### Locations:

Bonita Springs .....25987 S Tamiami Trail  
Cape Coral ..... 1039 SE 9th Avenue  
Fort Myers ..... 2480 Thompson Street  
Lehigh Acres ..... 600 Homestead Rd. S.  
North Fort Myers ..... 15201 N Cleveland Avenue  
South Fort Myers..... 15680 Pine Ridge Road

For more information visit  
[LeeTC.com](http://LeeTC.com)

## MISSION

*Deliver 5-Star service quickly and efficiently through an organizational culture that values customers, team, and community.*

**Note:** Failure to pay tangible personal property taxes will result in a warrant being filed, delinquent penalties, collection costs, and the possible loss of property. Visit our website for more information on delinquent taxes.