

**WORKING WATERFRONT CLASSIFICATION**  
**PRELIMINARY QUESTIONNAIRE**

Applicant Name Address   Phone #	Return to:  <p align="center"><b>Pinellas County Property Appraiser</b>          Attn: Commercial Dept. Area 54          PO Box 1957          Clearwater, FL 33757-1957</p> <p align="center">Fax: (727) 464-3448</p>
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Property Parcel Number(s) and/or address(es)
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Please check the property use:	Percent (%) of property used	How long in this use?*
Land used predominantly for commercial fishing purposes <input type="checkbox"/>		
Land that is accessible to the public and used for vessel launches into navigable waters <input type="checkbox"/>		
Marina or Drystack open to the public <input type="checkbox"/>		
Water-Dependent marine manufacturing facilities <input type="checkbox"/>		
Water-dependent commercial fishing facilities <input type="checkbox"/>		
Water-dependent marine vessel construction and repair <input type="checkbox"/>		
Other (specify): <input type="checkbox"/>		

\*If less than 1 year, please provide initial date for the use.  
*If the property used as working waterfront consists of multiple parcels, and **each** parcel has a different use, please copy this form and provide the above information for each parcel.*

Has a Tangible Personal Property Tax Return been filed with the county property appraiser for machinery and equipment?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, what name is the tangible return filed under?	
Is the real property leased to others? If yes, attach copy of lease agreement.	<input type="checkbox"/> Yes <input type="checkbox"/> No

I understand that the property appraiser may require supplemental and additional information, including income and expense information, in order to establish that the property was actually used for working waterfront purposes, and to establish the classified use value; and I am willing to comply with any reasonable request to furnish such information.

I affirm that as of January 1 of this year, the property(ies) listed above were used **primarily** for the indicated purposes, and the facts provided above are true.

Signature	Date	Print Name/Title
Phone	Email	

**If it is an income-producing investment property, please fill out the [Real Property Income and Expense Return](#).**



**MIKE TWITTY, MAI, CFA**  
**Pinellas County Property Appraiser**  
www.pcpao.org      mike@pcpao.org

## Working Waterfront

Florida Constitution Article VII Section 4(j) provides that properties designated as "Working Waterfronts" be assessed based on the current use of the property. Working Waterfronts include public marinas and drystacks, public access points to navigable waters, properties used for commercial fishing, and water dependent marine manufacturing, commercial fishing, and marine vessel construction/repair facilities.

If you believe that you own property that qualifies as Working Waterfront, please complete and provide our office with the Working Waterfront Classification Preliminary Questionnaire AND the Real Property Income and Expense Return by April 15. Both forms can be found under the "[Forms/Applications](#)" section of our website. In addition to your income and expense information, please provide the following, as applicable:

- If your property was purchased within the last 18 months, please enclose a copy of the closing statement detailing costs of sale. These costs are given favorable consideration when values are developed.
- If there is a new building on your property that was built in the last 2 years, please include the construction costs.

**Florida Statutes require us to keep income, expense, and cost information you provide CONFIDENTIAL. It will not be treated as a public record.**

Income-producing working waterfront parcels that qualify for this benefit will be assessed utilizing the income approach to value, which is based on adequate local data including market rental, expense, and vacancy rates.

For us to develop a value based on the income approach, we need accurate income and expense information for your property, including rental rates (\$ per square foot, \$ per slip, \$ per lineal foot, as applicable), number of slips/docks, high & dry storage, etc., expense rates, and vacancy rates. Your input is critical to the accurate valuation of your property.

If you have any questions about completing the working waterfront questionnaire or income and expense return, or to discuss your property value, please call our office at (727) 464-3207.

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**COUNTY COURTHOUSE**  
315 Court Street - 2nd Floor  
Clearwater, FL 33756

**NORTH COUNTY**  
29269 US Highway 19 N  
Clearwater, FL 33761

**MID COUNTY**  
13025 Starkey Road  
Largo, FL 33773

**SOUTH COUNTY**  
1800 66th Street N  
St. Petersburg, FL 33710

**PHONE:** (727) 464-3207    **FAX:** (727) 464-3448    **TTY/TDD:** (727) 464-3370    **MAIL:** PO Box 1957, Clearwater, FL 33757