2007

1	House Joint Resolution
2	A joint resolution proposing an amendment to Section 4 of
3	Article VII of the State Constitution to authorize
4	reductions in assessed value of homestead property
5	purchased by first-time homebuyers.
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7	Be It Resolved by the Legislature of the State of Florida:
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9	That the following amendment to Section 4 of Article VII of
10	the State Constitution is agreed to and shall be submitted to
11	the electors of this state for approval or rejection at the next
12	general election or at an earlier special election specifically
13	authorized by law for that purpose:
14	ARTICLE VII
15	FINANCE AND TAXATION
16	SECTION 4. Taxation; assessmentsBy general law
17	regulations shall be prescribed which shall secure a just
18	valuation of all property for ad valorem taxation, provided:
19	(a) Agricultural land, land producing high water recharge
20	to Florida's aquifers, or land used exclusively for
21	noncommercial recreational purposes may be classified by general
22	law and assessed solely on the basis of character or use.
23	(b) Pursuant to general law tangible personal property
24	held for sale as stock in trade and livestock may be valued for
25	taxation at a specified percentage of its value, may be
26	classified for tax purposes, or may be exempted from taxation.
27	(c) All persons entitled to a homestead exemption under
28	Section 6 of this Article shall have their homestead assessed at
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just value as of January 1 of the year following the effective date of this amendment. This assessment shall change only as provided herein.

(1) Assessments subject to this provision shall be changed
annually on January 1st of each year; but those changes in
assessments shall not exceed the lower of the following:

a. Three percent (3%) of the assessment for the prioryear.

b. The percent change in the Consumer Price Index for all
urban consumers, U.S. City Average, all items 1967=100, or
successor reports for the preceding calendar year as initially
reported by the United States Department of Labor, Bureau of
Labor Statistics.

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(2) No assessment shall exceed just value.

(3) After any change of ownership, as provided by general
law, homestead property shall be assessed at just value as of
January 1 of the following year. Thereafter, the homestead shall
be assessed as provided herein.

47 (4) New homestead property shall be assessed at just value
48 as of January 1st of the year following the establishment of the
49 homestead. That assessment shall only change as provided herein.

(5) Changes, additions, reductions, or improvements to homestead property shall be assessed as provided for by general law; provided, however, after the adjustment for any change, addition, reduction, or improvement, the property shall be assessed as provided herein.

(6) In the event of a termination of homestead status, theproperty shall be assessed as provided by general law.

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57 (7) The provisions of this amendment are severable. If any
58 of the provisions of this amendment shall be held
59 unconstitutional by any court of competent jurisdiction, the
60 decision of such court shall not affect or impair any remaining
61 provisions of this amendment.

The legislature may, by general law, for assessment 62 (d) 63 purposes and subject to the provisions of this subsection, allow counties and municipalities to authorize by ordinance that 64 65 historic property may be assessed solely on the basis of character or use. Such character or use assessment shall apply 66 only to the jurisdiction adopting the ordinance. The 67 requirements for eligible properties must be specified by 68 general law. 69

70 A county may, in the manner prescribed by general law, (e) provide for a reduction in the assessed value of homestead 71 72 property to the extent of any increase in the assessed value of 73 that property which results from the construction or 74 reconstruction of the property for the purpose of providing 75 living quarters for one or more natural or adoptive grandparents or parents of the owner of the property or of the owner's spouse 76 77 if at least one of the grandparents or parents for whom the 78 living quarters are provided is 62 years of age or older. Such a 79 reduction may not exceed the lesser of the following:

80 (1) The increase in assessed value resulting from81 construction or reconstruction of the property.

82 (2) Twenty percent of the total assessed value of the83 property as improved.

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(f)(1) Notwithstanding subsection (c), a county or 84 85 municipality in the county may, for assessment purposes and 86 subject to the provisions of this subsection, by ordinance 87 approved by vote of the electors of the county or municipality, 88 provide for a reduction of up to \$100,000 in the assessed value 89 of property purchased and used as homestead property by a firsttime homebuyer. 90 91 (2) Such reduction shall be provided over a period of five 92 years and shall be available only if the first-time homebuyer 93 remains in and maintains the property as homestead property for 94 the entire five-year period. 95 (3) If ownership of the property changes within the fiveyear period, property taxes on the amount of the reduction and 96 97 interest on the amount of such taxes shall become due and 98 payable to the respective taxing authority. 99 (4) At the end of the five-year period, the assessment of 100 the property shall be calculated as provided in paragraph (c)(1)101 on the reduced amount from the date of the initial purchase of 102 the property. For purposes of this section, the term "first-time 103 (5) 104 homebuyer" means a person who purchases a home in the county for 105 use as a permanent primary residence, who has never owned a home 106 in this state prior to such purchase, and who earns no more than 107 120 percent of the median income of residents of the county. 108 BE IT FURTHER RESOLVED that the following statement be 109 placed on the ballot: CONSTITUTIONAL AMENDMENT 110 ARTICLE VII, SECTION 4 111 Page 4 of 5

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112 HOMESTEAD ASSESSED VALUE REDUCTION .-- Proposing an amendment 113 to the State Constitution to authorize any county or municipality in the county to provide by ordinance, subject to 114 elector approval, for a reduction over a 5-year period of up to 115 116 \$100,000 in the assessed value of property purchased, used, and 117 maintained by a first-time homebuyer as homestead property for 5 118 years; provide for recapture of taxes on the reduced amount and interest on such taxes if ownership of the property changes 119 120 within the 5-year period; provide for calculation of the assessed value of the property after the 5-year period at the 121 Save Our Homes rate calculated on the reduced amount from the 122 date of the original purchase of the property; and define a 123 first-time homebuyer as a person who purchases a home in the 124 125 county for use as a primary permanent residence, who has never owned a home in Florida prior to such purchase, and who earns no 126 127 more than 120 percent of the median income of residents of the 128 county.

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