

THE FLORIDA SENATE
2020 SUMMARY OF LEGISLATION PASSED
Committee on Community Affairs

HJR 369 — Limitations on Homestead Assessments

by Rep. Roth and others (SJR 146 by Senator Brandes)

The joint resolution proposes an amendment to the State Constitution to extend by one year the period during which a person may transfer up to \$500,000 of accumulated Save Our Homes benefit from a prior homestead property to a new homestead property.

In 1992, Florida voters approved the Save Our Homes amendment to the State Constitution, which limits the amount that the assessed value of a homestead property may increase annually to the lesser of 3 percent or the percentage increase in the Consumer Price Index. The accumulated difference between the assessed value and the just value is the Save Our Homes benefit.

In 2008, Florida voters further amended the State Constitution to provide for the portability of the accrued benefit under the Save Our Homes assessment limitation. To transfer the Save Our Homes benefit, the homestead owner must establish a new homestead within two years of January 1 of the year she or he abandoned the old homestead.

The proposed constitutional amendment provides that the Save Our Homes benefit can be transferred to a new homestead if the new homestead is established by January 1 of the third year subsequent to abandonment of the old homestead.

The amendment proposed in the joint resolution will take effect on January 1, 2021, if approved by at least 60 percent of voters during the 2020 general election.

If approved by the voters, these provisions take effect January 1, 2021.

Vote: Senate 39-0; House 118-0