

By the Council for Smarter Government and Committee on  
Local Government & Veterans Affairs and Representatives  
Gibson, Davis, Hogan, Berfield and Cantens

1                                   A bill to be entitled  
2           An act relating to ad valorem taxation;  
3           creating s. 193.703, F.S.; providing for a  
4           reduction in assessment for constructed or  
5           reconstructed living quarters for parents or  
6           grandparents of homestead property owners or of  
7           their spouses; providing limitations; providing  
8           application procedures; providing penalties for  
9           making a willfully false statement in the  
10          application; providing for adjustment of the  
11          assessed value of property when the property  
12          owner is no longer eligible for the reduction  
13          in assessment; providing a contingent effective  
14          date.

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16 Be It Enacted by the Legislature of the State of Florida:

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18           Section 1. Section 193.703, Florida Statutes, is  
19          created to read:  
20                193.703 Reduction in assessment for living quarters of  
21          parents or grandparents.--

22                (1) In accordance with s. 4(e), Art. VII of the State  
23          Constitution, a county may provide for a reduction in the  
24          assessed value of homestead property which results from the  
25          construction or reconstruction of the property for the purpose  
26          of providing living quarters for one or more natural or  
27          adoptive parents or grandparents of the owner of the property  
28          or of the owner's spouse if at least one of the parents or  
29          grandparents for whom the living quarters are provided is at  
30          least 62 years of age.

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1           (2) A reduction may be granted under subsection (1)  
2 only to the owner of homestead property where the construction  
3 or reconstruction is consistent with local land development  
4 regulations.

5           (3) A reduction in assessment which is granted under  
6 this section applies only to construction or reconstruction  
7 that occurred after the effective date of this section to an  
8 existing homestead and applies only during taxable years  
9 during which at least one such parent or grandparent maintains  
10 his or her primary place of residence in such living quarters  
11 within the homestead property of the owner.

12           (4) Such a reduction in assessment may be granted only  
13 upon an application filed annually with the county property  
14 appraiser. The application must be made before March 1 of the  
15 year for which the reduction is to be granted. If the property  
16 appraiser is satisfied that the property is entitled to a  
17 reduction in assessment under this section, the property  
18 appraiser shall approve the application, and the value of such  
19 residential improvements shall be excluded from the value of  
20 the property for purposes of ad valorem taxation. The value  
21 excluded may not exceed the lesser of the following:

22           (a) The increase in assessed value resulting from  
23 construction or reconstruction of the property; or

24           (b) Twenty percent of the total assessed value of the  
25 property as improved.

26           (5) If the owner of homestead property for which such  
27 a reduction in assessed value has been granted is found to  
28 have made any willfully false statement in the application for  
29 the reduction, the reduction shall be revoked, the owner is  
30 subject to a civil penalty of not more than \$1,000, and the  
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1 owner shall be disqualified from receiving any such reduction  
2 for a period of 5 years.

3 (6) When the property owner no longer qualifies for  
4 the reduction in assessed value for living quarters of parents  
5 or grandparents, the previously excluded just value of such  
6 improvements as of the first January 1 after the improvements  
7 were substantially completed shall be added back to the  
8 assessed value of the property.

9 Section 2. This act shall take effect upon the  
10 effective date of an amendment to Section 4 of Article VII of  
11 the State Constitution which allows counties to provide for a  
12 reduction in assessed value of living quarters constructed for  
13 parents or grandparents.

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