

HOUSE OF REPRESENTATIVES STAFF ANALYSIS

BILL #: HB 1221 Discretionary Surtax on Documents
SPONSOR(S): Smith and others
TIED BILLS: **IDEN./SIM. BILLS:** SB 2578

REFERENCE	ACTION	ANALYST	STAFF DIRECTOR
1) Finance & Tax Committee		Monroe	Diez-Arguelles
2) Local Government Council			
3) Fiscal Council			
4) _____			
5) _____			

SUMMARY ANALYSIS

Currently, sections 125.0167 and 201.031, F.S., authorize counties as defined by section 125.011(1), F.S, (specifically, Monroe, Miami-Dade, and Hillsborough Counties) to levy a discretionary tax on documents conveying an interest in real property, other than documents conveying an interest in a single family residence. The tax rate is limited to 45 cents for each \$100 of consideration or fractional part thereof. The revenue generated by this tax must be used to establish and finance a Housing Assistance Loan Trust Fund and at least 50 percent of the funds must be used to provide housing assistance for low income families. The authority for levying this discretionary documentary tax is set for repeal on October 1, 2011.

Under this bill, charter counties with populations over 1.2 million would also be allowed to levy this discretionary documentary tax for the same purposes, subject to approval by referendum. Currently, two counties, Broward and Palm Beach, meet these criteria. If both of these counties were to levy the discretionary documentary surtax at the full rate of 45 cents per \$100 dollars of consideration of fraction thereof, the Revenue Estimating Conference has projected that this discretionary documentary tax would generate an additional \$62.5 million on an annualized basis.

In addition, this bill extends the repeal date of the discretionary documentary tax to October 1, 2016.

This bill shall take effect upon becoming law.

FULL ANALYSIS

I. SUBSTANTIVE ANALYSIS

A. HOUSE PRINCIPLES ANALYSIS:

Lower Taxes – this bill would allow the counties of Palm Beach and Broward, subject to referendum approval, to levy a discretionary documentary tax of up to 45 cents on each \$100 of consideration or fraction thereof.

B. EFFECT OF PROPOSED CHANGES:

Currently, sections 125.0167 and 201.031, F.S., authorize counties as defined by section 125.011(1), F.S, (specifically, Monroe, Miami-Dade, and Hillsborough Counties) to levy a discretionary tax on documents, other than documents conveying an interest in a single family residence. The tax rate is limited to 45 cents for each \$100 of consideration or fractional part thereof. The revenue generated by this tax must be used to establish and finance a Housing Assistance Loan Trust Fund and at least 50 percent of the funds must be used to provide housing assistance for low income families.

The authority for levying this discretionary documentary tax is set for repeal on October 1, 2011, under section 3 of chapter 83-220, L.O.F., as amended by section 1 of chapter 84-270, L.O.F., and section 1, of chapter 89-252, L.O.F.

Under this bill, charter counties with populations over 1.2 million would be allowed to levy this discretionary documentary tax for the same purposes, subject to approval by referendum. Currently two counties, Broward and Palm Beach, meet these criteria. Based on current growth projections, Orange County should also be able to levy this tax beginning in 2011.

This bill also extends the repeal date of the discretionary documentary tax to October 1, 2016, and incorporates the repeal provision into the Florida Statutes. Accordingly, the bill also repeals the local laws which previously set the repeal date.

This bill takes effect upon becoming law.

C. SECTION DIRECTORY:

Section 1 - Amends section 125.0167, F.S., to specify that charter counties with populations of 1.2 million or more may levy the discretionary documentary tax by ordinance with referendum approval. In addition, it specifies that the section is repealed effective October 1, 2016.

Section 2 – Amends section 201.031, F.S., to conform with the changes made in section 125.0167 and to specify that this section shall be repealed effective October 1, 2016.

Section 3 – Repeals section 3 of chapter 83-220, L.O.F., as amended by section 1 of chapter 84-270, L.O.F., and section 1, of chapter 89-252, L.O.F.

Section 4 – Provides that this bill shall take effect upon becoming law.

II. FISCAL ANALYSIS & ECONOMIC IMPACT STATEMENT

A. FISCAL IMPACT ON STATE GOVERNMENT:

1. Revenues:

None

2. Expenditures:

None

B. FISCAL IMPACT ON LOCAL GOVERNMENTS:

1. Revenues:

If both Broward and Palm Beach County were to levy this discretionary documentary tax at the maximum allowable rate, local governments would collect an additional \$62.5 million on an annualized basis.

2. Expenditures:

None

C. DIRECT ECONOMIC IMPACT ON PRIVATE SECTOR:

If either Palm Beach or Broward receive referendum approval and levy this discretionary documentary tax, purchasers of property, other than single family residences, in that county will see an increase in their tax burden.

D. FISCAL COMMENTS:

None.

III. COMMENTS

A. CONSTITUTIONAL ISSUES:

1. Applicability of Municipality/County Mandates Provision:

Not applicable.

2. Other:

None.

B. RULE-MAKING AUTHORITY:

None.

C. DRAFTING ISSUES OR OTHER COMMENTS:

Section 201.0205, F.S., includes references to "the provisions of chapter 83-220, Laws of Florida, as amended". Since the provisions of chapter 83-220, Laws of Florida, are being repealed in this bill, those references should be updated. In addition, the cross references in section 201.0205, F.S., have not been updated since 1992 and are now erroneous.

IV. AMENDMENTS/COMMITTEE SUBSTITUTE & COMBINED BILL CHANGES