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CHAMBER ACTION

Senate

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House

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1 Senator Haridopolos moved the following **amendment to amendment**
2 **(306956)** :

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4 **Senate Amendment (with title amendment)**

5 Between line(s) 513 and 514

6 insert:

7 Section 7. Section 193.011, Florida Statutes, is amended to
8 read:

9 193.011 Factors to consider in deriving just valuation.--In
10 arriving at just valuation as required under s. 4, Art. VII of
11 the State Constitution, the property appraiser shall take into
12 consideration the following factors:

13 (1) The present cash value of the property, which is the
14 amount a willing purchaser would pay a willing seller, exclusive
15 of reasonable fees and costs of purchase, in cash or the
16 immediate equivalent thereof in a transaction at arm's length;



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17 (2) The highest and best use to which the property can be
18 expected to be put in the immediate future and the present use of
19 the property, taking into consideration the legally permissible
20 use of the property, including any applicable judicial
21 limitation, local or state land use regulation, or historic
22 preservation ordinance, and any zoning changes, concurrency
23 requirements, and permits necessary to achieve the highest and
24 best use, and considering any moratorium imposed by executive
25 order, law, ordinance, regulation, resolution, or proclamation
26 adopted by any governmental body or agency or the Governor when
27 the moratorium or judicial limitation prohibits or restricts the
28 development or improvement of property as otherwise authorized by
29 applicable law. The applicable governmental body or agency or the
30 Governor shall notify the property appraiser in writing of any
31 executive order, ordinance, regulation, resolution, or
32 proclamation it adopts imposing any such limitation, regulation,
33 or moratorium;

34 (3) The location of said property;

35 (4) The quantity or size of said property;

36 (5) The cost of said property and the present replacement
37 value of any improvements thereon;

38 (6) The condition of said property;

39 (7) The income from said property; and

40 (8) The net proceeds of the sale of the property, as
41 received by the seller, after deduction of all of the usual and
42 reasonable fees and costs of the sale, including the costs and
43 expenses of financing, and allowance for unconventional or
44 atypical terms of financing arrangements. When the net proceeds
45 of the sale of any property are utilized, directly or indirectly,
46 in the determination of just valuation of realty of the sold



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47 | parcel or any other parcel under the provisions of this section,
48 | the property appraiser, for the purposes of such determination,
49 | shall exclude any portion of such net proceeds attributable to
50 | payments for household furnishings or other items of personal
51 | property.

52 |
53 | ===== T I T L E A M E N D M E N T =====

54 | And the title is amended as follows:

55 | On line(s) 2235, after the semicolon,
56 | insert:

57 | amending s. 193.011, F.S.; revising factors that a
58 | property appraiser must consider in deriving just
59 | valuation;