

1 A bill to be entitled
 2 An act relating to real property assessment; creating s.
 3 193.1552, F.S.; providing a definition; requiring property
 4 appraisers to adjust the assessed value of certain
 5 properties affected by imported or domestic drywall under
 6 certain circumstances; providing for a nominal just value
 7 of \$0 under certain circumstances; providing for
 8 application to certain properties; providing for
 9 nonapplication to certain property owners; specifying
 10 homestead property as damaged for certain purposes;
 11 prohibiting consideration of homestead property as
 12 abandoned under certain circumstances; providing for
 13 assessment of certain property after completion of
 14 remediation or repair; providing application; providing
 15 for future repeal unless reviewed and reenacted; providing
 16 an effective date.

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

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 20 Section 1. Section 193.1552, Florida Statutes, is created
 21 to read:

22 193.1552 Assessment of properties affected by imported or
 23 domestic drywall.-

24 (1) As used in this section, the term "imported or
 25 domestic drywall" means drywall that contains elevated levels of
 26 elemental sulfur that results in corrosion of certain metals.

27 (2) When a property appraiser determines that a single-
 28 family residential property is affected by imported or domestic

29 drywall and needs remediation to bring that property up to
30 current building standards, the property appraiser shall adjust
31 the assessed value of that property by taking into consideration
32 the presence of the imported or domestic drywall and the impact
33 of such drywall on the assessed value. If the building cannot be
34 used for its intended purpose without remediation or repair, the
35 value of such building shall be assessed at the nominal just
36 value of \$0.

37 (3) This section applies only to properties in which:

38 (a) Imported or domestic drywall was used in the
39 construction of the property or an improvement to the property.

40 (b) The imported or domestic drywall has a significant
41 negative impact on the just value of the property or
42 improvement.

43 (c) The purchaser was unaware of the imported or domestic
44 drywall at the time of purchase.

45 (4) This section does not apply to property owners who
46 were aware of the presence of imported or domestic drywall at
47 the time of purchase.

48 (5) Homestead property to which this section applies shall
49 be considered damaged by misfortune or calamity under s.

50 193.155(4)(b), except that the 3-year deadline does not apply.

51 (6) Homestead property shall not be considered abandoned
52 when a homeowner vacates such property for the purpose of
53 remediation and repair under this section, provided the
54 homeowner does not establish a new homestead.

55 (7) Upon the substantial completion of remediation and
56 repairs, the property shall be assessed as if such imported or

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57 | domestic drywall had not been present.

58 | (8) This section is repealed July 1, 2017, unless reviewed
59 | and reenacted by the Legislature on or before that date.

60 | Section 2. This act shall take effect upon becoming a law
61 | and shall apply to the 2010 and subsequent assessment rolls.