

By Senator Margolis

35-00739A-11

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1 A bill to be entitled

2 An act relating to the assessment of residential
3 property; creating s. 193.624, F.S.; prohibiting an
4 increase in the assessed value of residential property
5 solely as the result of installing and operating a
6 renewable energy source device or improving the
7 property's resistance to wind damage; amending ss.
8 193.155 and 193.1554, F.S.; specifying additional
9 exceptions to assessments of homestead and
10 nonhomestead property at just value; repealing s.
11 196.175, F.S., relating to the renewable energy source
12 property tax exemption; providing an effective date.

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

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16 Section 1. Section 193.624, Florida Statutes, is created to
17 read:

18 193.624 Assessment of residential property.—The assessed
19 value of residential property may not be increased solely as the
20 result of:

21 (1) The installation and operation of a renewable energy
22 source device.

23 (2) Changes or improvements made for the purpose of
24 improving the property's resistance to wind damage. Such
25 improvements include:

26 (a) Improving the strength of the roof deck attachment.

27 (b) Creating a secondary water barrier to prevent water
28 intrusion.

29 (c) Installing hurricane-resistant shingles.

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30 (d) Installing gable-end bracing.

31 (e) Reinforcing roof-to-wall connections.

32 (f) Installing storm shutters.

33 (g) Installing impact-resistant glazing.

34 (h) Installing hurricane-resistant doors.

35 Section 2. Paragraph (a) of subsection (4) of section
36 193.155, Florida Statutes, is amended to read:

37 193.155 Homestead assessments.—Homestead property shall be
38 assessed at just value as of January 1, 1994. Property receiving
39 the homestead exemption after January 1, 1994, shall be assessed
40 at just value as of January 1 of the year in which the property
41 receives the exemption unless the provisions of subsection (8)
42 apply.

43 (4) (a) Except as provided in paragraph (b) and s. 193.624,
44 changes, additions, or improvements to homestead property shall
45 be assessed at just value as of the first January 1 after the
46 changes, additions, or improvements are substantially completed.

47 Section 3. Paragraph (a) of subsection (6) of section
48 193.1554, Florida Statutes, is amended to read:

49 193.1554 Assessment of nonhomestead residential property.—

50 (6) (a) Except as provided in paragraph (b) and s. 193.624,
51 changes, additions, or improvements to nonhomestead residential
52 property shall be assessed at just value as of the first January
53 1 after the changes, additions, or improvements are
54 substantially completed.

55 Section 4. Section 196.175, Florida Statutes, is repealed.

56 Section 5. This act shall take effect July 1, 2011.