

By Senator Stewart

13-01257-17

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1 A bill to be entitled
2 An act relating to the assessment of properties
3 affected by imported or domestic drywall; amending s.
4 193.1552, F.S.; extending the expiration date of
5 provisions specifying requirements for property
6 appraisers to adjust assessed values of certain
7 properties that are affected by certain imported or
8 domestic drywall; making a technical change; providing
9 an effective date.

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

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13 Section 1. Section 193.1552, Florida Statutes, is amended
14 to read:

15 193.1552 Assessment of properties affected by imported or
16 domestic drywall.—

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

20 (2) When a property appraiser determines that a single-
21 family residential property is affected by imported or domestic
22 drywall and needs remediation to bring that property up to
23 current building standards, the property appraiser shall adjust
24 the assessed value of that property by taking into consideration
25 the presence of the imported or domestic drywall and the impact
26 of such drywall on the assessed value. If the building cannot be
27 used for its intended purpose without remediation or repair, the
28 value of such building shall be assessed at the nominal just
29 value of \$0.

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

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

33 (b) The imported or domestic drywall has a significant
34 negative impact on the just value of the property or
35 improvement.

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

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

41 (5) Homestead property to which this section applies shall
42 be considered damaged by misfortune or calamity under s.
43 193.155(4)(b), except that the 3-year deadline does not apply.

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

48 (7) Upon the substantial completion of remediation and
49 repairs, the property shall be assessed as if such imported or
50 domestic drywall had not been present.

51 (8) This section expires ~~is repealed~~ July 1, 2025 ~~2017~~,
52 unless reviewed and reenacted by the Legislature on or before
53 that date.

54 Section 2. This act shall take effect upon becoming a law.