

1 A bill to be entitled
 2 An act relating to tax exemption for use of real
 3 property; amending s. 212.031, F.S.; exempting from
 4 tax the rental, lease, or license for the use of
 5 certain real property under certain circumstances;
 6 requiring the Department of Revenue to determine the
 7 just value of such property in certain circumstances;
 8 providing requirements for such determination;
 9 providing 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. Subsection (10) is added to section 212.031,
 14 Florida Statutes, to read:

15 212.031 Tax on rental or license fee for use of real
 16 property.—

17 (10) (a) The rental, lease, or license for the use of real
 18 property is exempt from the tax imposed by this section if:

19 1. The property owner and the person who is renting,
 20 leasing, or licensing the real property are separate legal
 21 entities with 100 percent common ownership; and

22 2. The just value of the real property as determined by
 23 the property appraiser under chapter 193 is no more than \$1
 24 million in the 2020 tax roll, and for each successive tax roll,
 25 is no more than the adjusted value as determined in paragraph

26 | (c).

27 | (b) For purposes of this subsection, if the real property
 28 | being rented, leased, or licensed is not a discrete parcel or
 29 | unit on the tax roll, the just value of that property shall be a
 30 | value reasonably prorated from the just value of the parcel or
 31 | unit on the tax roll of which the rented, leased, or licensed
 32 | real property is a part. Such proration must reflect the
 33 | reasonable market value of the rented, leased, or licensed real
 34 | property and may be based on square footage and other relevant
 35 | information that is available.

36 | (c) For purposes of paragraph (a), beginning January 1,
 37 | 2021, and every year thereafter, the \$1 million threshold shall
 38 | be adjusted by the percentage change in the average of the
 39 | Consumer Price Index issued by the United States Department of
 40 | Labor for the most recent 12-month period ending September 30.

41 | Section 2. This act shall take effect July 1, 2019.