

By Senator Gruters

23-00872B-21

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1                   A bill to be entitled  
2           An act relating to valuation of timeshare real  
3           property; amending s. 192.037, F.S.; providing a  
4           condition for the adequacy of the number of resales  
5           for the purposes of certain tax appeals; providing  
6           that this condition meets the constitutional mandate  
7           for just valuation; providing an effective date.

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

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11           Section 1. Present subsection (12) of section 192.037,  
12           Florida Statutes, is redesignated as subsection (13) and  
13           amended, and a new subsection (12) is added to that section, to  
14           read:

15           192.037 Fee timeshare real property; taxes and assessments;  
16           escrow.—

17           (12) In all tax appeals regarding timeshare real property  
18           where the taxpayer asserts that there is an adequate number of  
19           resales to provide a basis for arriving at value conclusions,  
20           the number of resales is deemed to be adequate when a reasonable  
21           number of resales is provided by the taxpayer as supported by  
22           the Uniform Standards of Professional Appraisal Practice. This  
23           meets the requirement of just valuation of all property,  
24           including timeshare real property, as required under s. 4, Art.  
25           VII of the State Constitution.

26           (13)~~(12)~~ Subsections (10), and (11), and (12) apply to fee  
27           and non-fee timeshare real property.

28           Section 2. This act shall take effect July 1, 2021.