

**By** the Committees on Finance and Tax; and Community Affairs; and Senator Gruters

593-04159-21

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1 A bill to be entitled

2 An act relating to taxation of real property platform  
3 transactions; amending s. 201.02, F.S.; defining the  
4 term "residential property"; providing a methodology  
5 to be used in determining documentary stamp taxes due  
6 for certain transactions involving residential  
7 property; providing applicability; providing an  
8 effective date.

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

11  
12 Section 1. Subsection (12) is added to section 201.02,  
13 Florida Statutes, to read:

14 201.02 Tax on deeds and other instruments relating to real  
15 property or interests in real property.—

16 (12) (a) For purposes of this subsection, the term  
17 "residential property" means a property classified as single  
18 family or condominium pursuant to s. 195.073(1) (a)1. or 4.,  
19 respectively, which is a single dwelling unit.

20 (b) The tax imposed by this section shall be limited to the  
21 difference between the consideration paid by an original  
22 purchaser of a residential property and the consideration paid  
23 by an unrelated subsequent purchaser of the same residential  
24 property in an arm's length transaction within 75 calendar days  
25 immediately following the date on which the property was  
26 conveyed to, or an interest in such property was vested in, the  
27 original purchaser.

28 (c) The tax limitation under paragraph (b) does not apply  
29 if the consideration paid by the subsequent purchaser for the

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30 residential property exceeds 110 percent of the consideration  
31 paid by the original purchaser for the same residential  
32 property.

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