

1 A bill to be entitled
 2 An act relating to disclosure of estimated ad valorem
 3 taxes; amending s. 689.261, F.S.; defining the term
 4 "listing platform"; requiring certain listings to
 5 include estimated ad valorem taxes; prohibiting the
 6 current owner's ad valorem taxes from being displayed
 7 or used for certain purposes; providing requirements
 8 for listing platforms, the Department of Revenue, and
 9 property appraisers; providing construction;
 10 prohibiting certain materials from including specified
 11 information; requiring, beginning on a specified date,
 12 the department to annually publish a formula and
 13 certain information on its website; authorizing the
 14 department to adopt rules; providing an effective
 15 date.

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

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 19 Section 1. Subsection (3) is added to section 689.261,
 20 Florida Statutes, to read:

21 689.261 Sale of residential property; disclosure of ad
 22 valorem taxes to prospective purchaser.—

23 (3) (a) As used in this subsection, the term "listing
 24 platform" means any public-facing online real property listing
 25 platform, including, but not limited to, websites, web

26 applications, and mobile applications.

27 (b) Any residential property visible on a listing platform
28 must include the estimated ad valorem taxes for such property.

29 1. The current owner's ad valorem taxes may not be
30 displayed or used to calculate the estimated ad valorem taxes.

31 2. If the ad valorem taxes are estimated using a tax
32 estimator or buyer payment calculator, the listing platform must
33 calculate and display the ad valorem taxes that would be due,
34 both with and without the homestead tax exemption, if the
35 purchaser were taxed on the listing price of the property at
36 current millage rates using the data and formula published under
37 paragraph (d). The use of such data and formula constitutes a
38 reasonable estimate of ad valorem taxes. The listing platform
39 must include a disclaimer next to the estimated ad valorem taxes
40 that the millage rates of applicable taxing authorities may vary
41 within a county and that the estimated ad valorem taxes do not
42 include all applicable non-ad valorem assessments or exemptions,
43 discounts, and other tax benefits, including, but not limited
44 to, transfer of the homestead assessment difference under s. 4,
45 Art. VII of the State Constitution.

46 3. If ad valorem taxes are not estimated using a tax
47 estimator or buyer payment calculator as provided in sub-
48 paragraph 2., the listing platform shall include a link to the
49 property appraiser's tax estimator for the county in which the
50 property is located, if available, or to such property

51 appraiser's home page. The Department of Revenue must maintain a
52 table of links to each property appraiser's home page and tax
53 estimator, if available, on its website.

54 (c) Printed listing materials may not include the current
55 owner's ad valorem taxes.

56 (d) The Department of Revenue shall annually develop a
57 formula that may be used by a listing platform to calculate the
58 estimated ad valorem taxes required under this subsection. The
59 department shall require each property appraiser to provide the
60 department with any information needed to develop the formula,
61 including, at a minimum, the county name, tax district code,
62 summary school millage rate, and summary millage rate for all
63 other applicable taxing authorities. Beginning December 15,
64 2024, and annually thereafter, the department shall publish the
65 formula and the information collected from each property
66 appraiser under this paragraph on its website.

67 (e) The Department of Revenue may adopt rules to implement
68 paragraph (d).

69 Section 2. This act shall take effect July 1, 2024.