

By Senator Ingoglia

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1 A bill to be entitled
2 An act relating to homestead exemptions; amending s.
3 196.031, F.S.; increasing the homestead tax exemption
4 amount for all levies, except for assessments for
5 special benefits; deleting homestead tax exemptions
6 for all levies other than school district levies;
7 providing a contingent effective date.

8
9 Be It Enacted by the Legislature of the State of Florida:

10
11 Section 1. Subsection (1) of section 196.031, Florida
12 Statutes, as amended by chapter 2024-261, Laws of Florida, is
13 amended to read:

14 196.031 Exemption of homesteads.—

15 (1)~~(a)~~ A person who, on January 1, has the legal title or
16 beneficial title in equity to real property in this state and
17 who in good faith makes the property his or her permanent
18 residence or the permanent residence of another or others
19 legally or naturally dependent upon him or her, is entitled to
20 an exemption from all taxation, except for assessments for
21 special benefits, up to the assessed valuation of \$75,000
22 ~~\$25,000~~ on the residence and contiguous real property, as
23 defined in s. 6, Art. VII of the State Constitution. Such title
24 may be held by the entireties, jointly, or in common with
25 others, and the exemption may be apportioned among such of the
26 owners as reside thereon, as their respective interests appear.
27 If only one of the owners of an estate held by the entireties or
28 held jointly with the right of survivorship resides on the
29 property, that owner is allowed an exemption of up to the

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30 assessed valuation of \$75,000 ~~\$25,000~~ on the residence and
31 contiguous real property. However, an exemption of more than
32 \$75,000 ~~\$25,000~~ is not allowed to any one person or on any one
33 dwelling house, except that an exemption up to the assessed
34 valuation of \$75,000 ~~\$25,000~~ may be allowed on each apartment or
35 mobile home occupied by a tenant-stockholder or member of a
36 cooperative corporation and on each condominium parcel occupied
37 by its owner. Except for owners of an estate held by the
38 entirety or held jointly with the right of survivorship, the
39 amount of the exemption may not exceed the proportionate
40 assessed valuation of all owners who reside on the property.
41 Before such exemption may be granted, the deed or instrument
42 shall be recorded in the official records of the county in which
43 the property is located. The property appraiser may request the
44 applicant to provide additional ownership documents to establish
45 title.

46 ~~(b) Every person who qualifies to receive the exemption~~
47 ~~provided in paragraph (a) is entitled to an additional exemption~~
48 ~~of up to \$25,000 on the assessed valuation greater than \$50,000~~
49 ~~for all levies other than school district levies. The \$75,000~~
50 ~~\$25,000 value of the additional exemption provided in this~~
51 ~~subsection paragraph shall be adjusted annually on January 1 of~~
52 ~~each year for inflation using the percentage change in the~~
53 ~~Consumer Price Index for All Urban Consumers, U.S. City Average,~~
54 ~~all items 1967=100, or successor reports for the preceding~~
55 ~~calendar year as initially reported by the United States~~
56 ~~Department of Labor, Bureau of Labor Statistics, if such percent~~
57 ~~change is positive.~~

58 (8) Unless the homestead property is totally exempt from ad

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59 valorem taxation, the exemption ~~exemptions~~ provided in
60 subsection (1) ~~paragraphs (1)(a) and (b)~~ shall be applied before
61 other homestead exemptions, which shall then be applied in the
62 order that results in the lowest taxable value.

63 Section 2. This act shall take effect on the effective date
64 of the amendment to the State Constitution proposed by SJR 1016
65 or a similar joint resolution having substantially the same
66 specified intent and purpose, if such amendment to the State
67 Constitution is approved at the next general election or at an
68 earlier special election specifically authorized by law for that
69 purpose.