

House Joint Resolution

A joint resolution proposing an amendment to Section 4 of Article VII of the State Constitution and the creation of a new section in Article XII of the State Constitution to authorize the Legislature to prohibit the assessed value of the homestead property of certain low-income seniors from exceeding a certain amount and to provide an effective date.

Be It Resolved by the Legislature of the State of Florida:

That the following amendment to Section 4 of Article VII and the creation of a new section in Article XII of the State Constitution are agreed to and shall be submitted to the electors of this state for approval or rejection at the next general election or at an earlier special election specifically authorized by law for that purpose:

ARTICLE VII

FINANCE AND TAXATION

SECTION 4. Taxation; assessments.—By general law regulations shall be prescribed which shall secure a just valuation of all property for ad valorem taxation, provided:

(a) Agricultural land, land producing high water recharge to Florida's aquifers, or land used exclusively for noncommercial recreational purposes may be classified by general

26 | law and assessed solely on the basis of character or use.

27 | (b) As provided by general law and subject to conditions,
28 | limitations, and reasonable definitions specified therein, land
29 | used for conservation purposes shall be classified by general
30 | law and assessed solely on the basis of character or use.

31 | (c) Pursuant to general law tangible personal property
32 | held for sale as stock in trade and livestock may be valued for
33 | taxation at a specified percentage of its value, may be
34 | classified for tax purposes, or may be exempted from taxation.

35 | (d) All persons entitled to a homestead exemption under
36 | Section 6 of this Article shall have their homestead assessed at
37 | just value as of January 1 of the year following the effective
38 | date of this amendment. This assessment shall change only as
39 | provided in this subsection.

40 | (1) Assessments subject to this subsection shall be
41 | changed annually on January 1st of each year; but those changes
42 | in assessments shall not exceed the lower of the following:

43 | a. Three percent (3%) of the assessment for the prior
44 | year.

45 | b. The percent change in the Consumer Price Index for all
46 | urban consumers, U.S. City Average, all items 1967=100, or
47 | successor reports for the preceding calendar year as initially
48 | reported by the United States Department of Labor, Bureau of
49 | Labor Statistics.

50 | (2) No assessment shall exceed just value.

51 (3) After any change of ownership, as provided by general
52 law, homestead property shall be assessed at just value as of
53 January 1 of the following year, unless the provisions of
54 paragraph (8) apply. Thereafter, the homestead shall be assessed
55 as provided in this subsection.

56 (4) New homestead property shall be assessed at just value
57 as of January 1st of the year following the establishment of the
58 homestead, unless the provisions of paragraph (8) apply. That
59 assessment shall only change as provided in this subsection.

60 (5) Changes, additions, reductions, or improvements to
61 homestead property shall be assessed as provided for by general
62 law; provided, however, after the adjustment for any change,
63 addition, reduction, or improvement, the property shall be
64 assessed as provided in this subsection.

65 (6) In the event of a termination of homestead status, the
66 property shall be assessed as provided by general law.

67 (7) The provisions of this amendment are severable. If any
68 of the provisions of this amendment shall be held
69 unconstitutional by any court of competent jurisdiction, the
70 decision of such court shall not affect or impair any remaining
71 provisions of this amendment.

72 (8)a. A person who establishes a new homestead as of
73 January 1 and who has received a homestead exemption pursuant to
74 Section 6 of this Article as of January 1 of any of the three
75 years immediately preceding the establishment of the new

76 homestead is entitled to have the new homestead assessed at less
77 than just value. The assessed value of the newly established
78 homestead shall be determined as follows:

79 1. If the just value of the new homestead is greater than
80 or equal to the just value of the prior homestead as of January
81 1 of the year in which the prior homestead was abandoned, the
82 assessed value of the new homestead shall be the just value of
83 the new homestead minus an amount equal to the lesser of
84 \$500,000 or the difference between the just value and the
85 assessed value of the prior homestead as of January 1 of the
86 year in which the prior homestead was abandoned. Thereafter, the
87 homestead shall be assessed as provided in this subsection.

88 2. If the just value of the new homestead is less than the
89 just value of the prior homestead as of January 1 of the year in
90 which the prior homestead was abandoned, the assessed value of
91 the new homestead shall be equal to the just value of the new
92 homestead divided by the just value of the prior homestead and
93 multiplied by the assessed value of the prior homestead.
94 However, if the difference between the just value of the new
95 homestead and the assessed value of the new homestead calculated
96 pursuant to this sub-subparagraph is greater than \$500,000, the
97 assessed value of the new homestead shall be increased so that
98 the difference between the just value and the assessed value
99 equals \$500,000. Thereafter, the homestead shall be assessed as
100 provided in this subsection.

101 b. By general law and subject to conditions specified
102 therein, the legislature shall provide for application of this
103 paragraph to property owned by more than one person.

104 (9) The legislature may, by general law, prohibit the
105 assessed value of property granted a homestead exemption under
106 Section 6(a), that is used as a homestead by a person who has
107 attained age sixty-five and meets an income limitation, as
108 defined by general law, from exceeding the assessed value of
109 such property in the year in which such person attained age
110 sixty-five.

111 (e) The legislature may, by general law, for assessment
112 purposes and subject to the provisions of this subsection, allow
113 counties and municipalities to authorize by ordinance that
114 historic property may be assessed solely on the basis of
115 character or use. Such character or use assessment shall apply
116 only to the jurisdiction adopting the ordinance. The
117 requirements for eligible properties must be specified by
118 general law.

119 (f) A county may, in the manner prescribed by general law,
120 provide for a reduction in the assessed value of homestead
121 property to the extent of any increase in the assessed value of
122 that property which results from the construction or
123 reconstruction of the property for the purpose of providing
124 living quarters for one or more natural or adoptive grandparents
125 or parents of the owner of the property or of the owner's spouse

126 | if at least one of the grandparents or parents for whom the
 127 | living quarters are provided is 62 years of age or older. Such a
 128 | reduction may not exceed the lesser of the following:

129 | (1) The increase in assessed value resulting from
 130 | construction or reconstruction of the property.

131 | (2) Twenty percent of the total assessed value of the
 132 | property as improved.

133 | (g) For all levies other than school district levies,
 134 | assessments of residential real property, as defined by general
 135 | law, which contains nine units or fewer and which is not subject
 136 | to the assessment limitations set forth in subsections (a)
 137 | through (d) shall change only as provided in this subsection.

138 | (1) Assessments subject to this subsection shall be
 139 | changed annually on the date of assessment provided by law; but
 140 | those changes in assessments shall not exceed ten percent (10%)
 141 | of the assessment for the prior year.

142 | (2) No assessment shall exceed just value.

143 | (3) After a change of ownership or control, as defined by
 144 | general law, including any change of ownership of a legal entity
 145 | that owns the property, such property shall be assessed at just
 146 | value as of the next assessment date. Thereafter, such property
 147 | shall be assessed as provided in this subsection.

148 | (4) Changes, additions, reductions, or improvements to
 149 | such property shall be assessed as provided for by general law;
 150 | however, after the adjustment for any change, addition,

151 reduction, or improvement, the property shall be assessed as
152 provided in this subsection.

153 (h) For all levies other than school district levies,
154 assessments of real property that is not subject to the
155 assessment limitations set forth in subsections (a) through (d)
156 and (g) shall change only as provided in this subsection.

157 (1) Assessments subject to this subsection shall be
158 changed annually on the date of assessment provided by law; but
159 those changes in assessments shall not exceed ten percent (10%)
160 of the assessment for the prior year.

161 (2) No assessment shall exceed just value.

162 (3) The legislature must provide that such property shall
163 be assessed at just value as of the next assessment date after a
164 qualifying improvement, as defined by general law, is made to
165 such property. Thereafter, such property shall be assessed as
166 provided in this subsection.

167 (4) The legislature may provide that such property shall
168 be assessed at just value as of the next assessment date after a
169 change of ownership or control, as defined by general law,
170 including any change of ownership of the legal entity that owns
171 the property. Thereafter, such property shall be assessed as
172 provided in this subsection.

173 (5) Changes, additions, reductions, or improvements to
174 such property shall be assessed as provided for by general law;
175 however, after the adjustment for any change, addition,

176 reduction, or improvement, the property shall be assessed as
 177 provided in this subsection.

178 (i) The legislature, by general law and subject to
 179 conditions specified therein, may prohibit the consideration of
 180 the following in the determination of the assessed value of real
 181 property:

182 (1) Any change or improvement to real property used for
 183 residential purposes made to improve the property's resistance
 184 to wind damage.

185 (2) The installation of a solar or renewable energy source
 186 device.

187 (j)(1) The assessment of the following working waterfront
 188 properties shall be based upon the current use of the property:

189 a. Land used predominantly for commercial fishing
 190 purposes.

191 b. Land that is accessible to the public and used for
 192 vessel launches into waters that are navigable.

193 c. Marinas and drystacks that are open to the public.

194 d. Water-dependent marine manufacturing facilities,
 195 commercial fishing facilities, and marine vessel construction
 196 and repair facilities and their support activities.

197 (2) The assessment benefit provided by this subsection is
 198 subject to conditions and limitations and reasonable definitions
 199 as specified by the legislature by general law.

200 ARTICLE XII

SCHEDULE

Assessed value of homestead property of certain low-income seniors.—This section and the amendment to Section 4 of Article VII, which authorizes the legislature to prohibit the assessed value of the homestead property of certain low-income seniors from exceeding the assessed value of the homestead property in the year in which such senior attained age sixty-five, shall take effect January 1, 2027.

BE IT FURTHER RESOLVED that the following statement be placed on the ballot:

CONSTITUTIONAL AMENDMENT

ARTICLE VII, SECTION 4

ARTICLE XII

ASSESSED VALUE FREEZE OF HOMESTEAD PROPERTY OF CERTAIN LOW-INCOME SENIORS.—Proposing an amendment to the State Constitution to authorize the Legislature to prohibit the assessed value of the homestead property of certain low-income seniors from exceeding the assessed value of such property in the year in which such senior attained age sixty-five. If approved, this amendment takes effect January 1, 2027.