

By Senator Arrington

25-00151-26

2026110\_\_

1                   A bill to be entitled  
2       An act relating to homestead exemptions; amending s.  
3       196.041, F.S.; revising the circumstances under which  
4       a person may be deemed to have legal or beneficial and  
5       equitable title to certain property for homestead  
6       exemption purposes; providing construction; providing  
7       an effective date.

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

10  
11       Section 1. Subsection (1) of section 196.041, Florida  
12       Statutes, is amended to read:

13       196.041 Extent of homestead exemptions.—

14       (1) Vendees in possession of real estate under bona fide  
15       contracts to purchase when such instruments, under which they  
16       claim title, are recorded in the office of the clerk of the  
17       circuit court where said properties lie, and who reside thereon  
18       in good faith and make the same their permanent residence;  
19       persons residing on real estate by virtue of dower or other  
20       estates therein limited in time by deed, will, jointure, or  
21       settlement; and lessees owning the leasehold interest in a bona  
22       fide lease having an original term of 98 years or more in a  
23       residential parcel or in a condominium parcel as defined in  
24       chapter 718, even if such leasehold interest terminates upon the  
25       death of the lessees, or persons holding leases of 50 years or  
26       more, existing prior to June 19, 1973, for the purpose of  
27       homestead exemptions from ad valorem taxes and no other purpose,  
28       shall be deemed to have legal or beneficial and equitable title  
29       to said property. In addition, a tenant-stockholder or member of

25-00151-26

2026110\_\_

30 a cooperative apartment corporation who is entitled solely by  
31 reason of ownership of stock or membership in the corporation to  
32 occupy for dwelling purposes an apartment in a building owned by  
33 the corporation, for the purpose of homestead exemption from ad  
34 valorem taxes and for no other purpose, is deemed to have  
35 beneficial title in equity to said apartment and a proportionate  
36 share of the land on which the building is situated.

37 Section 2. The amendment made by this act to s. 196.041,  
38 Florida Statutes, is remedial and clarifying in nature.

39 Section 3. This act shall take effect upon becoming a law.