

HB 1257

2026

A bill to be entitled
An act relating to documentary stamp tax to fund down payment assistance; creating s. 201.0202, F.S.; creating an additional documentary stamp tax in a specified amount on residential property purchased by a purchaser who already owns a certain number of residential properties; requiring the tax to be collected, transferred, and used in a certain manner; providing an effective date.

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

Section 1. Section 201.0202, Florida Statutes, is created to read:

201.0202 Documentary stamp tax on additional property.—

(1) (a) Except as provided in paragraph (b), on any

residential property transaction subject to the tax imposed by s. 201.02(1), there shall be an additional tax of \$50,000 if the purchaser already owns 15 residential properties in this state.

(b) A not-for-profit corporation purchasing residential housing for the purpose of providing affordable housing is not required to pay the tax in this section unless they already own 50 residential properties in this state.

(2) Notwithstanding any other law, the tax shall be collected at the same time and in the same manner as the tax

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26 under s. 201.02 and shall be transferred to the Department of
27 Revenue and used to provide down payment assistance grants to
28 first-time homeowners.

29 **Section 2.** This act shall take effect July 1, 2026.