

FLORIDA HOUSE OF REPRESENTATIVES

BILL ANALYSIS

This bill analysis was prepared by nonpartisan committee staff and does not constitute an official statement of legislative intent.

BILL #: [HB 227](#)

TITLE: Eligibility of Leasehold Interests for Homestead Exemptions

SPONSOR(S): Maney

COMPANION BILL: [SB 110](#) (Arrington)

LINKED BILLS: None

RELATED BILLS: None

Committee References

[Ways & Means](#)

17 Y, 0 N



[Intergovernmental Affairs](#)



[State Affairs](#)

SUMMARY

Effect of the Bill:

HB 227 clarifies that an individual who holds a 98-year or longer residential lease is still eligible for Florida's homestead tax exemption even if the lease terminates upon their death.

Fiscal or Economic Impact:

The Revenue Estimating Conference (REC) estimated that the bill will not impact state or local government revenues.

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ANALYSIS

EFFECT OF THE BILL:

Under current law, [s. 196.041\(1\), F.S.](#), provides in part that lessees owning a leasehold interest in a bona fide lease having an original term of [98 years](#) or more in a residential or condominium parcel are deemed to have legal or beneficial title to the property for purposes of the [homestead tax exemption](#). The bill amends this provision to expressly provide that this is so, even if the leasehold interest terminates upon the death of the lessee. (Section [1](#))

The bill provides that this change is remedial and clarifying in nature. (Section [2](#))

This bill takes effect upon becoming law. (Section [3](#))

RELEVANT INFORMATION

SUBJECT OVERVIEW:

[Homestead Tax Exemption](#)

Every person having legal and equitable title to real estate and who maintains a permanent residence on the real estate (homestead property) is eligible for an exemption on the first \$25,000 of assessed value of the property and is applicable to all ad valorem tax levies, including levies by school districts.¹ An additional \$25,000 exemption applies to the assessed value of homestead property between \$50,000 and \$75,000.² This exemption is adjusted annually for inflation³ and does not apply to ad valorem taxes levied by school districts.⁴

¹ FLA. CONST. art. VII, s. 6(a)(1)a. and [s. 196.031\(1\)\(a\), F.S.](#)

² FLA. CONST. art. VII, s. 6(a)(1)b. and [s. 196.031\(1\)\(b\), F.S.](#)

³ FLA. CONST. art. VII, s. 6(a)(3) and [s. 196.031\(1\)\(b\), F.S.](#) In 2025, the adjusted value of this exemption is \$25,722. See https://floridarevenue.com/property/Documents/2025_cpi_homestead_exemption.pdf (last visited 11/2/2025).

⁴ FLA. CONST. art. VII, s. 6(a)(1)b. and [s. 196.031\(1\)\(b\), F.S.](#)

STORAGE NAME: h0227b.WMC

DATE: 12/10/2025

[Lease of 98-Years or More](#)

As noted above, Florida law requires that property be owned by an individual claiming a homestead exemption, either through legal title or through equitable title.⁵ Florida law provides certain situations that are deemed to be equitable title for these purposes.⁶ One of the most common examples of equitable title is a lessee who owns the leasehold interest in a bona fide lease that has an original term of 98 years or more. In this situation, the property may be legally owned by another individual, a trust, a limited liability company, or another entity, but the lessee can still receive homestead benefits pursuant to the bona fide 98-year lease.

BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
Ways & Means Committee	17 Y, 0 N	12/10/2025	Aldridge	Kurtz
Intergovernmental Affairs Subcommittee				
State Affairs Committee				

⁵ FLA. CONST. art. VII, s. 6(a)(1)a. and [s. 196.031\(1\)\(a\), F.S.](#)

⁶ Section [196.041, F.S.](#)