

By Senator Bernard

24-00661-26

2026286__

A bill to be entitled
An act relating to the assessment of changes,
additions, or improvements to homestead properties;
amending s. 193.155, F.S.; revising the manner of
assessing the value of changes, additions, or
improvements to homestead property; providing an
effective date.

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

Section 1. Paragraphs (a), (b), and (c) of subsection (4)
of section 193.155, Florida Statutes, are amended to read:

193.155 Homestead assessments.—Homestead property shall be
assessed at just value as of January 1, 1994. Property receiving
the homestead exemption after January 1, 1994, shall be assessed
at just value as of January 1 of the year in which the property
receives the exemption unless the provisions of subsection (8)
apply.

(4)(a) Except as provided in paragraph (b) ~~and s. 193.624,~~
changes, additions, or improvements to homestead property shall
be assessed at just value as of the first January 1 after the
changes, additions, or improvements are substantially completed.

(b) If the total just value of changes, additions, or
improvements to a homestead property is less than \$100,000, the
assessment of the added value must be calculated by multiplying:

1. The percentage obtained by dividing the property's
assessed value as of January 1 immediately before the change,
addition, or improvement, by the property's just value as of
that same date; and

24-00661-26

2026286__

30 2. The just value of the change, addition, or improvement.

31 (c) Paragraph (b) does not apply to changes, additions, or
32 improvements that replace all or a substantial portion of the
33 property or that increase the total square footage of the
34 property by more than 25 percent.

35 ~~1. Changes, additions, or improvements that replace all or~~
36 ~~a portion of homestead property, including ancillary~~
37 ~~improvements, damaged or destroyed by misfortune or calamity~~
38 ~~shall be assessed upon substantial completion as provided in~~
39 ~~this paragraph. Such assessment must be calculated using the~~
40 ~~homestead property's assessed value as of the January 1~~
41 ~~immediately before the date on which the damage or destruction~~
42 ~~was sustained, subject to the assessment limitations in~~
43 ~~subsections (1) and (2), when:~~

44 ~~a. The square footage of the homestead property as changed~~
45 ~~or improved does not exceed 130 percent of the square footage of~~
46 ~~the homestead property before the damage or destruction; or~~

47 ~~b. The total square footage of the homestead property as~~
48 ~~changed or improved does not exceed 2,000 square feet.~~

49 ~~2. The homestead property's assessed value must be~~
50 ~~increased by the just value of that portion of the changed or~~
51 ~~improved homestead property which is in excess of 130 percent of~~
52 ~~the square footage of the homestead property before the damage~~
53 ~~or destruction or of that portion exceeding 2,000 square feet.~~

54 ~~3. Homestead property damaged or destroyed by misfortune or~~
55 ~~calamity which, after being changed or improved, has a square~~
56 ~~footage of less than 100 percent of the homestead property's~~
57 ~~total square footage before the damage or destruction shall be~~
58 ~~assessed pursuant to subsection (5).~~

24-00661-26

2026286__

59 ~~4. Changes, additions, or improvements assessed pursuant to~~
60 ~~this paragraph must be reassessed pursuant to subsection (1) in~~
61 ~~subsequent years. This paragraph applies to changes, additions,~~
62 ~~or improvements commenced within 5 years after the January 1~~
63 ~~following the damage or destruction of the homestead.~~

64 ~~(c) Changes, additions, or improvements that replace all or~~
65 ~~a portion of real property that was damaged or destroyed by~~
66 ~~misfortune or calamity shall be assessed upon substantial~~
67 ~~completion as if such damage or destruction had not occurred and~~
68 ~~in accordance with paragraph (b) if the owner of such property:~~

69 ~~1. Was permanently residing on such property when the~~
70 ~~damage or destruction occurred;~~

71 ~~2. Was not entitled to receive homestead exemption on such~~
72 ~~property as of January 1 of that year; and~~

73 ~~3. Applies for and receives homestead exemption on such~~
74 ~~property the following year.~~

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