

# 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 6027](#)

**TITLE:** Homestead Assessment Limitation Transfer

**SPONSOR(S):** Fabricio

**COMPANION BILL:** [SB 1184](#) (Rodriguez)

**LINKED BILLS:** None

**RELATED BILLS:** None

### Committee References

[Ways & Means](#)



[Intergovernmental Affairs](#)



[State Affairs](#)

## SUMMARY

### Effect of the Bill:

The bill revises state law to allow homeowners to transfer the accrued Save Our Homes benefit to a new homestead from any homestead property they abandoned in the preceding three years, rather than only the accrued benefit from the immediate prior homestead.

### Fiscal or Economic Impact:

The Revenue Estimating Conference has not estimated the impact of this bill. Staff estimates the bill will have a negative indeterminate impact on local government revenue.

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## ANALYSIS

### EFFECT OF THE BILL:

The bill allows the [Save Our Homes benefit](#) (the difference between the [assessed value](#) of a [homestead property](#) as limited by the Constitution and the just or fair market value) to transfer, or “[port](#),” to a new homestead from any homestead abandoned in the prior three years. Under current law, a port is only allowed from the immediate prior homestead. This change could allow a larger reduction in [ad valorem](#) property taxes for property owners who change homes twice in a three-year period. (Section [1](#))

The bill takes effect July 1, 2026. (Section [2](#))

### FISCAL OR ECONOMIC IMPACT:

#### LOCAL GOVERNMENT:

The Revenue Estimating Conference has not estimated the impact of this bill. Staff estimates the bill will have a negative indeterminate impact on local government revenue.

**STORAGE NAME:** h6027.WMC

**DATE:** 1/30/2026

## RELEVANT INFORMATION

### SUBJECT OVERVIEW:

#### [Save Our Homes Benefit](#)

The Florida Constitution<sup>1</sup> provides that, for those entitled to a homestead exemption, the assessed value of the homestead for all levies shall be changed annually on January 1 of each year. Those changes in assessments cannot exceed the lesser of 3 percent of the prior year's assessment or the percent change in the consumer price index<sup>2</sup> for the preceding calendar year.<sup>3</sup> This cap on the allowable increase in the assessed value is colloquially called the Save Our Homes (SOH) assessment limitation, and the accumulated difference between the assessed value and the just value is frequently called the SOH benefit.<sup>4</sup>

#### [Assessed Value](#)

The assessed value of property is the annual determination of the value of a parcel of property for property tax purposes.<sup>5</sup> If it is newly acquired property, the assessed value is generally the just or fair market value of the property.<sup>6</sup> If the property is real property that has been owned for more than one year, then the assessed value is generally the value of the property from the prior year, adjusted for changes in just or fair market value, with assessment increases limited pursuant to assessment limitations found in the Florida Constitution (generally 3 percent or the change in the consumer price index for homestead property, or 10 percent for non-homestead property).<sup>7</sup> The Florida Constitution authorizes the Legislature to provide for assessment of certain property based on its particular use.<sup>8</sup> For example, property classified as agricultural is assessed based upon specific factors related to its agricultural use.<sup>9</sup>

#### [Homestead Property](#)

Homestead property is real estate (real property) for which a person, on January 1, has the legal or beneficial title and who in good faith makes the property his or her permanent residence (or the permanent residence of another legally or naturally dependent on him or her).<sup>10</sup> The property may be owned jointly, as tenancy by the entireties, or otherwise in common with others, and can be apportioned among such shared owners.<sup>11</sup> Only one homestead exemption is allowed to any one person or on any one dwelling house.<sup>12</sup> Individual condominium owners, however, can each qualify for a separate homestead designation.<sup>13</sup>

#### [Portability](#)

If there is a change in ownership<sup>14</sup> and a new homestead is established, the property must be assessed at just value as of January 1 of the year following the change unless the new owner transfers a SOH benefit from a previous homestead to the new homestead.<sup>15</sup> The ability to transfer the SOH benefit is known as portability. A homestead property owner may transfer up to \$500,000 of the SOH benefit to the new homestead if the owner received a

<sup>1</sup> As amended by Constitutional Amendment 10 (1992), commonly referred to as the "Save Our Homes" initiative.

<sup>2</sup> Specifically, the Consumer Price Index for All Urban Consumers, U.S. City Average, all items 1967=100, or successor reports.

<sup>3</sup> FLA. CONST. art. VII, s. 4(d)(1), implemented by [s. 193.155, F.S.](#)

<sup>4</sup> See Fla. Dept. of Revenue, Save Our Homes Assessment Limitation and Portability Transfer Brochure, <http://floridarevenue.com/property/Documents/pt112.pdf> (last visited November 1, 2025).

<sup>5</sup> [S. 192.001\(2\), F.S.](#)

<sup>6</sup> [S. 192.001\(2\)\(a\), F.S.](#)

<sup>7</sup> [S. 192.001\(2\)\(b\), F.S.](#)

<sup>8</sup> FLA. CONST. art. VII, s. 4(a), (b), and (c).

<sup>9</sup> [S. 193.461, F.S.](#)

<sup>10</sup> FLA. CONST. art. VII, s. 6(a) and [s. 196.031\(1\)\(a\), F.S.](#)

<sup>11</sup> [S. 196.031\(1\)\(a\), F.S.](#)

<sup>12</sup> *Id.*

<sup>13</sup> *Id.*

<sup>14</sup> A change of ownership is any sale, foreclosure, or transfer of legal title or beneficial title in equity to any person. See [s. 193.155\(3\), F.S.](#)

<sup>15</sup> FLA. CONST. art. VII, s. 4(d)(3)

homestead exemption as of January 1 in any of the immediately preceding three years.<sup>16</sup> If the just value of the new homestead property is less than the just value of the previous homestead property, the amount of SOH benefit that may be ported is proportionally reduced.<sup>17</sup>

### Ad Valorem Taxes

The ad valorem tax or “property tax” is an annual tax levied by counties, municipalities, school districts, and some special districts. The Florida Constitution reserves to local governments the authority to levy ad valorem taxes on real and tangible personal property.<sup>18</sup> Ad valorem taxes are levied annually by local governments based on the value of real and tangible personal property as of January 1 of each year.<sup>19</sup>

The Florida Constitution requires that all property be assessed at just value for ad valorem tax purposes,<sup>20</sup> and provides for specified assessment limitations, property classifications, and exemptions.<sup>21</sup> After the property appraiser considers any assessment limitation or use classification affecting the just value of a parcel of real property, an assessed value is produced. The assessed value is then reduced by any exemptions to produce the taxable value.<sup>22</sup>

Unless expressly exempted from taxation, all real and personal property and leasehold interests in the state are subject to taxation.<sup>23</sup> The Florida Constitution limits the Legislature’s authority to grant an exemption or assessment limitation from taxes,<sup>24</sup> and any modifications to existing ad valorem tax exemptions or limitations must be consistent with the constitutional provision authorizing the exemption or limitation.<sup>25</sup>

## BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
<a href="#">Ways &amp; Means Committee</a>			Aldridge	Moore
<a href="#">Intergovernmental Affairs Subcommittee</a>				
<a href="#">State Affairs Committee</a>				

<sup>16</sup> FLA. CONST. art. VII, s. 4(d)(8)a.; [s. 193.155\(8\), F.S.](#) The three-year timeframe is calculated from the time the old homestead exemption is abandoned and not the sale of the old homestead.

<sup>17</sup> [S. 193.155\(8\)\(b\), F.S.](#)

<sup>18</sup> FLA. CONST. art VII, ss. 1(a), 9(a).

<sup>19</sup> Section [192.001\(12\), F.S.](#), defines “real property” as land, buildings, fixtures, and all other improvements to land. The terms “land,” “real estate,” “realty,” and “real property” may be used interchangeably. Section [192.001\(11\)\(d\), F.S.](#), defines “tangible personal property” as all goods, chattels, and other articles of value (but does not include the vehicular items enumerated in Art. VII, s. 1(b) of the Florida Constitution and elsewhere defined) capable of manual possession and whose chief value is intrinsic to the article itself.

<sup>20</sup> FLA. CONST. art. VII, s. 4.

<sup>21</sup> FLA. CONST. art. VII, ss. 3, 4, and 6.

<sup>22</sup> [S. 196.031, F.S.](#)

<sup>23</sup> [S. 196.001, F.S.](#); see also *Sebring Airport Authority v. McIntyre*, 642 So. 2d 1072, 1073 (Fla. 1994), noting exemptions are strictly construed against the party claiming them.

<sup>24</sup> *Archer v. Marshall*, 355 So. 2d 781, 784 (Fla. 1978).

<sup>25</sup> *Sebring Airport Auth. v. McIntyre*, 783 So. 2d 238, 248 (Fla. 2001); *Archer v. Marshall*, 355 So. 2d 781, 784. (Fla. 1978); *Am Fi Inv. Corp v. Kinney*, 360 So. 2d 415 (Fla. 1978); see also *Sparkman v. State*, 58 So. 2d 431, 432 (Fla. 1952).