

HB 6027

2026

A bill to be entitled
An act relating to homestead assessment limitation transfer; amending s. 193.155, F.S.; conforming provisions to align with the State Constitution; providing an effective date.

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

Section 1. Paragraphs (a) and (b) of subsection (8) 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.

(8) Property assessed under this section shall be assessed at less than just value when the person who establishes a new homestead has received a homestead exemption as of January 1 of any of the 3 immediately preceding years. For purposes of this subsection, a husband and wife who owned and both permanently resided on a previous homestead shall each be considered to have received the homestead exemption even though only the husband or the wife applied for the homestead exemption on the previous homestead. The assessed value of the newly established homestead

26 shall be determined as provided in this subsection.

27 (a) If the just value of the new homestead as of January 1
28 is greater than or equal to the just value of the ~~immediate~~
29 prior homestead as of January 1 of the year in which the
30 ~~immediate~~ prior homestead was abandoned, the assessed value of
31 the new homestead shall be the just value of the new homestead
32 minus an amount equal to the lesser of \$500,000 or the
33 difference between the just value and the assessed value of the
34 ~~immediate~~ prior homestead as of January 1 of the year in which
35 the prior homestead was abandoned. Thereafter, the homestead
36 shall be assessed as provided in this section.

37 (b) If the just value of the new homestead as of January 1
38 is less than the just value of the ~~immediate~~ prior homestead as
39 of January 1 of the year in which the ~~immediate~~ prior homestead
40 was abandoned, the assessed value of the new homestead shall be
41 equal to the just value of the new homestead divided by the just
42 value of the ~~immediate~~ prior homestead and multiplied by the
43 assessed value of the ~~immediate~~ prior homestead. However, if the
44 difference between the just value of the new homestead and the
45 assessed value of the new homestead calculated pursuant to this
46 paragraph is greater than \$500,000, the assessed value of the
47 new homestead shall be increased so that the difference between
48 the just value and the assessed value equals \$500,000.
49 Thereafter, the homestead shall be assessed as provided in this
50 section.

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