

HJR 67

2026

## House Joint Resolution

A joint resolution proposing an amendment to Section 4 of Article VII and the creation of a new section in Article XII of the State Constitution to reduce the maximum amount that a homestead property's assessed value may increase annually and provide an effective date.

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

That the following amendment to Section 4 of Article VII of the State Constitution and the creation of a new section in Article XII is agreed to and shall be submitted to the electors of this state for approval or rejection at the next general election or at an earlier special election specifically authorized by law for that purpose:

## ARTICLE VII

## FINANCE AND TAXATION

SECTION 4. Taxation; assessments.—By general law regulations shall be prescribed which shall secure a just valuation of all property for ad valorem taxation, provided:

(a) Agricultural land, land producing high water recharge to Florida's aquifers, or land used exclusively for noncommercial recreational purposes may be classified by general law and assessed solely on the basis of character or use.

26           (b) As provided by general law and subject to conditions,  
27 limitations, and reasonable definitions specified therein, land  
28 used for conservation purposes shall be classified by general  
29 law and assessed solely on the basis of character or use.

30           (c) Pursuant to general law tangible personal property  
31 held for sale as stock in trade and livestock may be valued for  
32 taxation at a specified percentage of its value, may be  
33 classified for tax purposes, or may be exempted from taxation.

34           (d) All persons entitled to a homestead exemption under  
35 Section 6 of this Article shall have their homestead assessed at  
36 just value as of January 1 of the year following the effective  
37 date of this amendment. This assessment shall change only as  
38 provided in this subsection.

39           (1) Assessments subject to this subsection shall be  
40 changed annually on January 1st of each year; but those changes  
41 in assessments shall not exceed the lower of the following:

42           a. One and one-half ~~Three~~ percent (1.5%) ~~(3%)~~ of the  
43 assessment for the prior year.

44           b. The percent change in the Consumer Price Index for all  
45 urban consumers, U.S. City Average, all items 1967=100, or  
46 successor reports for the preceding calendar year as initially  
47 reported by the United States Department of Labor, Bureau of  
48 Labor Statistics.

49           (2) No assessment shall exceed just value.

50           (3) After any change of ownership, as provided by general

51 law, homestead property shall be assessed at just value as of  
52 January 1 of the following year, unless the provisions of  
53 paragraph (8) apply. Thereafter, the homestead shall be assessed  
54 as provided in this subsection.

55 (4) New homestead property shall be assessed at just value  
56 as of January 1st of the year following the establishment of the  
57 homestead, unless the provisions of paragraph (8) apply. That  
58 assessment shall only change as provided in this subsection.

59 (5) Changes, additions, reductions, or improvements to  
60 homestead property shall be assessed as provided for by general  
61 law; provided, however, after the adjustment for any change,  
62 addition, reduction, or improvement, the property shall be  
63 assessed as provided in this subsection.

64 (6) In the event of a termination of homestead status, the  
65 property shall be assessed as provided by general law.

66 (7) The provisions of this amendment are severable. If any  
67 of the provisions of this amendment shall be held  
68 unconstitutional by any court of competent jurisdiction, the  
69 decision of such court shall not affect or impair any remaining  
70 provisions of this amendment.

71 (8)a. A person who establishes a new homestead as of  
72 January 1 and who has received a homestead exemption pursuant to  
73 Section 6 of this Article as of January 1 of any of the three  
74 years immediately preceding the establishment of the new  
75 homestead is entitled to have the new homestead assessed at less

76 | than just value. The assessed value of the newly established  
77 | homestead shall be determined as follows:

78 |       1. If the just value of the new homestead is greater than  
79 | or equal to the just value of the prior homestead as of January  
80 | 1 of the year in which the prior homestead was abandoned, the  
81 | assessed value of the new homestead shall be the just value of  
82 | the new homestead minus an amount equal to the lesser of  
83 | \$500,000 or the difference between the just value and the  
84 | assessed value of the prior homestead as of January 1 of the  
85 | year in which the prior homestead was abandoned. Thereafter, the  
86 | homestead shall be assessed as provided in this subsection.

87 |       2. If the just value of the new homestead is less than the  
88 | just value of the prior homestead as of January 1 of the year in  
89 | which the prior homestead was abandoned, the assessed value of  
90 | the new homestead shall be equal to the just value of the new  
91 | homestead divided by the just value of the prior homestead and  
92 | multiplied by the assessed value of the prior homestead.

93 | However, if the difference between the just value of the new  
94 | homestead and the assessed value of the new homestead calculated  
95 | pursuant to this sub-subparagraph is greater than \$500,000, the  
96 | assessed value of the new homestead shall be increased so that  
97 | the difference between the just value and the assessed value  
98 | equals \$500,000. Thereafter, the homestead shall be assessed as  
99 | provided in this subsection.

100 |       b. By general law and subject to conditions specified

101    therein, the legislature shall provide for application of this  
102    paragraph to property owned by more than one person.

103        (e)    The legislature may, by general law, for assessment  
104    purposes and subject to the provisions of this subsection, allow  
105    counties and municipalities to authorize by ordinance that  
106    historic property may be assessed solely on the basis of  
107    character or use. Such character or use assessment shall apply  
108    only to the jurisdiction adopting the ordinance. The  
109    requirements for eligible properties must be specified by  
110    general law.

111        (f)    A county may, in the manner prescribed by general law,  
112    provide for a reduction in the assessed value of homestead  
113    property to the extent of any increase in the assessed value of  
114    that property which results from the construction or  
115    reconstruction of the property for the purpose of providing  
116    living quarters for one or more natural or adoptive grandparents  
117    or parents of the owner of the property or of the owner's spouse  
118    if at least one of the grandparents or parents for whom the  
119    living quarters are provided is 62 years of age or older. Such a  
120    reduction may not exceed the lesser of the following:

121        (1)    The increase in assessed value resulting from  
122    construction or reconstruction of the property.

123        (2)    Twenty percent of the total assessed value of the  
124    property as improved.

125        (g)    For all levies other than school district levies,

assessments of residential real property, as defined by general law, which contains nine units or fewer and which is not subject to the assessment limitations set forth in subsections (a) through (d) shall change only as provided in this subsection.

(1) Assessments subject to this subsection shall be changed annually on the date of assessment provided by law; but those changes in assessments shall not exceed ten percent (10%) of the assessment for the prior year.

(2) No assessment shall exceed just value.

(3) After a change of ownership or control, as defined by general law, including any change of ownership of a legal entity that owns the property, such property shall be assessed at just value as of the next assessment date. Thereafter, such property shall be assessed as provided in this subsection.

(4) Changes, additions, reductions, or improvements to such property shall be assessed as provided for by general law; however, after the adjustment for any change, addition, reduction, or improvement, the property shall be assessed as provided in this subsection.

(h) For all levies other than school district levies, assessments of real property that is not subject to the assessment limitations set forth in subsections (a) through (d) and (g) shall change only as provided in this subsection.

(1) Assessments subject to this subsection shall be changed annually on the date of assessment provided by law; but

151 those changes in assessments shall not exceed ten percent (10%)  
152 of the assessment for the prior year.

153       (2) No assessment shall exceed just value.

154       (3) The legislature must provide that such property shall  
155 be assessed at just value as of the next assessment date after a  
156 qualifying improvement, as defined by general law, is made to  
157 such property. Thereafter, such property shall be assessed as  
158 provided in this subsection.

159       (4) The legislature may provide that such property shall  
160 be assessed at just value as of the next assessment date after a  
161 change of ownership or control, as defined by general law,  
162 including any change of ownership of the legal entity that owns  
163 the property. Thereafter, such property shall be assessed as  
164 provided in this subsection.

165       (5) Changes, additions, reductions, or improvements to  
166 such property shall be assessed as provided for by general law;  
167 however, after the adjustment for any change, addition,  
168 reduction, or improvement, the property shall be assessed as  
169 provided in this subsection.

170       (i) The legislature, by general law and subject to  
171 conditions specified therein, may prohibit the consideration of  
172 the following in the determination of the assessed value of real  
173 property:

174           (1) Any change or improvement to real property used for  
175 residential purposes made to improve the property's resistance

to wind damage.

(2) The installation of a solar or renewable energy source device.

(j)(1) The assessment of the following working waterfront properties shall be based upon the current use of the property:

a. Land used predominantly for commercial fishing purposes.

b. Land that is accessible to the public and used for vessel launches into waters that are navigable.

c. Marinas and drystacks that are open to the public.

d. Water-dependent marine manufacturing facilities, commercial fishing facilities, and marine vessel construction and repair facilities and their support activities.

(2) The assessment benefit provided by this subsection is subject to conditions and limitations and reasonable definitions as specified by the legislature by general law.

## ARTICLE XII

### SCHEDULE

Limitation of assessment increases for homestead property-  
This section and the amendment to Section 4 of Article VII,  
which reduces the maximum amount that a homestead property's  
assessed value may increase annually, shall take effect January  
1, 2027.



201           BE IT FURTHER RESOLVED that the following statement be  
202 placed on the ballot:

203                           CONSTITUTIONAL AMENDMENT

204                           ARTICLE VII, SECTION 4

205                           ARTICLE XII

206           REDUCTION IN ANNUAL ASSESSMENT INCREASES FOR HOMESTEAD  
207 PROPERTY.—Proposing an amendment to the State Constitution,  
208 effective January 1, 2027, to reduce the maximum amount that a  
209 homestead property's assessed value may increase annually.  
210 Currently the maximum increase is 3 percent of the previous  
211 assessed value. The amendment would reduce this to 1.5 percent.