

FLORIDA HOUSE OF REPRESENTATIVES BILL ANALYSIS

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BILL #: [HB 7031](#) [PCB WMC 26-01](#)

COMPANION BILL: [SB 7046](#)

TITLE: Taxation

LINKED BILLS: None

SPONSOR(S): Duggan

RELATED BILLS: None

Committee References

[Orig. Comm.: Ways & Means](#)

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SUMMARY

Effect of the Bill:

- For sales tax, the bill exempts sales of certain propane tanks; temporarily exempts firearm accessories, impact-resistant windows and doors, and leases of tangible personal property owned by Space Florida; adopts a four-month sales tax holiday on certain outdoor supplies; and adjusts the dates of the annual back to school sales tax holiday.
- For property tax, the bill exempts children’s services councils from required sharing of tax revenue with community redevelopment agencies, exempts certain property used by private lessees for projects authorized by Space Florida, caps the increase on assessments for certain mobile home parks, aligns portability provisions with the state constitution, adjusts notification timing for tax exemption denials to improve protest options, clarifies homestead protection for certain individuals serving the federal government outside the state, and clarifies the voting threshold necessary for certain local governments to levy ad valorem taxes in their first year.
- The bill also reduces the pari-mutuel tax on cardrooms, reduces the tax on slot machine revenue, removes a slot machine licensing fee, temporarily reduces excise taxes on domestic beer; adopts the 2026 Internal Revenue Code with certain exceptions; adopts one new tax credit program and makes adjustments to four other tax credit programs; updates requirements for the disclosure of taxes by advertising platforms and collection of taxes by certain vacation rental platforms; extends a documentary stamp tax exemption for three years, and exempts flood insurance policies issued by surplus lines providers for three years.

Fiscal or Economic Impact:

Staff estimates the total recurring impact on state and local government revenues of the bill in FY 2026-27 to be -\$92.9 million. See Revenue Impact Chart at the end of analysis for more detail.

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ANALYSIS

EFFECT OF THE BILL:

[Sales Tax](#)

Exemption for Propane Tanks – Permanent (Section 19)

The bill adds [propane tanks](#) with a capacity of 20 lbs. or less to the types of [portable gas cans](#) that are exempt from sales tax.

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Exemption for Home Hardening Products – Two Years (Section 19)

The bill creates [s. 212.08\(21\), F.S.](#), which provides for a two-year exemption from the sales and use tax on the [sale of home hardening products](#) used on eligible residential properties. The bill creates a refund mechanism through which the property owner may receive the benefit of the exemption.

[Home hardening products](#) are defined as impact-resistant doors, garage doors, and windows that are designed to resist wind and wind-borne debris forces. They must be rated for impact resistance and wind pressure in accordance with the most recent test methods, standards and specifications.

To be eligible for the refund, home hardening products must be purchased from July 1, 2026, through June 30, 2028. The products are required to be used on [site-built dwellings](#) on residential property granted a [homestead exemption](#) under [s. 196.031, F.S.](#), with a maximum [just value](#) of \$700,000. A property owner must apply to the Department of Revenue (Department) for the refund, and may only apply for one eligible property. The owner may receive up to \$500 through a refund of previously paid sales tax. The owner must submit the refund application between July 1, 2026, and September 30, 2028. The Department must determine the eligibility of the refund within 30 days of receipt. Once a refund has been approved, the Department has 30 days to issue the refund.

The bill specifies the refund application requirements and the process for the Department to issue refunds. The Department is authorized to adopt emergency rules to implement the refund program. The program is repealed from statute on June 30, 2029.

Exemption for Certain Firearm Accessories – One Year (Section 46)

The bill creates a temporary sales tax exemption from July 1, 2026 through June 30, 2027, for the following [firearm accessories](#):

- Firearm barrels,
- Firearm cases or range bags,
- Firearm charging handles,
- Firearm grips,
- Firearm handguards,
- Firearm holsters,
- Internal firearm parts and components,
- Firearm magazines or other ammunition feeding devices or carriers,
- Firearm muzzle devices,
- Firearm shooting mats, rests, or bipods,
- Firearm shooting chronographs,
- Firearm sights or optics,
- Firearm slides or cylinders,
- Firearm slings,
- Firearm stocks or braces,
- Firearm cleaning kits,
- Firearm suppressors or silencers, and
- Firearm triggers.

Exemption for Leases by Space Florida – One Year (Section 45)

The bill exempts from sales and use tax the lease of tangible personal property by a private lessee, if:

- The property is owned by [Space Florida](#);
- The property is required to be used by the lessee solely in connection with a defense or aerospace contract, program, or project and that use restriction is contained in the lease; and
- The lessee furnishes Space Florida with an affidavit attesting that the property will meet these requirements for the duration of the lease.

The exemption is for lease payments that entitle the lessee to use tangible personal property owned by Space Florida during the period of July 1, 2026, thorough June 30, 2027, regardless of when the lease payments are due or paid.

If a person provides a false affidavit to receive the exemption, that person is liable for back taxes and penalties provided by law.¹

Back-to-School Holiday (Section 19)

The bill revises the dates of the annual one-month [back-to-school sales tax holiday](#) from the month of August to July 20th through August 20th.

Hunting, Fishing, and Camping Sales Tax Holiday (Section 47)

The bill creates a temporary sales tax holiday from September 1, 2026, through December 31, 2026 for the following items commonly used in [hunting, fishing, and camping](#):

- Ammunition, as defined in [s. 790.001\(1\), F.S.](#)
- Firearms, which are defined as a weapon capable of firing a missile and includes a pistol, rifle, or shotgun using an explosive charge as a propellant.
- Bows, which are defined as a device consisting of flexible material having a string connecting its two ends, either indirectly by cables or pulleys or directly, for the purpose of discharging arrows; which propels arrows only by the energy stored by the drawing of the device; and which is handheld, hand-drawn, and hand-released.
- Crossbows, which are defined as a device consisting of flexible material having a string connecting its two ends, either indirectly by cables or pulleys or directly, affixed to a stock for the purpose of discharging quarrels, bolts, or arrows; which propels quarrels, bolts, or arrows only by the energy stored by the drawing of the device; and which uses a non-handheld locking mechanism to maintain the device in a drawn or ready-to-discharge condition
- The following accessories used for bows or crossbows:
 - Arrows.
 - Bolts.
 - Quarrels.
 - Quivers.
 - Releases.
 - Sights or optics.
 - Wristguards.

¹ Section [212.085, F.S.](#), provides that when a person fraudulently issues a certificate or other written statement for the purpose of evading sales tax, that person is liable for the payment of tax, a mandatory penalty of 200% of the tax, and a fine or other punishment as provided by law for a conviction of a third-degree felony.

- Fishing supplies, which are defined as rods and reels with a sales price of \$75 or less if sold individually, or \$150 or less if sold as a set; tackle boxes or bags with a sales price of \$30 or less; and bait or fishing tackle with a sales price of \$5 or less if sold individually, or \$10 or less if multiple items are sold together. The term does not include supplies used for commercial fishing purposes.
- Camping supplies, which are defined as tents with a sales price of \$200 or less; sleeping bags, portable hammocks, camping stoves, and collapsible camping chairs with a sales price of \$50 or less; and camping lanterns and flashlights with a sales price of \$30 or less.

Collection of Taxes by Advertising Platforms (Section 18)

The bill defines the term “advertising platform” as a person who:

- Provides an online application, software, a website, or a system: through which a vacation rental located in this state is advertised or held out to the public as available to rent for transient occupancy;
- Provides or maintains a marketplace: for the renting of a vacation rental for transient occupancy; and
- Provides a reservation or payment system: that facilitates a transaction for the renting of a vacation rental for transient occupancy and for which the person collects or receives, directly or indirectly, a fee in connection with the reservation or payment service provided for the rental transaction.

The bill requires advertising platforms to collect and remit taxes due under [s. 125.0104, F.S.](#),² [s. 125.0108, F.S.](#),³ [s. 212.03, F.S.](#),⁴ [s. 212.0305, F.S.](#),⁵ and [s. 212.055, F.S.](#),⁶ resulting from the reservation of a vacation rental property and payment therefor through an advertising platform.

The bill also includes the tax collection and remittance requirements for advertising platforms within ch. 212, F.S., and to:

- Provide that the taxes an advertising platform must collect and remit are based on the total rental amount charged by the owner or operator for use of the vacation rental.
- Exclude service fees from the calculation of taxes remitted by an advertising platform to the DOR, unless the advertising platform owns, is related to, operates, or manages the vacation rental.
- Require the DOR and other jurisdictions to allow advertising platforms to register, collect, and remit such taxes.

Ad Valorem Taxes (Property Taxes)

Mobile Home Park Assessment Limitation (Sections 4 and 5)

Beginning January 1, 2027, the bill creates an assessment limitation for mobile home park ad valorem taxes when more than seventy-five percent of the mobile home lots are rented to residents under a lease of 1 year or more in duration on January 1, as long as the taxes are required to be paid by the residents. In any such year, the assessed value of property may not increase by more than three percent. In any year that the mobile home park does not qualify for this new three percent assessment increase limitation, it is subject to the ten percent assessment increase limitation for non-homestead property under [s. 193.1555, F.S.](#)

² Section [125.0104, F.S.](#), relates to the local option tourist development tax.

³ Section [125.0108, F.S.](#), relates to the tourist impact tax in areas within a county designated as an area of critical state concern.

⁴ Section [212.03, F.S.](#), relates to the transient rentals tax.

⁵ Section [212.0305, F.S.](#), relates to convention development taxes.

⁶ Section [212.055, F.S.](#), relates to discretionary sales taxes.

Space Florida Exemption (Sections [7](#) and [8](#))

The bill provides that certain property being used by a non-governmental lessee pursuant to a project authorized by the [Space Florida](#) board of directors is deemed to perform an essential governmental purpose and is exempt from ad valorem taxes. The bill also expands the term "[governmental purpose](#)" to include "a defense or aerospace use."

Exemption for Multifamily Projects on State-Owned Lands (Sections [13](#) and [15](#))

For the [exemption for multifamily projects](#) on [state-owned lands](#) under [s. 196.19781, F.S.](#), the bill provides that the property may continue to qualify for the exemption, notwithstanding the sale of the property to an entity other than this state, so long as the property otherwise continues to be used in compliance with the provisions of [s. 196.19781, F.S.](#), and annual application for the exemption continues to be made.

Levies by Municipal Service Taxing Units and Dependent Special Districts (Sections [16](#) and [17](#))

The bill clarifies the [voting threshold](#) for adoption of a [millage rate](#) for the first year that ad valorem taxes are levied for a [municipal service taxing unit](#) or for [dependent special districts](#). The levy must be approved by a unanimous vote of the membership of the governing body of the county or municipality, or by a three-fourths vote of the membership of the governing body if the governing body has nine or more members, or by referendum.

Rental of Homestead Properties by Certain Diplomatic, Intelligence, Consular, and Foreign Service Officers (Sections [9](#) and [10](#))

The bill preserves [homestead property](#) benefits for a homestead that is owned by a diplomatic, intelligence, consular, or foreign service officer of the United State Government whose employment requires the individual to be stationed, deployed, or directed to reside outside of Florida. Under this provision, the individual may continue to receive a homestead exemption and the benefit of homestead assessment increase limitations (Save Our Homes benefit) when such property is [rented to another person](#), without such rental constituting abandonment of the dwelling as a homestead. The homestead property owner must provide the property appraiser with official United States Government documentation demonstrating the terms of such appointment or employment requiring the individual to be stationed, deployed, or directed to establish residence outside Florida, whether within the United States or abroad.

Disclosure of Ad Valorem Taxes on Listing Platforms (Section [43](#))

The bill requires online [listing platforms](#) to include the [estimated property taxes](#) for any residential property visible on their platform. "Listing platform" is defined to mean any public-facing online real property listing platform, including, but not limited to, websites, web applications, and mobile applications, but excludes social media platforms as defined in [s. 501.2041, F.S.](#)

The bill also provides that a current owner's tax information may not be used in calculating estimated property taxes and requires listing platforms to calculate and display estimated property taxes by using one of two prescribed methods. Estimated property taxes must be calculated using either:

- The listing price of the property and current millage rates using a formula developed by the Department of Revenue (DOR), or
- The listing price of the property and countywide aggregate average millage rates developed by the DOR.

The bill states that there is no liability on the part of, and no cause of action may arise against any person for an inaccurate estimation of property taxes for a property listed on a listing platform.

The bill requires the DOR to develop a formula to be used by a listing platform to calculate the estimated property taxes and to develop countywide aggregate average millage rates. County property appraisers must provide the DOR with any information needed to develop the formula and with any information needed to develop countywide aggregate average millage rates.

Notification of Exemption Denial (Sections [6](#), [11](#), [12](#) and [14](#))

The bill allows property appraisers during the time between July 1 and the date the [TRIM notice](#) is mailed to notify property owners who have [applied](#) for an exemption from property taxes that they have received additional information that would cause their exemption application to be [denied](#). This allows property owners to challenge the denial at the [Value Adjustment Board](#) level, and potentially saves the owners significant court fees, interest, and penalties.

Preservation of Portability (Sections [2](#) and [3](#))

The bill allows the [Save Our Homes benefit](#) 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.

Tax Increment Financing Exemption for Children’s Services Councils (Section [1](#))

The bill specifies that [special taxing districts for children’s services](#) are exempt from paying [Community Redevelopment Agencies \(CRAs\)](#) a portion of the taxes they collect pursuant to the CRA’s [tax increment financing](#) mechanism.

Corporate Income Tax

Adoption of the Internal Revenue Code (Sections [23](#), [24](#), and [25](#))

The bill updates the Florida [corporate income tax](#) code by [adopting the Internal Revenue Code](#) (IRC) as amended and in effect on January 1, 2026, except for several specified sections that were amended by, or created in, [Public Law 119-21](#).⁷

The bill retains the current law treatment of the following issues by retaining an adoption of the IRC as of January 1, 2025 for the following sections:

- Section 168(k), relating to [bonus depreciation](#) of assets,
- Section 174(a), relating to amortization of certain [research and experimental expenditures](#),
- Section 163(j), relating to the deduction for [interest paid by businesses](#),
- Section 274, relating to deductions for certain [business meals](#), and
- Section 179, relating to deductions made by certain [small businesses](#).

The bill does not adopt new sections created by federal law found in the following sections:

- Section 168(n), related to a deduction for [qualified production property](#), and
- Section 174A, a new deduction relating to domestic research and experimental expenditures.

⁷ Public Law 119-21, known colloquially as the “One Big Beautiful Bill Act,” made significant updates to the federal income tax code. The text of the bill is available at <https://www.congress.gov/bill/119th-congress/house-bill/1/text> (last visited February 21, 2026).

By decoupling from these provisions, the bill retains the current corporate income tax structure for Florida taxpayers, and causes no impact on expected state revenues.

This section of the bill is effective upon becoming law and applies retroactively to January 1, 2026.

Credit for Qualified Railroad Expenditures (Section 28)

For taxable years that begin in 2026, the bill amends the type of railroad that can qualify for the corporate income tax [credit for qualified railroad reconstruction or replacement expenditures](#) to include any railroad that operate entirely within Florida. This temporarily expands the pool of railroads eligible for the credit from solely freight railroads to include eligible [passenger railroads](#).

Multitax Credits

Order of Credits for Insurance Premium Taxes (Section 38 and 39)

The bill amends the order in which Insurance Premium Tax credits are taken against tax liabilities, so that all active credit programs are listed in order of their adoption date. This allows for the credits to be taken in the order they were originally enacted by the legislature. The bill specifically adds the credits, based on the date of creation, for contributions to eligible nonprofit scholarship-funding organizations,⁸ contributions to the New Worlds Reading Initiative,⁹ and contributions under the new Homebuyer Workforce Tax Credit program.¹⁰

Homebuyer Workforce Tax Credit (Sections 22, 26, 27, 31, 32, 33, and 40)

The bill creates the Homebuyer Workforce Tax Credit in new statute section [420.952, F.S.](#) The credit can be applied against Corporate Income Tax or Insurance Premium Tax liability for contributions made by taxpayers to their own employees with income below specified limits¹¹ to assist with the purchase of a primary residence used as a homestead property (up to \$5,000 per employee).

The tax credit program is capped at \$5 million per year for three years, and is to be approved on a first-come, first-served basis. Each taxpayer is limited to a credit of \$500,000 per taxable year. Any credit that is unused by the taxpayer may be carried forward up to five years. The program will be administered by the Department of Revenue, which must begin accepting applications October 1, 2026.

The bill provides additional administrative guidance and makes conforming changes to implement the credit program as follows:

- The bill creates a new part VIII of Chapter 420, F.S., to contain provisions related to Housing Tax Credits. (Section [31](#))
- The bill creates new section [420.951, F.S.](#), to provide definitions related to Housing Tax Credits. (Section [32](#))
- The bill creates new section [220.1856, F.S.](#), to provide for a credit against corporate income tax for contributions made pursuant to new section [420.952, F.S.](#) This section also clarifies application of the credit for taxpayers filing a consolidated return and for taxpayers filing extended returns under existing law. (Sections [27](#) and [33](#))
- The bill provides statutory guidance for the order in which the new credit should be taken against corporate income tax. (Section [22](#))
- The bill requires the amount of the credit be added to the taxpayer's taxable income, to ensure the taxpayer does not receive both a deduction and a credit for the same contribution. (Section [26](#))

⁸ [S. 624.51055, F.S.](#), adopted in 2009.

⁹ [S. 624.51056, F.S.](#), adopted in 2021.

¹⁰ New [s. 624.51065, F.S.](#)

¹¹ The bill specifies that eligible employees must be "[moderate-income](#)" as defined in defined in [s. 420.602\(9\), F.S.](#)

- The bill creates new section [624.51065, F.S.](#), to provide for a credit against insurance premium taxes for contributions made pursuant to new section [420.952, F.S.](#) (Section [40](#))
- The bill provides emergency rulemaking authority to the Department of Revenue to implement the program. (Section [48](#))

Strong Families Tax Credit Program (Section [30](#))

For the [Strong Families Tax Credit](#), the bill amends [s. 402.62, F.S.](#), to place limitations on [donations](#) made under the program. Specifically, the bill limits the total donations a single taxpayer can make to a single eligible charitable organization to \$1 million per year, and caps the total credits allowable for donations to each organization in a single year to \$5 million.

Child Care Tax Credit (Section [29](#))

The bill extends the [Child Care Tax Credit Program](#) authorized under [s. 402.261, F.S.](#), for three years, through Fiscal Year 2029-30.

Credit for Donation of Sales Tax on a Motor Vehicle Purchase – One Year (Sections [20](#) and [21](#))

The bill modifies the [existing credit program](#) that allows purchasers of certain motor vehicles to direct some or all of the [sales tax on the purchase](#), up to \$105 per vehicle, to an eligible nonprofit scholarship-funding organization under the [Florida Tax Credit Scholarship Program](#), to include trucks weighing more than 5,000 but less than 8,000 pounds. This expansion of qualifying vehicles applies from July 1, 2026, through June 30, 2027.

Documentary Stamp Taxes

Alarm System Contractors (Section [49](#))

In 2024, the Legislature created¹² a temporary (three-year) [documentary stamp tax](#) exemption for non-interest-bearing written obligations to pay money of \$3,500 or less, when given by a customer to an alarm system contractor¹³, in connection with the sale of an alarm system¹⁴. The bill extends this exemption for an additional three years so that it will now expire on June 30, 2030.

Surplus Lines Tax

Exemption for Certain Flood Insurance (Sections [41](#) and [42](#))

The bill amends [s. 626.932, F.S.](#), to provide a temporary exemption from the tax on [flood insurance policies](#) issued by [surplus lines](#) carriers. This exemption includes insurance policies providing personal or commercial flood coverage, and policies for excess flood coverage, for flood damage to structures and their contents.

The statutory amendments creating the exemption are subject to repeal on June 30, 2029, unless reenacted by the Legislature.

¹² Section 21, Chapter 2024-158

¹³ [S. 489.505\(2\), F.S.](#)

¹⁴ [S. 489.505\(1\), F.S.](#)

Beverage Taxes

Beverage Tax Rate for Domestic Malt Beverages (Sections [35](#), [36](#), and [37](#))

The bill temporarily reduces the [beverage tax rate](#) for [malt beverages](#) (beer) that are manufactured [in this country](#) from 48 cents to 40 cents per gallon when sold in bulk or in kegs or barrels, and from 6 to 5 cents per pint, or fraction thereof, when sold in containers of less than one gallon.

The bill defines an “American brewery” as the land and buildings located in the United States of America where malt beverages are manufactured and packaged. The bill also creates a definition for “foreign import malt beverages” to mean malt beverages manufactured and imported from outside the United States of America.

The tax rate for “foreign import malt beverages” containing 0.5 percent or more alcohol by volume remains at the current law levels of 48 cents per gallon when sold in bulk or in kegs or barrels, and 6 cents per pint, or fraction thereof, when sold in containers of less than one gallon.

The definition and rate changes are repealed June 30, 2027.

Pari-Mutuel Taxes

Cardroom Taxes (Section [44](#))

The bill reduces the pari-mutuel [cardroom tax](#) rate on the monthly gross receipts of [cardroom operators](#) from 8 percent to 5 percent.

Slots Machine Taxes (Section [34](#))

The bill reduces the [tax rate](#) on [slot machine](#) revenues collected for each facility authorized to conduct slot machine gaming from 35 percent to 34 percent.

Slot Machine Licensing (Section [34](#))

Beginning July 1, 2026, the bill provides an exemption from the [annual license fee](#) for slot machine license permitholders that are prohibited by the Florida Constitution from conducting [live racing](#) and are located in a county where the [Seminole Tribe of Florida](#) operates at least two casinos. The permitholder must have held a valid slot license as of January 1, 2026.

RULEMAKING:

The Department has existing rulemaking authority for the statutes it administers, but the bill provides both standard and emergency rulemaking authority as needed for several provisions of the bill.

Lawmaking is a legislative power; however, the Legislature may delegate a portion of such power to executive branch agencies to create rules that have the force of law. To exercise this delegated power, an agency must have a grant of rulemaking authority and a law to implement.

FISCAL OR ECONOMIC IMPACT:

STATE GOVERNMENT:

Staff estimates the total recurring state impact of the bill in Fiscal Year 2026-27 to be -\$16.3 million, of which -\$3.7 million is on General Revenue and -\$12.6 million is on state trust funds. See the chart at the end of the analysis for further details.

LOCAL GOVERNMENT:

Staff estimates the total recurring local impact of the bill in Fiscal Year 2026-27 to be -\$76.6 million. See the chart at the end of the analysis for further details.

RELEVANT INFORMATION**SUBJECT OVERVIEW:**[Sales Tax](#)

Florida's sales and use tax is a six percent levy on retail sales of a wide array of tangible personal property, admissions, and transient lodgings, unless expressly exempted. Generally, the sales tax is added to the price of a taxable good and collected by the dealer from the purchaser at the time of sale.

Sales tax represents the majority of Florida's General Revenue (projected 72.7 percent for FY 2025-26)¹⁵ and is administered by the Department of Revenue (DOR) under chapter 212, F.S. Sales tax revenue is distributed via a formula found in [s. 212.20, F.S.](#), with roughly 89.6% going to the General Revenue Fund, 10.3% going to local governments,¹⁶ and the remainder being distributed to specified trust funds or sports facilities. For FY 2026-27, the Revenue Estimating Conference estimates that sales tax collections under chapter 212, F.S., will result in more than \$42 billion of total revenue, with distributions to the General Revenue Fund of roughly \$37.8 billion.¹⁷

[Exemption for Propane Containers](#)

In 2025, the Legislature created a permanent sales tax exemption for certain items that had previously been temporarily exempted in disaster preparedness holidays. The permanent exemption included portable gas or diesel fuel cans with a capacity of 5 gallons or less.¹⁸ In prior disaster preparedness holidays, the exemption applied to "a gas or diesel fuel tank"¹⁹ and was administered to include "any gas or diesel fuel container, including LP gas and kerosene containers."²⁰ When the exemption was codified as permanent law, the terminology was revised to refer specifically to portable gas or diesel fuel cans, which does not include LP gas containers (propane tanks).

[Propane Tanks](#)

Propane tanks are containers used to store propane gas, which is used as fuel. They're commonly used for outdoor cooking, heating and energy generation.²¹ Portable propane cylinders range from small disposable containers to the standard 20-pound grill tank, which holds approximately 4.6 gallons of propane and is the most widely used portable size.²²

¹⁵ The Office of Economic and Demographic Research (EDR), [2025 Florida Tax Handbook](#), p. 16 (last visited February 23, 2026).

¹⁶ The local government distributions include the Local Government Half-Cent Sales Tax Clearing Trust Fund under [s. 218.61, F.S.](#), county and municipal revenue sharing trust funds under [s. 218.215, F.S.](#), emergency distributions under [s. 218.65, F.S.](#), and a shift of a specified amount to counties that used to be funded from pari-mutuel revenues pursuant to [s. 212.20\(6\)\(d\)6.a., F.S.](#)

¹⁷ Revenue Estimating Conference on [General Revenue](#), held January 23, 2026 (last visited February 23, 2026).

¹⁸ Ch. 2025-208 s.46, L.O.F., codified in [s. 212.08\(7\)\(bbbb\), F.S.](#)

¹⁹ See eg. Chapter 2024-158 s 57, L.O.F.

²⁰ Florida Department of Revenue. *Tax Information Publication (T.I.P.) No. 21A01-04; T.I.P. No. 22A01-03; T.I.P. No. 23A01-02; T.I.P. No. 24A01-04.* Florida Department of Revenue.

²¹ U.S. Department of Energy. *Propane Supply Chain Backgrounder.* https://www.energy.gov/sites/default/files/2023-08/Propane%20Supply%20Chain%20Backgrounder_v3-Formatted_041723_508.pdf (last visited February 21, 2026)

²² AmeriGas. *Propane Tank Sizes.* AmeriGas, <https://www.amerigas.com/about-propane/propane-tank-sizes>. A standard 20-lb propane tank holds about 4.6 gallons of propane and is commonly used for grills and portable outdoor equipment.

In Florida, propane tanks are recommended as part of household’s storm preparedness plan.²³ Portable propane tanks allow households to continue essential functions, such as cooking, when electric service is disrupted. Additionally, propane tanks can be used to operate portable generators, enabling residents to maintain critical needs such as refrigeration, lighting, and communication during and after severe weather events.²⁴

Sales Tax on Windows and Doors

Impact-resistant windows, doors, and garage doors are generally subject to Florida sales tax. However, the Legislature previously passed a similar temporary exemption for these type of items for a two-year period lasting from July 1, 2022, through June 30, 2024.²⁵

Homestead Property

Homestead property is real estate (real property) for which a person 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).²⁶ 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.²⁷ Only one homestead exemption is allowed to any one person or on any one dwelling house.²⁸ Individual condominium owners, however, can each qualify for a separate homestead designation.²⁹

Just Value

Just value serves as the basis for determining the assessed value of a homestead property, in accordance with Article VII, Section 4(d) of the Florida Constitution. It is defined as the price a willing buyer would pay a willing seller in an arm’s length transaction.³⁰ The assessed value of property is the annual determination of the value of a parcel of property for property tax purposes.³¹ In newly acquired property, the assessed value is generally equal to the just value of the property.³²

Site-Built Dwellings

Site-built dwelling means a residential structure that is constructed on its permanent location, in accordance with applicable state and local building codes. The term refers to a conventional, real-property improvement that is built in place from individual building materials and systems, rather than transported to the site as a completed or substantially completed unit.³³ The term does not include mobile homes, manufactured homes, modular homes constructed off-site and transported as units, recreational vehicles, trailers, park model homes, or any structure that is titled, registered, or otherwise regulated as a vehicle under chapter 319 or chapter 320, Florida Statutes.

²³ Florida Department of Agriculture and Consumer Services. *Storm Preparation*. <https://www.fdacs.gov/Consumer-Resources/Storm-Preparation> (last visited February 21, 2026).

²⁴ “Using Propane During Power Outages.” *LP Propane*, LP Propane Services, <https://liquidpropane.com/using-propane-during-power-outages/> (last visited February 21, 2026).

²⁵ Chapter 2022-97, Laws of Florida

²⁶ FLA. CONST. art. VII, s. 6(a) and [s. 196.031\(1\)\(a\), F.S.](#)

²⁷ [S. 196.031\(1\)\(a\), F.S.](#)

²⁸ *Id.*

²⁹ *Id.*

³⁰ [S. 193.011\(1\), F.S.](#)

³¹ [S. 192.001\(2\), F.S.](#)

³² [S. 192.001\(2\)\(a\), F.S.](#)

³³ See HUD, “Single-Family Site-Built, HUD Code Manufactured, and Factory-Built Homes,” <https://www.huduser.gov/portal/sites/default/files/pdf/Info-Brief-SingleFamilyHomeowners.pdf> (last visited February 21, 2026).

[Home Hardening Products](#)

Home hardening can reduce the likelihood of storm-related damage. Retrofitting a building with impact-resistant doors, garage doors, and windows is an effective way to protect against windborne debris and high wind pressures, as these products are designed to resist breaking, bending, or other types of failure.³⁴ Impact-resistant doors and windows undergo third-party testing and certification by recognized organizations such as ASTM International, ANSI, the American Architectural Manufacturers Association.³⁵

Florida Building Code establishes minimum design and performance requirements for wind resistance in residential structures.³⁶ Florida’s residential code directs that buildings must be constructed in accordance with wind provisions that use a basic wind speed based on location, height, and exposure.³⁷

[Firearm Accessories](#)

Firearm accessories include a wide range of parts and equipment designed to support the safe handling, operation, storage, transport and maintenance of firearms. Accessories are commonly sold separately to repair, maintain, or customize firearms owned for lawful purposes, including self-defense, hunting, and sport shooting. The use of appropriate accessories may help firearm owners safely transport, store, maintain, and operate firearms, and may assist in promoting responsible firearm ownership and reducing the risk of accidental injury or improper firearm function.³⁸

[Space Florida](#)

The Legislature passed the Space Florida Act in 2006,³⁹ which consolidated Florida’s three existing space entities – Florida Space Authority, Florida Space Research Institute, and Florida Aerospace Finance Corporation – into a single entity called Space Florida.⁴⁰ Space Florida is established as an independent special district, a body politic and corporate, and a subdivision of the state.⁴¹ Space Florida is subject to the provisions of the Uniform Special District Accountability Act, which governs issues like operations, financial reporting, taxation, assessments, elections, compliance with general law, and comprehensive planning.⁴²

Space Florida’s objectives include supporting the growth and development of a sustainable and world-leading aerospace industry in Florida.⁴³ Space Florida acts as Florida’s point of contact for state aerospace-related activities with federal agencies, the military, state agencies, businesses, and the private sector.⁴⁴ Space Florida is authorized to purchase or construct facilities, set rates, fees, and charges for the use of facilities, undertake joint financing with

³⁴ See NAT’L ASS’N OF HOME BUILDERS, *Retrofit Improvements-Impact Resistant Doors*, available at <https://www.nahb.org/-/media/NAHB/advocacy/docs/top-priorities/codes/retrofit-improvements/retrofit-improvements-impact-resistant-doors-2020.pdf> (last visited Feb 21, 2026).

³⁵ BUILDING A SAFER FLORIDA, INC., *Window Systems*, June 2020, available at <https://www.buildingasafeflorida.org/assets/WindowsUpdate062520.pdf> (last visited February 21, 2026).

³⁶ Section 1609, 2023 Florida Building Code (8th Edition) available at https://codes.iccsafe.org/content/FLBC2023P2/chapter-16-structural-design#FLBC2023P2_Ch16_Sec1609 (last visited February 21, 2026).

³⁷ Section R301.2.1, 2023 Florida Residential Building Code (8th Edition) available at https://codes.iccsafe.org/content/FLRC2023P1/chapter-3-building-planning#FLRC2023P1_Pt03_Ch03_SecR301.2.1 (last visited February 21, 2026).

³⁸ Gunline Shooting LLC. “A Beginner’s Guide to Gun Accessory Supply Shopping.” <https://gunlineshooting.com/announcements/a-beginners-guide-to-gun-accessory-supply-shopping/> (last visited February 21, 2026).

³⁹ [Ch. 2006-60, Laws of Fla.](#)

⁴⁰ See [ss. 331.301, F.S.](#), through [331.371, F.S.](#)

⁴¹ [S. 331.302\(1\), F.S.](#)

⁴² [S. 331.302\(5\), F.S.](#)

⁴³ [S. 331.302\(1\), F.S.](#)

⁴⁴ [S. 331.3011\(3\), F.S.](#)

municipalities or private sector entities, and execute contracts with persons or spaceport users to facilitate the financing, construction, leasing, or sale of any project.⁴⁵

Powers and Duties of Space Florida

Florida law provides certain powers to Space Florida, including, but not limited to:⁴⁶

- Using a corporate seal;
- Using patents, copyrights, and trademarks;
- Lending and investing money;
- Acquiring certain properties;
- Executing contracts;
- Issuing revenue bonds;
- Making expenditures for entertainment and travel expenses and business clients, guests, and other authorized persons; and
- Fixing and collecting fees, loan payments, rental payments, and other charges in connection with financing agreements.

Florida law also gives Space Florida certain duties, including, but not limited to, creating a business plan, entering into agreements and cooperating with other state agencies, and consulting with appropriate federal agencies.⁴⁷

Specifically, Space Florida is required to:

- Enter into agreements with the Department of Education, the Department of Transportation, the Department of Commerce, and CareerSource Florida.⁴⁸
- In cooperation with the Department of Commerce, collaborate to develop a plan to retain, expand, attract, and create aerospace industry entities, public or private, which results in the creation of high-value-added businesses and jobs in Florida.⁴⁹
- Develop, in cooperation with the Department of Commerce, a plan to provide financing assistance to aerospace businesses.⁵⁰
- Carry out its responsibilities for spaceport operations by:⁵¹
 - Seeking federal support and developing partnerships to renew and upgrade the infrastructure and technologies at the Cape Canaveral Air Force Station, the John F. Kennedy Space Center, and the Eastern Range.
 - Supporting federal efforts to clarify roles and responsibilities of federal agencies in an effort to streamline access for commercial launch users.
 - Pursuing the development of commercial spaceports in the state in partnership with counties or municipalities, the Federal Government, or private entities.
 - Promoting and facilitating launch activity within the state by supporting and assisting the efforts of commercial launch operators to obtain authorization from federal agencies for launching from Florida.
 - Consulting, as necessary, with the appropriate federal, state, and local authorities, including the National Aeronautics and Space Administration, Federal Aviation Administration, Department of Defense, DOT, Florida National Guard, and industry on establishing and operating spaceport infrastructure and facilities in the state.

⁴⁵ [S. 331.305, F.S.](#)

⁴⁶ *Id.*

⁴⁷ [S. 331.3051, F.S.](#)

⁴⁸ [S. 331.3051\(2\), F.S.](#)

⁴⁹ [S. 331.3051\(3\), F.S.](#)

⁵⁰ [S. 331.3051\(6\), F.S.](#)

⁵¹ [S. 331.3051\(7\), F.S.](#)

[Back-to-School Holiday](#)

Florida enacted a temporary “back-to-school” sales tax holiday twenty-three times between 1998 and 2024. The length of the exemption periods varied from three to twenty-eight days. The type and value of exempt items also varied.

In 2025, the Legislature passed a permanent back-to-school sales tax holiday that runs for the entire month of August for specified items. During this period, the following items are exempt from state and local sales taxes:⁵²

- Clothing items that cost \$100 or less:
 - Clothing (defined as an “article of wearing apparel intended to be worn on or about the human body,” but excluding watches, watchbands, jewelry, umbrellas, and handkerchiefs);
 - Footwear (excluding skis, swim fins, roller blades, and skates);
 - Wallets and Bags (including handbags, backpacks, fanny packs, and diaper bags, but excluding briefcases, suitcases, and other garment bags).
- School supplies that cost \$50 or less per item:
 - Pens, pencils, erasers, crayons, notebooks, notebook filler paper, legal pads, binders, lunch boxes, construction paper, markers, folders, poster board, composition books, poster paper, scissors, cellophane tape, glue or paste, rulers, computer disks, staplers and staples used to secure paper products, protractors, and compasses.
- Learning aids and jigsaw puzzles that cost \$30 or less per item:
 - Flashcards or other learning cards,
 - Matching or other memory games,
 - Puzzle books and search-and-find books,
 - Interactive or electronic books and toys intended to teach reading or math skills, and
 - Stacking or nesting blocks or sets.
- Personal computers and related accessories with a sales price of \$1,500 or less which are purchased for noncommercial home or personal use:
 - Tablets,
 - Laptops,
 - Monitors,
 - Calculators,
 - Input devices, and
 - Non-recreational software.

[Hunting, Fishing, and Camping](#)

Outdoor recreation in Florida, including fishing, hunting, and camping, generates billions of dollars in economic impact each year and supports tens of thousands of jobs across the state. Saltwater and freshwater fishing generates \$13.8 billion in annual economic impact for Florida and supports 120,000 jobs.⁵³ Hunting provides another \$1.6 billion annual economic impact and supports 14,673 jobs.⁵⁴ Florida leads all states in economic impacts for its marine recreational fisheries,⁵⁵ and there are over 2.3 million Florida residents who are angler fishermen.⁵⁶

⁵² Ch. 2025-208, s. 45, L.O.F., codified in [s. 212.08\(7\)\(20\), F.S.](#)

⁵³ Florida Fish and Wildlife Conservation Commission (FWC), "[Economic Value of Saltwater Fishing in Florida](#)" (last visited February 21, 2026).

⁵⁴ FWC, "[Economics](#)" (last visited February 21, 2026).

⁵⁵ FWC, "[Economic Impact of Outdoor Recreation](#)" (last visited February 21, 2026).

⁵⁶ FWC, "[Overview – Fast Facts](#)" (last visited February 21, 2026).

Vacation Rental

A vacation rental is a public lodging establishment that is any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project.⁵⁷

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.⁵⁸ 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.⁵⁹

The Florida Constitution requires all property be assessed at just value for ad valorem tax purposes,⁶⁰ and provides for specified assessment limitations, property classifications, and exemptions.⁶¹ 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.⁶²

Unless expressly exempted from taxation, all real and personal property and leasehold interests in the state are subject to taxation.⁶³ The Florida Constitution limits the Legislature’s authority to grant an exemption or assessment limitation from taxes,⁶⁴ and any modifications to existing ad valorem tax exemptions or limitations must be consistent with the constitutional provision authorizing the exemption or limitation.⁶⁵

Limitation on Annual Increases in Assessments for Real Property

The Florida Constitution⁶⁶ provides that, for those entitled to a homestead exemption, the assessed value of the homestead for all levies must be changed annually on January 1 of each year.⁶⁷ 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 Index⁶⁸ for the preceding calendar year.⁶⁹

⁵⁷ [S. 509.242\(1\)\(c\), F.S.](#)

⁵⁸ FLA. CONST. art. VII, ss. 1(a), 9(a).

⁵⁹ 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.

⁶⁰ FLA. CONST. art. VII, s. 4.

⁶¹ FLA. CONST. art. VII, ss. 3, 4, and 6.

⁶² [S. 196.031, F.S.](#)

⁶³ [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.

⁶⁴ *Archer v. Marshall*, 355 So. 2d 781, 784 (Fla. 1978).

⁶⁵ *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).

⁶⁶ As amended by Constitutional Amendment 10 (1992), commonly referred to as the “Save Our Homes” initiative.

⁶⁷ FLA. CONST. art. VII, s. 4(d)(1).

⁶⁸ Specifically, the Consumer Price Index for All Urban Consumers, U.S. City Average, all items 1967=100, or successor reports.

⁶⁹ FLA. CONST. art. VII, s. 4(d)(1), implemented by [s. 193.155, F.S.](#)

For non-homestead property, for purposes of all levies other than school district levies, the property is reassessed each January 1, but cannot increase by more than 10 percent over the prior year's assessed value.⁷⁰ Property is generally reassessed at just value on January 1 following a change of ownership,⁷¹ and changes, additions, or improvements are also generally assessed at just value on January 1 following the change.⁷² The assessed value of non-homestead property is not limited by the 10 percent cap for purposes of school levies.

Mobile Home Park Ad Valorem Taxes

Mobile home park owners may pass on, at any time during the term of the lot rental agreement, ad valorem property taxes, non-ad valorem assessments, and utility charges to mobile home lot tenants, provided that this was

- Disclosed prior to tenancy;
- Being passed on as a matter of custom between the mobile home park owner and the mobile home owner; or
- Authorized by law.⁷³

A park owner is deemed to have disclosed the passing on of ad valorem property taxes and non-ad valorem assessments if ad valorem property taxes or non-ad valorem assessments were disclosed as a separate charge or a factor for increasing the lot rental amount in the prospectus or rental agreement.⁷⁴

Assessed Value

The assessed value of property is the annual determination of the value of a parcel of property for property tax purposes.⁷⁵ If it is newly acquired property, the assessed value is generally the just or fair market value of the property.⁷⁶ 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).⁷⁷ The Florida Constitution authorizes the Legislature to provide for assessment of certain property based on its particular use.⁷⁸ For example, property classified as agricultural is assessed based upon specific factors related to its agricultural use.⁷⁹

Non-homestead Property

Property that is residential real property but does not qualify as homestead property, or which is not residential property and is not subject to special classification (e.g., agricultural property), is colloquially referred to as "non-homestead property." This type of real property is assessed at just value on January 1 of the year the property is purchased or the year it becomes non-homestead property (in the case of a homestead property that is shifted to another use, like a vacation home or rental property).⁸⁰

⁷⁰ FLA. CONST. art. VII, s. 4(g)(1) and 4(h)(1), implemented by [s. 193.1554\(3\), F.S.](#), and [s. 193.1555\(3\), F.S.](#)

⁷¹ FLA. CONST. art. VII, s. 4(g)(3 and 4(h)(4), implemented by [s. 193.1554\(5\), F.S.](#), and [s. 193.1555\(5\), F.S.](#)

⁷² FLA. CONST. art. VII, s. 4(g)(4) and 4(h)(5), implemented by [s. 193.1554\(6\), F.S.](#), and [s. 193.1555\(6\), F.S.](#)

⁷³ [S. 723.031\(5\)\(c\), F.S.](#)

⁷⁴ Id.

⁷⁵ [S. 192.001\(2\), F.S.](#)

⁷⁶ [S. 192.001\(2\)\(a\), F.S.](#)

⁷⁷ [S. 192.001\(2\)\(b\), F.S.](#)

⁷⁸ FLA. CONST. art. VII, s. 4(a), (b) and (c).

⁷⁹ [S. 193.461, F.S.](#)

⁸⁰ [S. 193.1554\(2\), F.S.](#), and [s. 193.1555\(2\), F.S.](#)

[Space Florida](#)

The Legislature passed the Space Florida Act in 2006,⁸¹ which consolidated Florida’s three existing space entities – Florida Space Authority, Florida Space Research Institute, and Florida Aerospace Finance Corporation – into a single entity called Space Florida.⁸² Space Florida is established as an independent special district, a body politic and corporate, and a subdivision of the state.⁸³ Space Florida is subject to the provisions of the Uniform Special District Accountability Act, which governs issues like operations, financial reporting, taxation, assessments, elections, compliance with general law, and comprehensive planning.⁸⁴

Space Florida’s objectives include supporting the growth and development of a sustainable and world-leading aerospace industry in Florida.⁸⁵ Space Florida acts as Florida’s point of contact for state aerospace-related activities with federal agencies, the military, state agencies, businesses, and the private sector.⁸⁶ Space Florida is authorized to purchase or construct facilities, set rates, fees, and charges for the use of facilities, undertake joint financing with municipalities or private sector entities, and execute contracts with persons or spaceport users to facilitate the financing, construction, leasing, or sale of any project.⁸⁷

[Ad Valorem Exemption for Governmental Entities](#)

Property that is government-owned and serves a governmental, municipal, or public purpose is exempt from ad valorem taxation, with certain exceptions.⁸⁸ Leasehold interests in property of the United States, of the state or any of its political subdivisions, or of municipalities, agencies, authorities, and other public bodies corporate of the state, are exempt from ad valorem taxation only when the lessee serves or performs a governmental, municipal, or public purpose or function, or if the lessee is an organization using the property exclusively for literary, scientific, religious, or charitable purposes.⁸⁹ This exemption is deemed to be met if the lessee performs a function or serves a purpose which could properly be performed or served by an appropriate governmental unit or which would be a valid subject for the allocation of public funds.⁹⁰

The term “governmental purpose” includes a direct use of property on federal lands in connection with the Federal Government’s Space Exploration Program or spaceport activities.⁹¹ Real property and tangible personal property owned by the Federal Government or Space Florida and used for defense and space exploration purposes or in support of such purposes is also considered an essential national governmental purpose and is exempt.⁹²

⁸¹ [Ch. 2006-60, Laws of Fla.](#)

⁸² [See ss. 331.301, F.S., through 331.371, F.S.](#)

⁸³ [S. 331.302\(1\), F.S.](#)

⁸⁴ [S. 331.302\(5\), F.S.](#)

⁸⁵ [S. 331.302\(1\), F.S.](#)

⁸⁶ [S. 331.3011\(3\), F.S.](#)

⁸⁷ [S. 331.305, F.S.](#)

⁸⁸ [S. 196.199\(1\)\(a\)-\(d\), F.S.](#)

⁸⁹ [S. 196.199\(2\)\(a\) and \(c\) and \(4\), F.S.](#)

⁹⁰ [S. 196.012\(6\), F.S.](#)

⁹¹ “Spaceport activities” means activities directed or sponsored by Space Florida on spaceport territory pursuant to its powers and responsibilities under the Space Florida Act. [See s. 212.02\(22\), F.S.](#)

⁹² [S. 196.012\(6\), F.S.](#)

Additionally, any activity undertaken by a lessee which is permitted under the terms of its lease of real property designated as a public airport⁹³ by municipalities, agencies, special districts, authorities, or other public bodies corporate and public bodies politic of the state, a spaceport,⁹⁴ or which is located in a deepwater port identified in [s. 403.021\(9\)\(b\), F.S.](#), and owned by one of the foregoing governmental units, subject to a leasehold or other possessory interest of a nongovernmental lessee that is deemed to perform an aviation, airport, aerospace, maritime, or port purpose or operation is deemed an activity that serves a governmental, municipal, or public purpose.⁹⁵

[Exemption for Multifamily Projects on State -Owned Lands](#)

In 2025, the Legislature created⁹⁶ [s. 196.19781, F.S.](#), which provides a property tax exemption for affordable housing projects located on land owned by the state of Florida where the improvements are owned and operated by private parties, regardless of whether such private parties are non-profit or for-profit. The project must provide at least 70 units of affordable housing for persons or families that meet the affordable housing income limitations in [s. 420.004, F.S.](#), and the property must be subject to a lease or restrictive use agreement recorded in the official records of the county requiring the property to be used for affordable housing for at least 60 years. The exemption requires an annual application and does not apply to any project receiving an existing affordable housing exemption under [s. 196.1978, F.S.](#)

[State-Owned Land](#)

The State of Florida owns more than 3.8 million acres of land in Florida, including 500,000 acres of conservation easements.⁹⁷ The property is held in trust for the people of Florida by the Board of Trustees of the Internal Improvement Trust Fund and the Land Acquisition Trust Fund, which is comprised of the Governor, the Attorney General, the Chief Financial Officer, and the Commissioner of Agriculture.⁹⁸

Land owned by the state can be used for specified long-term and short-term uses, including habitat restoration, public access and recreation, water preservation and restoration, sustainable forest management, exotic and invasive species control, capital facilities and infrastructure, cultural and historical resources, and imperiled species habitat management.⁹⁹

The Bureau of Public Land Administration is the program used by the Board of Trustees to administer necessary agreements, easements, leases, and similar documents related to the use of state-owned lands.¹⁰⁰

⁹³ “Public-use airport” means any publicly owned airport which is used or to be used for public purposes. *See* [s. 332.004\(14\), F.S.](#)

⁹⁴ “Spaceport” means any area of land or water, or any manmade object or facility located therein, developed by Space Florida under this act, which area is intended for public use or for the launching, takeoff, and landing of spacecraft and aircraft, and includes any appurtenant areas which are used or intended for public use, for spaceport buildings, or for other spaceport facilities, spaceport projects, or rights-of-way. *See* [s. 331.303, F.S.](#)

⁹⁵ [S. 196.012\(6\), F.S.](#)

⁹⁶ Section 20, Chapter 2025-208, L.O.F.

⁹⁷ Florida Department of Environmental Protection, [Buy Land From The State](#), (last visited February 23, 2026).

⁹⁸ [S. 253.02\(1\), F.S.](#)

⁹⁹ [S. 253.034\(5\)\(b\), F.S.](#)

¹⁰⁰ *See* “[Bureau of Public Land Administration](#)” (last visited February 23, 2026).

Voting Thresholds for Millage Rates

In 2007, the Legislature created a formula for determining the maximum millage rate (and implicitly a maximum revenue) that can be levied by a non-school taxing authority governing board by a simple majority vote.¹⁰¹

The maximum millage rate that most non-school taxing authorities can levy by a simple majority vote is the rolled-back rate, assuming the previous year's maximum millage rate was actually levied, as adjusted by the change in Florida per capita personal income.¹⁰²

The "rolled-back rate," is defined in [s. 200.065\(1\), F.S.](#), as:

[A] millage rate which, exclusive of new construction, additions to structures, deletions, increases in the value of improvements that have undergone a substantial rehabilitation which increased the assessed value of such improvements by at least 100 percent, property added due to geographic boundary changes, total taxable value of tangible personal property within the jurisdiction in excess of 115 percent of the previous year's total taxable value, and any dedicated increment value, will provide the same ad valorem tax revenue for each taxing authority as was levied during the prior year less the amount, if any, paid or applied as a consequence of an obligation measured by the dedicated increment value.

Local governments are allowed to override this maximum rate by extraordinary votes of their governing boards or by referendum.

In practice, a local government has four options when adopting a millage rate, with the following voting thresholds for each option:

- It can decrease the rate by a simple majority;¹⁰³
- It can adopt any rate lower than or equal to the rolled-back rate based on the previous year's maximum millage rate, adjusted for change in per capita Florida personal income, by a simple majority,¹⁰⁴ which may result in a higher millage rate than the previous year based on those allowable adjustments;
- It can increase a rate to not more than 110 percent of the rolled-back rate based on the previous year's maximum millage rate, adjusted for change in per capita Florida personal income, if approved by a *two-thirds* vote of the membership of the governing body of the taxing authority;¹⁰⁵ or
- It can increase the rate in excess of 110 percent of the adjusted rolled-back rate, up to the constitutional limit, if approved by a *unanimous* vote of the membership of the governing body of the taxing authority or by a *three-fourths* vote of the membership of the governing body if the governing body has nine or more members, or if the rate is approved by a referendum.¹⁰⁶

¹⁰¹ Ch. 2007-321, Laws of Fla.

¹⁰² [S. 200.065\(5\), F.S.](#) The calculation of Florida per capita personal income is to be provided by the Office of Economic and Demographic Research, per [s. 200.001\(8\)\(i\), F.S.](#)

¹⁰³ [S. 200.065\(5\)\(a\), F.S.](#)

¹⁰⁴ *Id.*

¹⁰⁵ [S. 200.065\(5\)\(a\)1., F.S.](#)

¹⁰⁶ [S. 200.065\(5\)\(a\)2., F.S.](#)

Millage Rate

The “millage rate” is the rate set by local governments each year that is applied to the taxable value of property in order to calculate ad valorem taxes. A “mill” is one-thousandth of a United States dollar.¹⁰⁷ Millage can refer to a single rate levied by one local government, or to the collective levy of all local governments that may levy on a single property (e.g., a county, city, school board, and/or special districts).¹⁰⁸ Chapter 200, F.S., “Determination of Millage,” generally governs the process, procedures, and limitations on the establishment of millage rates by units of local government with ad valorem taxing authority.

Municipal Service Taxing Units

General law implements the constitutional provision authorizing a county furnishing municipal services to levy additional taxes within the limits fixed for municipal purposes via the establishment of municipal service taxing or benefit units.¹⁰⁹ The distinction between a municipal service taxing unit (MSTU) and a municipal service benefit unit (MSBU) is that a MSTU is the correct terminology when the mechanism used to fund the county services is derived through taxes rather than service charges or special assessments (as are used to fund MSBUs).

The MSTU may encompass the entire unincorporated area, a portion of the unincorporated area, or all or part of the boundaries of a municipality. However, the inclusion of municipal boundaries within the MSTU is subject to the consent by ordinance of the governing body of the affected municipality given either annually or for a term of years.

The creation of a MSTU allows the county’s governing body to place the burden of ad valorem taxes upon property in a geographic area that is less than countywide in order to fund municipal-type services. The MSTU is used in a county budget to separate those ad valorem taxes levied within the taxing unit itself to ensure that the funds derived from the tax levy are used within the boundaries of the taxing unit for the contemplated services. If ad valorem taxes are levied to provide these municipal services, counties may levy up to ten mills.¹¹⁰

A municipal service taxing unit is neither constitutionally nor functionally a special district. It is purely a mechanism by which a county can fund a particular service from the levy of ad valorem taxes, not countywide, but within all or a portion of the county. Thus, a municipal service taxing unit is a tax equity tool available to a board of county commissioners to place the burden of ad valorem taxes upon a geographic area less than countywide to fund a particular service. In terms of function and accountability, it is no different than any other revenue source appropriated and budgeted by a county. In the county budget, the municipal service taxing unit is used to segregate the ad valorem taxes levied with the taxing unit to ensure that funds derived from such levy are used to provide the contemplated services within the boundaries of the taxing unit as required by [s. 125.01\(1\)\(q\), F.S.](#)

Dependent Special Districts

Special districts are units of local government created for a special purpose, as opposed to a general purpose, which have jurisdiction to operate within a limited geographic boundary and are created by general law, special act, local ordinance, or by rule of the Governor and Cabinet.¹¹¹ The term does not include a school district, a community college district, a special improvement district created pursuant to [s. 285.17, F.S.](#), a municipal service taxing or benefit unit as specified in [s. 125.01, F.S.](#), or a board which provides electrical service and which is a political subdivision of a municipality or is part of a municipality.

¹⁰⁷ [S. 192.001\(10\), F.S.](#)

¹⁰⁸ *Id.*

¹⁰⁹ [S. 125.01\(1\)\(q\), F.S.](#)

¹¹⁰ [S. 200.071\(3\), F.S.](#)

¹¹¹ [S. 189.012\(6\), F.S.](#)

Dependent special districts are special districts that meets at least one of the following criteria¹¹²:

- The membership of its governing body is identical to that of the governing body of a single county or a single municipality.
- All members of its governing body are appointed by the governing body of a single county or a single municipality.
- During their unexpired terms, members of the special district’s governing body are subject to removal at will by the governing body of a single county or a single municipality.
- The district has a budget that requires approval through an affirmative vote or can be vetoed by the governing body of a single county or a single municipality.

Dependent special district millages are set by the governing body of the county or municipality to which the special district is dependent.

[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).¹¹³ 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.¹¹⁴ Only one homestead exemption is allowed to any one person or on any one dwelling house.¹¹⁵ Individual condominium owners, however, can each qualify for a separate homestead designation.¹¹⁶ Homestead property is assessed at just value on January 1 of the first year after the property becomes a homestead,¹¹⁷ and is re-assessed at just value if there is a sale or other change of ownership.¹¹⁸

[Rental of Homestead Properties](#)

The rental of all or substantially all of a homestead property is generally considered abandonment of the homestead.¹¹⁹ The property is considered abandoned for homestead purposes until it is physically occupied by the owner. The rental of the homestead is not considered abandonment for the present tax year unless the property has been rented for more than 30 days per calendar year for two consecutive years. This provision does not apply to homestead property owned by a member of the armed forces.¹²⁰

[Online Real Property Listing Platforms](#)

In 2025, approximately 255,000 homes were sold in the State of Florida¹²¹. Many of these homes were offered for sale on online real property listing platforms. Roughly 51% of the homebuyers in the United States found the home they purchased on the internet.¹²² Currently, there are many online platforms which list real estate for sale on their

¹¹² [S. 189.012\(2\), F.S.](#)

¹¹³ FLA. CONST. art. VII, s. 6(a) and [s. 196.031\(1\)\(a\), F.S.](#)

¹¹⁴ [S. 196.031\(1\)\(a\), F.S.](#)

¹¹⁵ *Id.*

¹¹⁶ *Id.*

¹¹⁷ [S. 193.155\(1\), F.S.](#)

¹¹⁸ [S. 193.155\(3\), F.S.](#)

¹¹⁹ [S. 196.061\(1\), F.S.](#)

¹²⁰ [S. 196.061\(2\), F.S.](#)

¹²¹ Florida Realtors, *Florida Residential Market Sales Activity-2025*, Jan. 16, 2026, available at <https://www.floridarealtors.org/sites/default/files/2026-01/Year-End-2025-Fla-MSA-summary.pdf> (last visited January 21, 2026).

¹²² National Ass’n of Realtors, *Quick Real Estate Statistics*, Jul. 7, 2024, available at <https://www.nar.realtor/research-and-statistics/quick-real-estate-statistics> (last visited January 21, 2026).

website. A number of these websites provide property tax calculators to estimate property taxes.¹²³ Some, but not all, include a parcel's property tax history and an estimate of property taxes.¹²⁴

Property Tax Estimates

Estimating an individual's tax estimate requires several pieces of information, including the parcel's millage rate, applicable exemptions, the property's value, applicable classified property uses, and other assessments on the property.¹²⁵ Some property appraisers include on their website a tool or worksheet to assist homeowners in estimating property taxes, although there is no statutory requirement that they do so.¹²⁶

Ad Valorem Tax Exemption Application

Generally, Florida law requires that every person entitled to any ad valorem exemption must annually apply with the property appraiser before March 1 for that exemption. The application must list and describe the property for which the exemption is claimed, and certify its ownership and use;¹²⁷ however, there are exceptions. For instance, certain types of properties are exempt from the annual application,¹²⁸ a property appraiser may modify the annual application requirement in some situations,¹²⁹ and a county may waive the annual application requirement for most exemptions.¹³⁰ Applications filed after the first year the exemption is granted are referred to as "renewal applications."¹³¹ Failure to timely file a required application constitutes a waiver of the exemption for that year.¹³²

Exemption Denial

If a property appraiser denies an exemption request, he or she must serve the applicant by first-class mail, on or before July 1 of each year for which an exemption is requested, a notice providing the reason(s) for denial.¹³³ The applicant is then able to object to the denial by petitioning the value adjustment board for relief.¹³⁴ If a property appraiser determines the property did not qualify for the exemption after July 1, then the property appraiser is required to wait until the following year and issue a lien for the prior tax year.¹³⁵ The issuance of the lien may include significant penalties and interest,¹³⁶ and the taxpayer would not be able to contest the lien at the Value Adjustment Board.¹³⁷ Instead, taxpayers would be required to contest the denial in a circuit court proceeding.¹³⁸

¹²³ See e.g., Zillow Property Tax Calculator, <https://www.zillow.com/mortgage-calculator/property-tax-calculator/>

¹²⁴ For example, Realtor.com's listings include the listed information, and its mortgage calculator includes estimated property taxes based on the home's value. <https://www.zillowhomeloans.com/calculators/mortgage-calculator/> (last visited January 22, 2026).

¹²⁵ DOR, *Property Tax Information for First-Time Florida Homebuyers*, <https://floridarevenue.com/property/Documents/pt107.pdf> (last visited January 26, 2026).

¹²⁶ See, e.g., Miami-Dade County, *Tax Estimator*, <https://www.miamidade.gov/Apps/PA/PAOnlineTools/Taxes/TaxEstimator.aspx> (last visited January 26, 2026).

¹²⁷ [S. 196.011\(1\), F.S.](#)

¹²⁸ [S. 196.011\(3\), F.S.](#)

¹²⁹ [S. 196.011\(4\), F.S.](#)

¹³⁰ [S. 196.011\(9\)\(a\), F.S.](#)

¹³¹ See [s. 196.011\(6\), F.S.](#)

¹³² [S. 196.011\(1\), F.S.](#)

¹³³ [S. 196.011\(7\)\(a\), F.S.](#)

¹³⁴ [S. 194.011\(3\), F.S.](#)

¹³⁵ See, e.g., [s. 196.011\(5\), F.S.](#), [s. 196.011\(10\)\(a\), F.S.](#); [s. 196.075\(9\)\(a\), F.S.](#), [s. 196.161, F.S.](#)

¹³⁶ Statutory penalties and interest can be as high as 50% of the taxes owed and 15% interest; see, e.g., [s. 196.011\(5\), F.S.](#), or a penalty of 100% of the taxes owed and 18% interest, see, e.g., [s. 196.011\(10\)\(c\), F.S.](#)

¹³⁷ Value Adjustment Board proceedings are generally limited to assessment issues for the current taxable year. See [s. 194.011\(3\)\(d\), F.S.](#)

¹³⁸ [S. 194.171, F.S.](#)

[The Truth in Millage \(TRIM\) Notice](#)

Every year, a notice of proposed property taxes and non-ad valorem assessments is sent out by the property appraiser to all taxpayers, providing specific information about their parcel.¹³⁹ This notice is commonly referred to as a Truth in Millage (TRIM) notice.¹⁴⁰ TRIM notices are typically mailed to property owners in mid-August, but generally must be mailed no later than August 25.¹⁴¹

The TRIM notice lists each taxing authority that levies taxes on the property, how much they collected from that parcel in the previous year, how much they propose to collect this year, and how much would be levied on the property if the taxing authority levied the rolled-back rate.¹⁴² It also lists the day and time the taxing authority will hold its preliminary budget hearing so that the taxpayer can participate in the process and provide input to the taxing authority if they disagree with the proposed taxes.¹⁴³

The TRIM notice also provides key information about the valuation of the property. It lists the value the property appraiser has placed on the property, shows any reductions that have been made to that value due to a classification or assessment limitation, and shows what exemptions have been granted on that property and the value of those exemptions.¹⁴⁴ This gives taxpayers notice of the assessment of their property, lets them review any assessment limitations or classifications applied, allows them to check to make sure they are getting all of the exemptions they are entitled to receive, and allows them to dispute any of these matters before the tax bills are sent out.

[Value Adjustment Board](#)

Each county has a Value Adjustment Board (VAB), comprised of two members of the governing body of the county, one member of the school board, and two citizen members appointed by the governing body of the county.¹⁴⁵ The county clerk acts as the clerk of the VAB.¹⁴⁶ The VAB may meet for the following enumerated reasons:¹⁴⁷

- Hearing petitions relating to assessments filed pursuant to [s. 194.011\(3\), F.S.](#);
- Hearing complaints relating to homestead exemptions;
- Hearing appeals from exemptions denied, or disputes arising from exemptions granted, upon the filing of exemption applications;
- Hearing appeals concerning ad valorem tax deferrals and classifications; and
- Hearing appeals from determinations that a change of ownership or control, or a qualifying improvement has occurred.

[Save Our Homes Benefit](#)

The Florida Constitution¹⁴⁸ 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 index¹⁴⁹

¹³⁹ [S. 200.069, F.S.](#)

¹⁴⁰ See Florida Department of Revenue, *Florida's Property Tax System*, <https://floridarevenue.com/property/Documents/PTSDetail.pdf> (last visited February 21, 2026).

¹⁴¹ Pursuant to [s. 200.065\(2\)\(b\), F.S.](#), property appraisers have 55 days from the time in which they certify the taxable value of properties in the jurisdiction to the taxing authorities, which, under [s. 193.023, F.S.](#), must be done no later than July 1.

¹⁴² [S. 200.069\(2\)\(a\), F.S.](#)

¹⁴³ [S. 200.069\(4\)\(g\), F.S.](#)

¹⁴⁴ [S. 200.069\(6\), F.S.](#)

¹⁴⁵ [S. 194.015, F.S.](#)

¹⁴⁶ [S. 194.015, F.S.](#)

¹⁴⁷ [S. 194.032, F.S.](#)

¹⁴⁸ As amended by Constitutional Amendment 10 (1992), commonly referred to as the "Save Our Homes" initiative.

¹⁴⁹ Specifically, the Consumer Price Index for All Urban Consumers, U.S. City Average, all items 1967=100, or successor reports.

for the preceding calendar year.¹⁵⁰ 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.¹⁵¹

Portability

If there is a change in ownership¹⁵² 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.¹⁵³ 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 homestead exemption as of January 1 in any of the immediately preceding three years.¹⁵⁴ 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.¹⁵⁵

Special Taxing Districts for Children’s Services

In 1986, the Legislature authorized Florida counties to create children’s services councils as countywide special districts to fund children’s services. Counties may create independent special districts, for which the county governing body must seek voter approval to levy annual ad valorem property taxes, or dependent special districts, which are supported by appropriations and are authorized to accept grants and donations from public and private sources.¹⁵⁶

Children’s services councils may exercise the following powers and functions:

- Provide preventive, developmental, treatment, rehabilitative, and other services for children;
- Provide funds to other agencies that operate for the benefit of children, with the exception of the public school system;
- Collect data and conduct research to determine the needs of the children in the county;
- Coordinate with providers of children’s services to prevent duplication of services; and
- Lease or buy necessary real estate, equipment and personal property.¹⁵⁷

Ten counties currently have children’s services councils organized as special districts: Alachua, Broward, Escambia, Hillsborough, Leon, Martin, Miami-Dade, Okeechobee, Palm Beach, and St. Lucie.¹⁵⁸

Community Redevelopment Agencies

The Community Redevelopment Act of 1969 authorizes a county or municipality to create a community redevelopment agency (CRA) as a means of redeveloping slums and blighted areas.¹⁵⁹ An area is “blighted” if there

¹⁵⁰ [Art. VII, s. 4\(d\)\(1\), Fla. Const.](#), implemented by [s. 193.155, F.S.](#)

¹⁵¹ See Fla. Dept. of Revenue, Save Our Homes Assessment Limitation and Portability Transfer Brochure, <http://floridarevenue.com/property/Documents/pt112.pdf> (last visited February 5, 2026).

¹⁵² 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.](#)

¹⁵³ [Art. VII, s. 4\(d\)\(3\), Fla. Const.](#)

¹⁵⁴ [Art. VII, s. 4\(d\)\(8\)a, Fla. Const.](#); [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.

¹⁵⁵ [S. 193.155\(8\)\(b\), F.S.](#)

¹⁵⁶ Chapter 86-197, L.O.F.; [s. 125.901\(1\) and \(7\), F.S.](#)

¹⁵⁷ [S. 125.901\(2\), F.S.](#)

¹⁵⁸ Florida Department of Commerce, Division of Community Development, *Official List of Special Districts Online*, available at: <https://specialdistrictreports.floridajobs.org/OfficialList/CustomList> (last accessed February 18, 2026). (In option 7, select “Children’s Services” and then click “Download Report”).

¹⁵⁹ Ch. 163, part III, F.S.

is a substantial number of deteriorated structures causing economic distress or endangerment to life or property and two or more of statutorily specified factors are present.¹⁶⁰

An area also may be classified as blighted if one of the statutory factors is present and all taxing authorities with jurisdiction over the area have agreed that the area is blighted by either interlocal agreement or by passage of a resolution by the governing bodies of such taxing authorities.¹⁶¹

An area is considered a slum if it has physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements that are impaired by reason of dilapidation, deterioration, age, or obsolescence, with one of the following factors present:

- Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- High density of population, compared to the population density of adjacent areas within the county or municipality, and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
- The existence of conditions that endanger life or property by fire or other causes.¹⁶²

[Tax Increment Financing by CRAs](#)

CRAs may not levy or collect taxes; however, the county or municipality that created the CRA may establish a community redevelopment trust fund that is funded through tax increment financing (TIF). The amount of TIF available to the agency in a given year is equal to an amount — set by the county or municipality that created the CRA — between 50 and 95 percent of the difference between:

- The amount of ad valorem taxes levied in the current year by each taxing authority, excluding any debt service millage, on taxable real property within the boundaries of the community redevelopment area; and
- The amount of ad valorem taxes that would have been produced by levying the current year’s millage rate for each taxing authority, excluding any debt service millage, on taxable real property within the boundaries of the community redevelopment area at the total assessed value of the taxable real property prior to the effective date of the ordinance providing for the redevelopment trust fund.¹⁶³

Certain public bodies and taxing authorities are generally exempt from participating in the TIF process. These include:¹⁶⁴

- Special districts that levy ad valorem taxes in more than one county.
- Special districts for which the sole available source of revenue is ad valorem taxes.
- Library districts.
- Neighborhood improvement district created under the Safe Neighborhoods Act.
- Metropolitan transportation authorities.
- Water management districts.
- Certain hospital districts.

¹⁶⁰ [S. 163.340\(8\), F.S.](#)

¹⁶¹ *Id.*

¹⁶² [S. 163.340\(7\), F.S.](#)

¹⁶³ [S. 163.387\(1\)\(a\), F.S.](#)

¹⁶⁴ [S. 163.387\(2\)\(c\), F.S.](#)

Corporate Income Tax

Florida levies a 5.5 percent tax on the taxable income of corporations and financial institutions doing business in Florida.¹⁶⁵ Florida utilizes the taxable income determined for federal income tax purposes as a starting point to determine the total amount of Florida corporate income tax due.¹⁶⁶ This means that a corporation paying taxes in Florida generally receives the same benefits from deductions allowed when determining taxable income for federal tax purposes as it does when determining taxable income for state taxation purposes, unless the state chooses not to adopt specific federal provisions.

Adoption of the Internal Revenue Code

Florida maintains its relationship with the federal Internal Revenue Code (IRC) by annually adopting the IRC as it exists on January 1.¹⁶⁷ By doing this, Florida adopts any changes related to determining federal taxable income that were made during the previous year. However, the Legislature may choose to not adopt, or to “decouple,” from particular changes made to the IRC in the prior year, and instead specify its own treatment of the issue, or allow the previous IRC treatment to continue for Florida tax purposes.

Public Law 119-21

The United States Congress adopted H.R. 1 on July 3, 2025, and it was signed into law on July 4, 2025.¹⁶⁸ The bill reinstated or modified a number of provisions from the Tax Cuts and Jobs Act of 2017 (TCJA),¹⁶⁹ as well as making new changes to federal corporate income tax provisions. According to the Joint Committee on Taxation, these changes were estimated to reduce federal corporate income tax collections by nearly \$140 Billion for the federal tax year ending September 30, 2026.¹⁷⁰

Bonus Depreciation

Federal Law

For most large assets, rather than deducting or expensing their value in the year purchased, a business was historically required to “capitalize” the asset by adding the value of the asset to their capital account and then depreciating that value over the useful life of the asset, either evenly (“straight line”)¹⁷¹ or on an accelerated method that allows larger depreciation in early years.¹⁷²

Before 2018, businesses were allowed to claim “bonus” depreciation of 50 percent of an asset’s basis in the year the asset was placed in service. This bonus depreciation provision was scheduled to phase out by the end of 2019. The remaining 50 percent of the asset’s basis was depreciated under standard straight line or accelerated depreciation methods.

¹⁶⁵ [S. 220.11\(2\), F.S.](#)

¹⁶⁶ [S. 220.12, F.S.](#)

¹⁶⁷ [Ss. 220.03\(1\)\(n\) and \(2\)\(c\), F.S.](#)

¹⁶⁸ Public Law No. 119-21, H.R. 1 (July 4, 2025). The act was originally introduced as the One Big Beautiful Bill Act.

¹⁶⁹ Public Law No. 115-97, H.R. 1 (December 22, 2017). The act was originally introduced as the Tax Cuts and Jobs Act.

¹⁷⁰ Congress of the United States, The Joint Committee on Taxation, *Estimated Revenue Effects Relative To The Present Law Baseline Of The Tax Provisions In “Title VII – Finance” Of The Substitute Legislation As Passed By The Senate To Provide For Reconciliation Of The Fiscal Year 2025 Budget*, available at <https://www.jct.gov/publications/2025/jcx-35-25/> (last visited February 21, 2026).

¹⁷¹ IRC s. 167

¹⁷² IRC s. 168

The TCJA increased and extended bonus depreciation provisions. Under the TCJA, assets could be fully (100%) depreciated in the first year they were placed in service, from September 27, 2017, through December 31, 2022.¹⁷³ Beginning in 2023, the 100 percent deduction has been phased out as follows:

Assets Placed in Service:	Bonus Depreciation Amount
2023	80%
2024	60%
2025	40%
2026	20%
2027	0% (return to full standard depreciation)

Beginning with assets placed in service after January 19, 2025, H.R. 1 made 100 percent bonus depreciation **permanent** for assets placed in service on or after President Trump’s second Inauguration Day (January 20, 2025).¹⁷⁴ There is no phaseout or expiration.

Florida Law

Historically (both before and after the TCJA), Florida has required businesses to add back whatever bonus depreciation they took at the federal level, and to spread that deduction out over seven years (that year and the six following years).¹⁷⁵ Florida specifically decoupled from the federal bonus depreciation provision in 2018 legislation and required the seven-year treatment.¹⁷⁶

Amortization of Research and Experimental Expenditures

Federal Law

Before January 1, 2022, certain research and experimental expenses paid in connection with a trade or business which were not chargeable to a capital account were fully (100%) deductible as a business expense in the year of purchase.¹⁷⁷ This deduction applied to both direct (computer supplies or salaries) and indirect (rent or utility bills for a lab) expenses that were related to science or technology only.

Beginning January 1, 2022,¹⁷⁸ those expenses were no longer deductible in the year incurred. Instead, they were required to be capitalized and taken over a period determined by the location of the research:

- Domestic (U.S.) research expenses could be deducted over a 5-year period, and
- Foreign (non-U.S.) research expenses could be deducted over a 15-year period.

For expenses paid on or after January 1, 2025, H.R. 1 changed this treatment again. The new Internal Revenue Code section 174A provides that *domestic* research and experimental expenditures are again deductible in the year incurred, for taxable years beginning after December 31, 2024.¹⁷⁹ The bill also allowed certain small businesses to retroactively apply the deduction for taxable years beginning after December 31, 2021,¹⁸⁰ and allowed all taxpayers to deduct in 2025 any remaining unamortized amounts from domestic expenses incurred after December 31, 2021, and before January 1, 2025.¹⁸¹

¹⁷³ Pub. L. 115-97, s. 13201

¹⁷⁴ Pub. L. 119-21, s. 70301

¹⁷⁵ [S. 220.13\(1\)\(e\)1, F.S.](#)

¹⁷⁶ Ch. 2018-119, s. 2

¹⁷⁷ IRC s. 174

¹⁷⁸ This section was amended in the TCJA, but had a delayed effective date until January 1, 2022. See Pub. L. 115-97, s. 13206.

¹⁷⁹ Pub. L. 119-21, s. 70302, created IRC section 174A.

¹⁸⁰ IRC s. 174A(f)(1)

¹⁸¹ IRC s. 174A(f)(2)

Florida Law

Florida allowed for the deduction of these expenses prior to 2022, and adopted the amortization provisions from the TCJA in 2022.¹⁸²

Deduction for Business Interest ExpensesFederal Law

Prior to 2018, interest paid by businesses was fully deductible as an ordinary business expense, with a narrow exception for certain tax-exempt interest that a corporation paid on debt owed to or guaranteed by a related party.

Beginning in 2018, under Section 163(j) of the Internal Revenue Code as amended by the TCJA,¹⁸³ interest paid by a business was still deductible by a corporation, but was generally **limited** to the sum of:

- The taxpayer’s business interest *income* for the year, and
- 30% of the taxpayer’s adjusted taxable income (“ATI”) for the year.

How the ATI is calculated and/or limited for this deduction at the federal level has changed multiple times under federal law since 2018:

- For 2018 through 2021, under the TCJA, the ATI was calculated based on “EBITDA” – the “earnings before interest, taxes, depreciation and amortization.”¹⁸⁴
- For 2019 and 2020, under the CARES Act (in response to the pandemic), the ATI was calculated the same way, but the deduction was limited to 50% of the ATI instead of 30%.¹⁸⁵
- Beginning in 2022, per the TCJA, the ATI was calculated based on “EBIT,” which means the 30% limitation is applied to earnings *after* deductions for depreciation and amortization.¹⁸⁶ Using this method, a smaller business interest deduction was allowed.
- Beginning in 2025, under H.R. 1, the ATI calculation reverted to the “EBITDA” calculation allowed from 2018 through 2021, thereby allowing a larger interest deduction than was allowed from 2022 through 2024.¹⁸⁷

H.R. 1 also made some smaller technical changes to the ATI calculation which have a small, positive impact that partially offsets the negative impact of returning to an EBITDA calculation:

- It excludes certain international tax items,¹⁸⁸ and
- Provides that any interest expense that is capitalized to property is still treated as “interest” and is limited by this provision.¹⁸⁹

Florida Law

Florida allowed for the full deduction of these expenses prior to 2018, and adopted the provisions related to business interest expenses in the TCJA, including the original and revised calculations of ATI.¹⁹⁰ Florida did not adopt federal changes under the 2020 CARES Act, and instead retained the 30% interest limitation from the TCJA.¹⁹¹

¹⁸² Ch. 2022-97, s. 26

¹⁸³ Pub. L. 115-21, s.13301

¹⁸⁴ IRC s. 163(j)(8)(a)(v), as amended in Pub. L. 115-21, s. 13301

¹⁸⁵ IRC s. 163(j)(10)(A)(i), as amended in Pub. L. 116-136, s. 2306(a)

¹⁸⁶ IRC s. 163(j)(8)(a), as amended in Pub. L. 115-21, s. 13301

¹⁸⁷ IRC s. 163(j)(8)(A)(v), as amended in Pub. L. 119-21, s. 70303

¹⁸⁸ IRC s. 163(j)(8)(A)(vi), as amended in Pub. L. 119-21, s. 70342

¹⁸⁹ IRC s. 163(j)(10), as amended in Pub. L. 119-21, s. 70341

¹⁹⁰ Ch. 2018-119, s. 2

¹⁹¹ Ch. 2021-242, s. 3

[Deductions for certain Business Meals](#)

Federal Law

Most food and beverage expenses by a corporation are deductible at 50% of the cost, unless another provision applies.¹⁹² Under the Consolidated Appropriations Act of 2021, there was a temporary increase in the allowable deduction for business meals to 100% of the cost.¹⁹³

Under the TCJA, beginning in 2026, 100% of the deduction for meals provided to employees for the convenience of the employer, and 100% of the costs of an employer-owned operating eating facility (i.e., an employee cafeteria) were disallowed as expenses under new section 274(o).¹⁹⁴

Under H.R. 1, there is an exception to the section 274(o) disallowance, so establishments that sell food and beverages to customers (i.e., restaurants) can deduct food and beverage expenses for their employees, and certain fishing vessels can deduct meal costs.¹⁹⁵

Florida Law

Florida generally conformed to federal provisions relating to the deduction of certain business meal expenses, although Florida did not adopt the temporary increase in allowable deductions under the Consolidated Appropriations Act of 2021.¹⁹⁶

[Small Businesses Expensing](#)

Federal Law

For most large assets, rather than deducting or expensing their value in the year purchased, a business was historically required to “capitalize” the asset by adding the value of the asset to their capital account and then depreciating that value over the useful life of the asset, either evenly (“straight line”)¹⁹⁷ or on an accelerated method that allows larger depreciation in early years.¹⁹⁸

Section 179 of the Internal Revenue Code, known colloquially as the “small business expensing” provision, allows small businesses to immediately expense some or all of the cost of qualifying equipment and purchases. This exemption is similar to Bonus Depreciation in practice. The primary distinctions between the two are that (1) Small Business Expensing under Section 179 can apply to certain building improvements (roofs, air conditionings, etc.), and (2) most large businesses have total expenditures so large that they do not qualify under this provision.

Section 179 is different from some other provisions, like bonus depreciation, in that the benefit phases out when a company has purchases in excess of a certain amount. In simple terms, for every dollar of investment in qualifying purchases over the threshold, the allowable exemption is decreased by one dollar.

¹⁹² IRC s. 274(n)

¹⁹³ Pub. L. 116-260, Division EE, Title II, s. 210

¹⁹⁴ Pub. L. 115-97, s. 13304

¹⁹⁵ Pub. L. 119-21, s. 70305

¹⁹⁶ [S. 220.13\(1\)\(e\)6., F.S.](#)

¹⁹⁷ IRC s. 167

¹⁹⁸ IRC s. 168

The amount of the exemption, and the limitation on using the exemption, have changed a number of times in the decades since it was first enacted.¹⁹⁹

In the decade before the TCJA, small businesses could expense property up to \$250,000 under the Economic Stimulus Act of 2008²⁰⁰ and up to \$500,000 under the 2010 Small Business Jobs Act.²⁰¹ That \$500,000 level was maintained on a temporary basis under 2014 legislation²⁰² before permanently increasing to \$500,000 (with a \$2 million phaseout threshold) in the Consolidated Appropriations Act of 2016.²⁰³

The TCJA increased the cap to \$1 million of exemption, with a phaseout threshold of \$2.5 million.²⁰⁴ As an example of how this worked in practice, under section 179 as amended by the TCJA, in 2018 a purchase of \$3 million in qualifying machinery and equipment would only receive a \$500,000 deduction, because the total purchase exceeded the \$2.5 million threshold by \$500,000.

Both the exemption amount and the phaseout threshold under the TCJA were subject to inflation adjustments, and for 2025 the exemption was capped at \$1.25 million, with the phaseout threshold at \$3.13 million.²⁰⁵

For assets purchased after January 19, 2025, H.R. 1 increased the exemption cap from \$1 million to \$2.5 million, and increased the phaseout threshold from \$2.5 million to \$4 million, both still indexed to inflation.²⁰⁶ For 2026, the cap is increased to \$2.56 million, and the phaseout threshold is increased to \$4.09 million.²⁰⁷

Florida Law

Florida generally allowed a full deduction under section 179 until 2008. Beginning with the increased deduction under the Economic Stimulus Act of 2008,²⁰⁸ and continuing through 2014, Florida limited the section 179 deduction to a specified amount (generally \$128,000) in the first year. Amounts in excess of that amount were required to be added back to Florida income and then deducted evenly over seven years, similar to requirements for bonus depreciation.

Beginning with property placed in service January 1, 2015, Florida allowed full 179 expensing, up to the federal limit.

Qualified Production Property

Federal Law

Nonresidential real property (other than land) is generally depreciable under section 167 or 168 of the Internal Revenue Code. This includes most manufacturing buildings, which are generally depreciated over 39 years using a straight-line method.²⁰⁹

¹⁹⁹ IRC s. 179 was created in 1958 pursuant to Pub. L. 85-866, s. 204. The original allowance was for 20% of the property, up to \$10,000. In the Economic Recovery Tax Act of 1981, Pub. L. 97-34, s. 202, the allowance shifted to 100% of the cost, up to \$5,000. That amount continued to increase over time.

²⁰⁰ Pub. L. 110-185, s. 102

²⁰¹ Pub. L. 111-240, s. 2021

²⁰² Pub. L. 113-295, s. 127

²⁰³ Pub. L. 114-113, s. 124

²⁰⁴ Pub. L. 115-97, s. 13101

²⁰⁵ Rev. Proc. 24-40

²⁰⁶ Pub. L. 119-21, s. 70306

²⁰⁷ Rev. Proc. 25-32

²⁰⁸ Ch. 2009-18, L.O.F.

²⁰⁹ IRC s. 168(b)(3)

Under H.R. 1, certain “qualified production property” is immediately 100% deductible in the year the property is placed in service.²¹⁰

Qualified production property means the portion of nonresidential real property which is:²¹¹

- Used as an integral part of a qualified production activity,
- Placed in service in the United States or a possession thereof,
- First used by the taxpayer (“original use”),
- Constructed between January 20, 2025, and December 31, 2028, and
- Placed in service before January 1, 2031.

Qualified production activities means “the manufacturing, production, or refining of [tangible personal property other than food or beverages in restaurants].”²¹²

Florida Law

While this is a new federal allowance type, Florida has historically allowed these types of property to be deducted over 39 years under standard depreciation methods.

[Credit for Qualified Railroad Reconstruction or Replacement Expenditures](#)

Under existing law, Class II and Class III freight railroads that invest in maintaining or improving railroad track in Florida may apply for a credit against corporate income tax.²¹³

Freight rail is a primary component of Florida’s transportation network, managing highway congestion and assisting with supply chain issues. There are a number of freight railroads operating in Florida,²¹⁴ all of which fall into three main classifications, based on their annual operating revenue,²¹⁵ as follows:

- Class I: \$1,074,600,816 or more
- Class II: less than \$1,074,600,816 but in excess of \$48,237,637
- Class III: \$48,237,637 or less.

Qualified expenditures must be made on the track that is owned or leased by the railroad and include expenditures for the maintenance of railroad infrastructure or new construction.²¹⁶ The credit is equal to 50 percent of such expenditures in Florida in the taxable year,²¹⁷ and is limited to the total number of miles the railroad owns or leases in Florida on the last day of the prior taxable year multiplied by \$3,500.²¹⁸

A railroad must submit an application in order to receive a credit.²¹⁹ The application must include any documentation or information required by DOR to demonstrate eligibility for the credit, including an affidavit certifying that all information is true and correct.

²¹⁰ Pub. L. 119-21, s. 70307

²¹¹ IRC s. 168(n), as created by Pub. L. 119-21

²¹² IRC s. 168(n)(2)(D)

²¹³ [S. 220.1915, F.S.](#)

²¹⁴ Florida Department of Transportation, *Florida Rail System Plan – Updated 2023*, available at <https://www.fdot.gov/rail/plans/railplan> (last visited February 21, 2026).

²¹⁵ Classification of Carriers by the United States Surface Transportation Board for 2024, available at <https://www.stb.gov/reports-data/economic-data/> (last visited February 21, 2026).

²¹⁶ [S. 220.1915\(1\)\(a\), F.S.](#)

²¹⁷ [S. 220.1915\(2\)\(b\), F.S.](#)

²¹⁸ [S. 220.1915\(2\)\(c\), F.S.](#)

²¹⁹ [S. 220.1915\(3\), F.S.](#)

If the credit is not fully used in any one taxable year because of insufficient tax liability on the part of the railroad, or because the railroad is not subject to tax under ch. 220, F.S., the unused amount may be carried forward for a period not to exceed five taxable years or may be transferred under certain circumstances.²²⁰

The credit may be transferred at any time during the 5 taxable years following the taxable year in which the credit was originally earned, by written agreement between the railroad and the credit transferee. The credit transferee must be a taxpayer subject to corporate income tax that:

- Transports property using the rail facilities of the qualifying railroad;
- Furnishes railroad-related property or services to any railroad operating in this state; or
- Is a railroad.

DOR must issue a letter to the qualifying railroad within 30 days after receipt of the completed application indicating the amount of the approved credit available for carryover or transfer.²²¹ The carryover or transferred credit may be used in any of the five subsequent taxable years, providing that the corporate income tax liability for that taxable year exceeds the credit for which the qualifying railroad or transferee is eligible, after applying other available credits and unused carryovers.²²²

[Passenger Railroads in Florida](#)

According to the Florida Department of Transportation’s Rail System Plan,²²³ there are three types of passenger rail systems in Florida:

- Intercity passenger rail,
- Commuter rail, and
- Urban rail transit.

Limited intercity passenger rail is provided by Amtrak, a national passenger rail service. The only intercity passenger rail operating exclusively within Florida is Brightline, a privately-owned railroad that operates between Miami and Orlando International Airport, covering a total of 235 miles as of February 2026.²²⁴

The Florida Department of Transportation developed the two commuter rail systems in the state: South Florida Regional Transportation Authority’s Tri-Rail System and the SunRail commuter service.²²⁵ There are also four urban transit rail systems, located in Miami, Jacksonville, and Tampa.²²⁶

[Moderate Income](#)

Florida statutes lay out separate income thresholds for different levels of affordable housing.²²⁷ These thresholds are all based on the “adjusted gross income” of a household, which includes all wages, assets, contributions, and gifts earned by or made to a household, adjusted for family size, less deductions allowable under the definition of “adjusted gross income”²²⁸ for federal tax purposes.²²⁹

²²⁰ [S. 220.1915\(4\), F.S.](#)

²²¹ [S. 220.1915\(5\), F.S.](#)

²²² In the order provided by [s. 220.02\(8\), F.S.](#)

²²³ Florida Department of Transportation, *Florida Rail System Plan - Updated 2023*, available at <https://www.fdot.gov/rail/plans/railplan> (last visited February 21, 2026).

²²⁴ *Brightline Florida* available at <https://www.gobrightline.com/content/dam/brightline/images/press-room/media-kit-factsheets/072125-brightline-fast-facts.pdf> (last visited February 21, 2026).

²²⁵ *Id.*

²²⁶ *Id.*

²²⁷ [S. 420.0004\(3\), F.S.](#)

²²⁸ 26 U.S.C. § 62.

²²⁹ [S. 420.0004\(2\), F.S.](#)

Moderate income²³⁰ means that the total annual household income does not exceed 120 percent of the median annual adjusted gross income for households within the greatest of the state, the metropolitan area where the household resides, or, if not within a metropolitan area, then within the county in which the person or family resides.

[Strong Families Tax Credit Program](#)

The Strong Families Tax Credit Program, established in [s. 402.62, F.S.](#), was created in 2021 to provide tax credits for businesses that make monetary donations to certain eligible charitable organizations that provide services focused on child welfare and well-being. A tax credit may be used to offset the following tax liabilities:²³¹

- Severance Tax.
- Sales and Use Tax paid by Direct Pay Permitholders.
- Corporate Income Tax.
- Beverage Tax.
- Insurance Premium Tax.

The Department of Children and Families is responsible for approving eligible charitable organizations.²³² As of February 21, 2026, twenty-seven entities were listed as eligible charitable organizations on their website.²³³ The Strong Families Tax Credit program is limited to a maximum of \$40 million in approved tax credits statewide in each state fiscal year.²³⁴

[Donations to the Strong Families Tax Credit](#)

Businesses that wish to participate in the program by making a donation to an eligible charitable organization must apply to the DOR for an allocation of available tax credit amounts.²³⁵ The taxpayer must specify in the application each tax for which the taxpayer requests a credit and the applicable taxable year. The DOR is required to approve the tax credits on a first-come, first-served basis²³⁶ and must obtain the approval of the Division prior to approving an alcoholic beverage tax credit under [s. 561.1212, F.S.](#)

The application window for obtaining a tax credit authorization opens at 9 a.m. on the first day of the calendar year that is not a Saturday, Sunday, or legal holiday.²³⁷ Participating eligible charitable organizations note that the available tax credits are often allocated very quickly.²³⁸

²³⁰ [S. 420.0004\(12\), F.S.](#)

²³¹ [S. 402.62\(5\)\(b\), F.S.](#)

²³² [S. 402.62\(2\)\(a\), F.S.](#), and [s. 402.62\(4\), F.S.](#)

²³³ <https://myflfamilies.com/about/strong-families-tax-credit> (last visited February 21, 2026).

²³⁴ [S. 402.62\(5\)\(a\), F.S.](#)

²³⁵ [S. 402.62\(5\)\(b\), F.S.](#)

²³⁶ [S. 402.62\(5\)\(b\)1., F.S.](#)

²³⁷ [S. 402.62\(5\)\(b\), F.S.](#)

²³⁸ See, e.g., <https://operationhealingforces.org/get-involved/florida-tax-program/> and <https://onemorechild.org/florida-strong-families-tax-credit/> (last visited February 21, 2026).

[Child Care Tax Credit Program](#)

In 2024, the Florida Legislature authorized the current child care tax credit program.²³⁹ The program allows a tax credit, up to specified caps based on the number of employees, for:

- Fifty percent of the startup costs of an eligible child care facility;
- Three hundred dollars per child, per month, enrolled in an eligible child care facility operated by the taxpayer; or
- One hundred percent of payments, up to \$3600 per child per year, made directly to an eligible child care facility on behalf of an employee.

A credit is allowed against tax liability due under the following taxes:

- Corporate income tax;
- Insurance premium tax;
- Severance taxes on oil and gas production;
- Alcoholic beverage tax on beer, wine, and spirits; or
- Self-accrued sales tax liability of direct pay permit holders.

A taxpayer who operates an eligible child care facility may receive a credit of 50 percent of the startup costs of the facility for the taxable year in which the facility begins operating. The maximum amount of credit that may be granted is based on the number of employees as follows:

- One to nineteen employees, the maximum credit is \$1 million.
- Twenty to two hundred fifty employees, the maximum credit is \$500,000.
- Two hundred fifty-one or more employees, the maximum credit is \$250,000.

A taxpayer who operates an eligible child care facility for the taxpayer’s employees may receive a credit of \$300 per month for each eligible child enrolled in the facility. The maximum amount of credit that may be granted is based on the number of employees as follows:

- One to nineteen employees, the maximum credit is \$50,000.
- Twenty to two hundred fifty employees, the maximum credit is \$500,000.
- Two hundred fifty-one or more employees, the maximum credit is \$1 million.

A taxpayer who makes payment to an eligible child care facility in the name and for the benefit of an employee of the taxpayer is allowed a credit of 100 percent of the payment up to \$3,600 per child. The maximum amount of credit that may be granted is based on the number of employees as follows:

- One to nineteen employees, the maximum credit is \$50,000.
- Twenty to two hundred fifty employees, the maximum credit is \$500,000.
- Two hundred fifty-one or more employees, the maximum credit is \$1 million.

The tax credit is available for Fiscal Years 2024-25, 2025-26, and 2026-27. The maximum amount of tax credits that may be approved statewide is \$5 million for each of these fiscal years.

[Credit for Donation of Sales Tax on a Motor Vehicle Purchase](#)

Anyone who purchases or registers an eligible motor vehicle in Florida may designate \$105 of the state sales tax due at the time of purchase or registration to an eligible nonprofit scholarship-funding organization (SFO)²⁴⁰ participating in the Florida Tax Credit Scholarship Program (FTC).²⁴¹ Motor vehicle dealers, private tag agencies, and county tax collectors are required to provide a Florida Tax Credit Scholarship Program Motor Vehicle Sales Tax

²³⁹ Ch. 2024-158, s. 26, L.O.F., codifying [s. 402.261, F.S.](#)

²⁴⁰ A nonprofit scholarship-funding is defined in [s. 1002.395\(2\)\(g\), F.S.](#)

²⁴¹ [S. 212.1832\(2\), F.S.](#)

Credit Contribution Election form (Form DR-HS1)²⁴² to each purchaser or registrant of a qualified motor vehicle.²⁴³ The contribution must be remitted by the dealer directly to the designated SFO.²⁴⁴ The Revenue Estimating Conference estimates that contributions under this program will be \$71.6 million in FY 2026-27.²⁴⁵

[Sales Tax on Motor Vehicles](#)

Florida sales and use tax, plus any applicable discretionary sales surtax, is due on all new or used motor vehicles sold, leased, delivered into, imported into, or used in Florida, unless a specific exemption applies.²⁴⁶ Florida sales and use tax is due on the sales price of the motor vehicle, including any separately itemized charge or fee for items, such as:

- any accessory sold with the vehicle;
- preparation, settlement, or closing fees;
- freight, handling, or delivery of the motor vehicle to the dealer;
- commission; and
- any other expense or cost of the dealer that the dealer requires the purchaser to pay.²⁴⁷

Any separately itemized fee or charge mandated by a state law for titling, licensing, or registering the motor vehicle, or for recording a lien on the motor vehicle, is not subject to tax.²⁴⁸

[Florida Tax Credit Scholarship Program \(FTC\)](#)

The FTC program was established to provide scholarships to students through nonprofit Scholarship-Funding Organizations (SFOs).²⁴⁹ The program is primarily funded with contributions made by taxpayers who receive a tax credit for use against their liability for corporate income tax; insurance premium tax, severance taxes on oil and gas production, self-accrued sales tax liabilities of direct pay permit holders; or alcoholic beverage taxes on beer, wine and spirits.²⁵⁰ The credit is equal to 100 percent of the eligible contributions made.²⁵¹ The Revenue Estimating Conference estimates that direct contributions to this program will be \$809.3 million in FY 2026-27.²⁵²

²⁴² DR-HS1 is incorporated by reference in Rule 12A-1.097, F.A.C.

²⁴³ [S. 212.1832\(3\)\(a\), F.S.](#)

²⁴⁴ [S. 212.1832\(3\)\(a\), F.S.](#); see also, Florida Department of Revenue, *Florida Tax Credit Scholarship Program for Motor Vehicle Sales Tax Credit*. https://floridarevenue.com/taxes/taxesfees/Pages/sfo_hope.aspx (last visited February 21, 2026)

²⁴⁵ Revenue Estimating Conference, *Pre-Consented Tax Credits January 2026 Forecast*, available at <http://edr.state.fl.us/Content/conferences/generalrevenue/grscholarshiptaxcreditestimates.pdf> (last visited February 22, 2026).

²⁴⁶ See, Chapter 212, Florida Statutes, and Rule 12A-1.007, F.A.C.

²⁴⁷ Section [212.02\(16\), F.S.](#), defines “sales price” to mean “the total amount paid for tangible personal property, including any services that are a part of the sale,...without any deduction therefrom on account of the cost of the property sold, the cost of materials used, labor or service cost, interest charged, losses, or any other expense whatsoever.”

²⁴⁸ Rule 12A-1.007(1)(a), F.A.C.

²⁴⁹ [S. 1002.395, F.S.](#)

²⁵⁰ Section [1002.395, F.S.](#), along with [s. 211.0251, F.S.](#), [s. 212.1831, F.S.](#), [s. 220.1875, F.S.](#), [s. 561.1211, F.S.](#), and [s. 624.51055, F.S.](#)

²⁵¹ [Ss. 211.0251, F.S.](#), [212.1831, F.S.](#), [220.1875, F.S.](#), [561.1211, F.S.](#), and [624.51055, F.S.](#)

²⁵² Revenue Estimating Conference, *Pre-Consented Tax Credits January 2026 Forecast*, available at <http://edr.state.fl.us/Content/conferences/generalrevenue/grscholarshiptaxcreditestimates.pdf> (last visited February 22, 2026).

Documentary Stamp Tax

The documentary stamp tax imposes an excise tax on deeds or other documents that convey an interest in Florida real property. The tax comprises two taxes imposed on different bases at different tax rates. The first tax rate is 70 cents on each \$100 of consideration for deeds, instruments, or writings whereby lands, tenements, or other real property or interests that are granted, assigned, transferred, conveyed, or vested in a purchaser.²⁵³ The second tax rate is 35 cents per each \$100 of consideration for certificates of indebtedness, promissory notes, wage assignments, and retail charge account agreements.²⁵⁴ Revenue collected from the documentary stamp tax is divided between the General Revenue Fund and various trust funds²⁵⁵ according to the statutory formula in [s. 201.15, F.S.](#)

Surplus Lines Insurance

Surplus lines insurance provides coverage for commercial and personal risks that are difficult to insure in the normal (“admitted”) market. It is coverage provided by insurers that are not licensed (authorized) in Florida but are eligible to transact business in the state through licensed surplus lines agents.²⁵⁶ Surplus lines insurance may be procured only after a diligent effort has been made to obtain coverage from authorized insurers and such coverage is unavailable.²⁵⁷ Rates charged by a surplus lines carrier must not be lower than the rate applicable and in use by the majority of the authorized insurers writing similar coverages on similar risks in Florida.²⁵⁸

Surplus lines insurance is subject to a premium tax of 4.94 percent on the amount charged for surplus lines coverage.²⁵⁹ This tax is paid directly by the customer, and the surplus lines agent is prohibited from paying or rebating any portion of the tax.²⁶⁰ Of the tax collected, 8.8 percent is deposited into the Insurance Regulatory Trust Fund and the remainder is deposited into the General Revenue Fund.²⁶¹ Surplus lines premium tax collections are estimated to be \$906.7 million in Fiscal Year 2026–2027, of which a projected \$826.9 million is estimated to be distributed to the General Revenue Fund.²⁶²

Flood Insurance

Flood insurance provides coverage for losses caused by flooding, including coverage for structures and personal property. Flood coverage may be obtained through authorized insurers, surplus lines insurers, or the National Flood Insurance Program.²⁶³

²⁵³ [S. 201.02, F.S.](#)

²⁵⁴ [S. 201.07, F.S.](#) and [S. 201.08, F.S.](#)

²⁵⁵ The Land Acquisition Trust Fund, the State Transportation Trust Fund, the State Economic Enhancement and Development Trust Fund, the General Inspection Trust Fund, the Water Protection and Sustainability Program Trust Fund, the Resilient Florida Trust Fund, the State Housing Trust Fund, the Local Government Housing Trust Fund, and the Grants and Donations Trust Fund in COM.

²⁵⁶ Surplus lines insurers are governed under the Surplus Lines Law ([s. 626.913, F.S.](#)- [s. 626.937, F.S.](#)).

²⁵⁷ See [s. 626.914\(4\), F.S.](#) A “diligent effort” is defined as seeking coverage from and being rejected by at least three authorized insurers that write the type of coverage being sought. The rejections must be documented.

²⁵⁸ [S. 626.916\(1\)\(b\), F.S.](#)

²⁵⁹ [S. 626.932\(1\), F.S.](#)

²⁶⁰ [S. 626.932\(1\), F.S.](#)

²⁶¹ [S. 626.932\(5\), F.S.](#)

²⁶² Revenue Estimating Conference, *General Revenue Conference Results, January 23, 2026*; Table 20 <https://edr.state.fl.us/Content/conferences/generalrevenue/grpackage.pdf> (last visited February 22, 2026).

²⁶³ See 42 U.S.C. s. 4001, [s. 626.913, F.S.](#), and [s. 627.715, F.S.](#)

Section [627.715\(1\)\(b\), F.S.](#), defines “flood” as a general and temporary condition of partial or complete inundation of two or more acres of normally dry land area or two or more properties, at least one of which is the policyholder’s property, caused by:

- overflow of inland or tidal waters;
- unusual and rapid accumulation or runoff of surface waters from any source;
- mudflow; or
- collapse or subsidence of land along the shore of a lake or similar body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels that result in a flood.”

[Taxes on Alcohol Beverage Sales](#)

Florida imposes excise taxes on beer and malt beverages, wines, and other beverages.²⁶⁴ The taxes are due from manufacturers, distributors and vendors of beer and malt beverages, and from manufacturers and distributors of wine, liquor, and other specified alcoholic beverages. Taxes are remitted to the Division of Alcoholic Beverages and Tobacco (Division) in DBPR.

The Division is responsible for supervising the conduct, management, and operation of the manufacturing, packaging, distribution, and sale of all alcoholic beverages in Florida.²⁶⁵ Distributions²⁶⁶ of the excise taxes on alcoholic beverages are made to the General Revenue Fund, the Alcoholic Beverage and Tobacco Trust Fund, select medical centers and the Viticulture Trust Fund.²⁶⁷ Collections of alcoholic beverage taxes are forecasted to be \$277.9 million in Fiscal Year 2026-27 with distributions to General Revenue of \$207.5 million.²⁶⁸

[Malt Beverages](#)

In Florida, the Beverage Law²⁶⁹ regulates the manufacture, distribution, and sale of wine, beer, and liquor by manufacturers, distributors, and vendors. Alcoholic Beverages and Tobacco, a division of the Department Business and Professional Regulation, enforces the Beverage Law.²⁷⁰

“Alcoholic beverages” are defined in [s. 561.01, F.S.](#), as “distilled spirits and all beverages containing one-half of 1 percent or more alcohol by volume.”

“Malt beverages” are brewed alcoholic beverages containing malt. Beer is a brewed beverage that meets the federal definition in 27 C.F.R. s. 25.11 and contains less than 6 percent alcohol by volume. The terms “beer” and “malt beverage” have the same meaning in the Beverage Law.²⁷¹

[American Beer](#)

At the federal level, the Alcohol and Tobacco Tax and Trade Bureau (TTB) tracks domestic beer production and beer imports through required industry reporting and excise tax filings. Using this federal data, domestic beer is estimated to account for approximately 63.6 percent of total U.S. beer sales.²⁷² Federal reports further indicate

²⁶⁴ [S. 563.05, F.S.](#), [s. 564.06, F.S.](#), and [s. 565.12, F.S.](#)

²⁶⁵ [S. 561.02, F.S.](#)

²⁶⁶ [S. 561.121, F.S.](#)

²⁶⁷ [S. 564.06\(10\), F.S.](#)

²⁶⁸ [General Revenue Consensus Estimating Conference Comparison Report dated January 23, 2026](#), p. 24, (last visited February 22, 2026).

²⁶⁹ Section [561.01\(6\), F.S.](#), provides that the “The Beverage Law” means chs. 561, 562, 563, 564, 565, 567, and 568, F.S.

²⁷⁰ [S. 561.02, F.S.](#)

²⁷¹ [S. 563.01, F.S.](#)

²⁷² Alcohol and Tobacco Tax and Trade Bureau. *Statistical Release: Tax Collections, FY 2025*. U.S. Department of the Treasury, <https://www.ttb.gov/media/82066/download?inline>. (last visited February 22, 2026).

that Florida brewers packaged approximately 7 million gallons of beer during the 4th quarter of 2024 and maintained approximately 15.8 million gallons in inventory at the end of the quarter.²⁷³

Similarly, the Florida Department of Business and Professional Regulation tracks beer distributed and sold within the state through required tax reporting by distributors and manufacturers. In Fiscal Year 2024-25, approximately 509 million gallons of beer were distributed in Florida, with manufacturers (including taprooms and beer pubs) reporting an additional 3.5 million gallons.²⁷⁴

Cardroom Tax

Section [849.086\(13\)\(a\), F.S.](#) requires each cardroom operator pay a tax to the Florida Gaming Control Commission (FGCC) of 8 percent of the cardroom operation's monthly gross receipts. Additionally, an admission tax of 15 percent of the admission charge is imposed on each person entering the cardroom and remitted to the FGCC.²⁷⁵ The Commission deposits half of the cardroom tax to General Revenue and half to the Pari-Mutuel Wagering Trust Fund.²⁷⁶ In Fiscal Year 2026-27, total cardroom gross receipts tax collections are estimated to be \$18.6 million, of which \$9.3 million will be distributed to the General Revenue fund.²⁷⁷

Cardroom Operators

Cardroom pari-mutuel facilities within the state are allowed to operate poker cardrooms under [s. 849.086, F.S.](#) A cardroom may be operated only at the location specified on the cardroom license issued by the division and such location may only be where the permit holder is authorized to conduct pari-mutuel wagering activities subject to its pari-mutuel permit.²⁷⁸ Section [849.086\(2\)\(c\), F.S.](#), defines "cardroom" to mean a facility where authorized card games are played for money or anything of value and to which the public is invited to participate in such games and charges a fee for participation by the operator of such facility. Games are played in a non-banking matter; the facility has no stake in the outcome.²⁷⁹

Slot Machine Taxes

Pari-mutuel facilities that are authorized to operate slot machines in Florida are subject to a tax on slot machine revenues. A tax rate of 35 percent²⁸⁰ is imposed on slot machine revenue, defined as the difference between slot machine receipts and payouts to winners.²⁸¹ Slot machine tax collections are estimated to total \$253.7 million in Fiscal Year 2026-27.²⁸² These revenues are deposited into the Educational Enhancement Trust Fund to supplement public education funding.²⁸³

²⁷³ Alcohol and Tobacco Tax and Trade Bureau. *Quarterly Statistical Report by State - Beer*. U.S. Department of the Treasury, <https://www.ttb.gov/statistics/2024-quarterly-beer-state-statistical-releases>. (last visited February 22, 2026).

²⁷⁴ Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco. *Revenue Reporting – Wholesale Statistics*. <https://www2.myfloridalicense.com/alcoholic-beverages-and-tobacco/alcoholic-beverages-tobacco-revenue-reporting/>. (last visited February 22, 2026).

²⁷⁵ [S. 849.086\(13\)\(b\), F.S.](#)

²⁷⁶ [S. 849.086\(13\)\(c\), F.S.](#)

²⁷⁷ Office of Economic and Demographic Research, *Revenue Estimating Conference Pari-Mutuel Forecast* (January 2026), Florida Legislature, <https://edr.state.fl.us/Content/conferences/parimutuels/forecast.pdf> (last visited February 22, 2026).

²⁷⁸ [S. 849.086\(7\)\(a\), F.S.](#)

²⁷⁹ [S. 849.086\(7\)\(c\), F.S.](#)

²⁸⁰ [S. 551.106\(2\)\(a\), F.S.](#)

²⁸¹ [S. 551.102\(14\), F.S.](#)

²⁸² Revenue Estimating Conference, *Slot Machine Revenue Conference Results, January 9, 2026*.

<https://edr.state.fl.us/Content/conferences/slotmachines/SlotsResults.pdf> (last visited February 21, 2026).

²⁸³ [S. 551.106\(2\)\(c\), F.S.](#)

[Slot Machines](#)

In Florida, a slot machine is defined as a machine or device that:²⁸⁴

- is activated by inserting something of value (money, coin, account number, code, or other object or information);
- is caused to operate or operated by a user by application of skill, element of chance, or other outcome that is unpredictable to the user; and
- the user receives or is entitled to receive something of value or additional chances or rights to use the device or machine.

There is a rebuttable presumption that a device, system, or network is a prohibited slot machine or device if it is used to display images of games of chance and is part of a scheme involving any payment or donation of money or its equivalent and awarding anything of value.²⁸⁵

Slot machines are only authorized in licensed pari-mutuel facilities located in Miami-Dade and Broward counties and on tribal property.²⁸⁶ At any location other than licensed pari-mutuel facilities, it is a violation to “manufacture, own, store, keep, possess, sell, rent, lease, let on shares, lend or give away, transport, or expose for sale or lease, or to offer to sell, rent, lease, let on shares, lend or give away, or permit the operation of any slot machine or device or any part thereof.”²⁸⁷

[Slot Machine Licensing](#)

An application for a license to conduct slot machine gaming may be approved by the Florida Gaming Control Commission only after the voters of the county where the applicant’s facility is located have authorized by referendum slot machines within pari-mutuel facilities in that county as specified in s. 23, Art. X of the State Constitution.²⁸⁸ Currently, slot machines are only licensed by the Gaming Control Commission in eight pari-mutuel facilities, which are all located in Miami-Dade and Broward counties.²⁸⁹

Slot machine licenses are only allowed to be issued to licensed pari-mutuel permitholders, and slot machine gaming may be conducted only at the eligible facility at which the permitholder is authorized under its valid parimutuel wagering permit to conduct pari-mutuel wagering activities.²⁹⁰

The original license fee is \$3 million, while the annual license fee renewal is \$2 million.²⁹¹

[Live Racing](#)

In 2018, voters approved Amendment 13, codified as Article X, Section 32 of the Florida Constitution that prohibits wagering on live dog racing after December 31, 2020 and prevents the state from licensing new live dog racing. The amendment did not affect the eligibility of the permitholder to conduct other pari-mutuel activities authorized by general law.

²⁸⁴ [S. 849.16\(1\), F.S.](#)
²⁸⁵ [S. 849.16\(3\), F.S.](#)
²⁸⁶ [S. 551.101, F.S.](#)
²⁸⁷ [S. 849.15\(1\)\(a\), F.S.](#)
²⁸⁸ [S. 551.104\(2\), F.S.](#)
²⁸⁹ [S. 551.101, F.S.](#)
²⁹⁰ [S. 551.104\(3\), F.S.](#)
²⁹¹ [S. 551.103\(1\)\(f\), F.S.](#)

[Seminole Tribe of Florida](#)

Chapter 285, Florida Statutes, ratifies and approves the 2021 Compact between the Seminole Tribe of Florida and the State of Florida. The Compact recognizes the Tribe’s right to offer certain Class III gaming and provides substantial exclusivity for such activities in exchange for a revenue sharing arrangement. The Compact allows the play of covered games at seven Seminole tribal facilities, which may be relocated, expanded, or replaced on Indian Lands as provided for in the compact.²⁹² Of these facilities, three are situated in Broward County, while one facility is located in each of Okeechobee, Hillsborough, Collier, and Miami-Dade Counties.²⁹³

Fiscal Year 2026-27 Estimated Revenue Impacts

The Revenue Estimating Conference has estimated the potential revenue impacts of most of the provisions of the bill. The table below includes a combination of Revenue Estimating Conference and staff estimates.

The total recurring impact on state and local government revenues of the bill in FY 2026-27 is estimated to be -\$92.9 million, of which -\$3.7 million is on General Revenue, -\$12.6 million is on state trust funds, and -\$76.6 million recurring is on local government (see table below).

²⁹² *The Compact Between the Seminole Tribe of Florida and the State of Florida*. Signed April 23, 2021; amended May 17, 2021. Office of the Governor of Florida, <https://www.flgov.com/eog/sites/default/files/press/2021%20Gaming%20Compact.pdf> (Last visited February 22, 2026).

²⁹³ Florida Gaming Control Commission. *Gaming Locations*. <https://flgaming.gov/locations/> (Last visited February 23, 2026).

Fiscal Year 2026-27 Estimated Revenue Impacts (Millions of \$)

FY 2026-27

Tax Package	General Revenue		State Trust Funds		Local/Other		Total	
	1st Yr.	Recur.	1st Yr.	Recur.	1st Yr.	Recur.	1st Yr.	Recur.
<u>Ad Valorem</u> : Children's Councils - Tax Increment Financing Exemption	-	-	-	-	-	-	-	-
<u>Ad Valorem</u> : Mobile Home Park Assessment Cap	-	-	-	-	-	(65.2)	-	(65.2)
<u>Ad Valorem</u> : Exemption Denial Notification	-	-	-	-	-	(**)	-	(**)
<u>Ad Valorem</u> : Homestead Protection for Certain Federal Employees	-	-	-	-	-	(*)	-	(*)
<u>Ad Valorem</u> : State-owned Affordable Housing	-	-	-	-	(**)	(**)	(**)	(**)
<u>Ad Valorem</u> : MSTUs - Voting Threshold	-	-	-	-	-	-	-	-
<u>Ad Valorem</u> : Listing Platforms	-	-	-	-	-	-	-	-
<u>Ad Valorem</u> : Portability of Prior Homestead (HB 6027)	-	-	-	-	(**)	(**)	(**)	(**)
<u>Ad Valorem</u> : Governmental Exemption - Defense and Aerospace	-	-	-	-	-	(11.4)	-	(11.4)
<u>Sales Tax</u> : Hunting, Fishing and Camping Holiday	(27.0)	-	(*)	-	(7.8)	-	(34.8)	-
<u>Sales Tax</u> : SFO Scholarships - Add Heavy Trucks (1 Year)	(5.8)	-	-	-	-	-	(5.8)	-
<u>Sales Tax</u> : Back-to-School Holiday Timing	-	-	-	-	-	-	-	-
<u>Sales Tax</u> : Two-year Exemption Impact-resistant Windows and Doors (HB 185)	(12.3)	-	(*)	-	(3.5)	-	(15.8)	-
<u>Sales Tax</u> : Permanent Exemption on Propane Tanks	(**)	(**)	(**)	(**)	(**)	(**)	(**)	(**)
<u>Sales Tax</u> : One-year Exemption on Firearm Accessories	(9.1)	-	(*)	-	(2.6)	-	(11.7)	-
<u>Sales Tax</u> : One-year Governmental Exemption - Defense and Aerospace	(22.0)	-	(*)	-	(6.2)	-	(28.2)	-
<u>Pari-Mutuel Tax</u> : Slot Machine Facility License Fee Exemption	-	-	(2.0)	(2.0)	-	-	(2.0)	(2.0)
<u>Pari-Mutuel Tax</u> : Reduce Slot Machine Tax from 35% to 34%	-	-	(6.7)	(7.3)	-	-	(6.7)	(7.3)
<u>Pari-Mutuel Tax</u> : Reduce Cardroom Tax from 8% to 5%	(3.4)	(3.7)	(3.1)	(3.3)	-	-	(6.5)	(7.0)
<u>Sales Tax/Tourist Development Tax</u> : Require Collection of Tax by Platform	-	-	-	-	-	-	-	-
<u>Beverage Taxes</u> : One-Year Domestic Beer Discount	(28.7)	-	(0.6)	-	-	-	(29.3)	-
<u>Corp. Inc. Tax</u> : Decouple Piggyback	-	-	-	-	-	-	-	-
<u>Corp. Inc. Tax</u> : Railroad Maintenance/New Construction Tax Credit	(0.8)	-	-	-	-	-	(0.8)	-
<u>Multiple Taxes</u> : Strong Families Allocation Cap	-	-	-	-	-	-	-	-
<u>Multiple Taxes</u> : Child Care Tax Credit - Extend 3 Years	-	-	-	-	-	-	-	-
<u>Multiple Taxes</u> : Homebuyer Tax Credit (HB 311)	-	-	-	-	-	-	-	-
<u>Insurance Premium Tax</u> : Order of Credits	-	-	-	-	-	-	-	-
<u>Insurance Premium Tax</u> : Exempt Surplus Lines Flood Insurance - 3 years	(11.3)	-	(1.0)	-	-	-	(12.3)	-
<u>Doc Stamp Tax</u> : Extend Alarm System Exemption - 3 years	-	-	-	-	-	-	-	-
FY 2026-27 Total	(120.4)	(3.7)	(13.4)	(12.6)	(20.1)	(76.6)	(153.9)	(92.9)

<u>Non-recurring Impacts After FY 2026-27</u>	General Revenue		State Trust Funds		Local/Other		Total	
<u>Multiple Taxes</u> : Child Care Tax Credit - Extend 3 Years	(15.0)	-	-	-	-	-	(15.0)	-
<u>Multiple Taxes</u> : Homebuyer Tax Credit (HB 311)	(15.0)	-	-	-	-	-	(15.0)	-
<u>Insurance Premium Tax</u> : Exempt Surplus Lines Flood Insurance - 3 years	(32.3)	-	(3.0)	-	-	-	(35.3)	-
<u>Doc Stamp Tax</u> : Extend Alarm System Exemption - 3 years	(3.7)	-	(3.3)	-	-	-	(7.0)	-
<u>Sales Tax</u> : Two-year Exemption on Impact-resistant Windows and Doors	(17.6)	-	(*)	-	(4.9)	-	(22.5)	-
Out Year Nonrecurring Impacts Total	(83.6)	-	(6.3)	-	(4.9)	-	(94.8)	-

Recurring tax cut total (excl. appropriations) = \$92.9 million
 Pure nonrecurring tax cuts in FY 2026-27 = \$138.7 million
 Pure nonrecurring tax cuts after FY 2026-27 = \$94.8 million
 Total Tax Cuts= \$326.4 million

(*) Impact is less than \$100,000; (**) Impact is indeterminate.

Bill Total	(204.0)	(3.7)	(19.7)	(12.6)	(25.0)	(76.6)	(248.7)	(92.9)
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Pure Nonrecurring (233.5)
 Recurring + Pure Nonrecurring (326.4)

RECENT LEGISLATION:

YEAR	BILL #/SUBJECT	HOUSE/SENATE SPONSOR(S)	OTHER INFORMATION
2025	HB 7031 - Taxation	Duggan	Ch. 2025-208, L.O.F.; created a hunting, fishing and camping sales tax holiday; created a permanent sales tax exemption for certain back-to-school-items; exempted certain slot machine license fees; reduced cardroom tax; adopted the Internal Revenue Code (IRC) for Corporate Income Tax (CIT) purposes.
2024	CS/HB 7073 - Taxation	McClain	Ch. 2024-158, L.O.F.; increased credit cap for Strong Families Tax Credit; created the Child Care Tax Credit; created temporary exemption from documentary stamp taxes for alarm system contractors; adopted the IRC for CIT purposes.
2024	CS/SB 280 - Vacation Rentals	<i>DiCeglie</i>	The Governor vetoed the bill on June 27, 2024. Would have required advertising platforms to collect and remit taxes for certain vacation rentals.
2023	HB 7063 - Taxation	McClain	Ch. 2023-157, L.O.F.; increased credit cap for Strong Families Tax Credit; adopted the IRC for CIT purposes.
2022	CS/HB 7071 - Taxation	Payne	Ch. 2022-23, L.O.F.; increased credit cap for Strong Families Tax Credit; adopted the IRC for CIT purposes; exempted impact-resistant windows and doors from sales tax for two years.

BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
Orig. Comm.: Ways & Means Committee	19 Y, 0 N	2/26/2026	Aldridge	Berg