

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Rules

BILL: CS/SB 856

INTRODUCER: Rules Committee and Senator DiCeglie and others

SUBJECT: Disclosure of Estimated Ad Valorem Taxes

DATE: February 18, 2026

REVISED: _____

ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1. Black	Khan	FT	Favorable
2. Black	Sadberry	AP	Favorable
3. Black	Kruse	RC	Fav/CS

Please see Section IX. for Additional Information:

COMMITTEE SUBSTITUTE - Substantial Changes

I. Summary:

CS/SB 856 requires online listing platforms to include estimated property taxes on any residential property visible on their platform. Listing platforms as defined by the bill exclude 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. See Section V., Fiscal Impact Statement.

The bill takes effect February 1, 2027.

II. Present Situation:

Ad Valorem Taxation

The ad valorem tax or “property tax” is an annual tax levied by counties, municipalities, school districts, and some special districts. The tax is based on the taxable value of property as of January 1 of each year.¹ The property appraiser annually determines the “just value”² of property within the taxing jurisdiction and then applies relevant exclusions, assessment limitations, and exemptions to determine the property’s “taxable value.”³ Tax bills are mailed in November of each year based on the previous January 1 valuation, and payment is due by March 31 of the following year.

The Florida Constitution prohibits the state from levying ad valorem taxes,⁴ and it limits the Legislature’s authority to provide for property valuations at less than just value, unless expressly authorized.⁵

Property Tax Exemptions for Homesteads

Every person having legal or equitable title to real estate and who maintains a permanent residence on the real estate is deemed to establish homestead property⁶. Homestead property is eligible for a \$25,000 tax exemption applicable to all ad valorem tax levies, including levies by school districts.⁷ An additional exemption applies to homestead property value between \$50,000 and \$75,000. This exemption is adjusted annually for inflation and does not apply to ad valorem taxes levied by school districts.⁸

Save Our Homes Homestead Assessment Limitation and Portability

In 1992, Florida voters approved the Save Our Homes amendment to the Florida Constitution.⁹ The Save Our Homes assessment limitation limits the amount that a homestead property's assessed value may increase annually to the lesser of 3 percent or the percentage increase in the

¹ Both real property and tangible personal property are subject to tax. Section 192.001(12), F.S., defines “real property” as land, buildings, fixtures, and all other improvements to land. Section 192.001(11)(d), F.S., defines “tangible personal property” as all goods, chattels, and other articles of value capable of manual possession and whose chief value is intrinsic to the article itself.

² Property must be valued at “just value” for purposes of property taxation, unless the Florida Constitution provides otherwise. FLA. CONST. art VII, s. 4. Just value has been interpreted by the courts to mean the fair market value that a willing buyer would pay a willing seller for the property in an arm’s-length transaction. *See Walter v. Shuler*, 176 So. 2d 81 (Fla. 1965); *Deltona Corp. v. Bailey*, 336 So. 2d 1163 (Fla. 1976); *Southern Bell Tel. & Tel. Co. v. Dade County*, 275 So. 2d 4 (Fla. 1973).

³ *See* s. 192.001(2) and (16), F.S.

⁴ FLA. CONST. art. VII, s. 1(a).

⁵ *See* FLA. CONST. art. VII, s. 4.

⁶ FLA. CONST. art VII, s. 6(a); *see also* ss. 196.031, 196.041 F.S.

⁷ FLA. CONST. art VII, s. 6(a).

⁸ *Id.* The percent change in the Consumer Price Index for All Urban Consumers, U.S. City Average, all items 1967=100 is used to adjust the exemption, if such percent change is positive. *Id.* For the 2026 tax year, the exemption amount is \$26,411. *See* Volusia County Property Appraiser, Homestead Exemption, <https://vcpa.vcgov.org/exemption/homestead> (last visited Jan. 27, 2026).

⁹ FLA. CONST. art. VII, s. 4(d). The Florida Legislature implemented the Save Our Homes amendment in s. 193.155, F.S.

Consumer Price Index.¹⁰ The accumulated difference between the assessed value and the just value is the Save Our Homes benefit. The Save Our Homes assessment limitation is considered portable because a homestead property owner may transfer this benefit when moving from one homestead property to another.¹¹

Property Tax Estimates

Calculating estimated property taxes in Florida requires some key pieces of information¹²: the just value of the parcel, the combined millage rates levied by a county's school and non-school taxing authorities, the applicable exemptions and assessment limits.¹³ While there is no statutory requirement to publish a tax estimator, some property appraisers provide a tool or worksheet to estimate property taxes on their website.¹⁴

Online Real Property Listing Platforms

In 2025, approximately 255,000 homes were sold in the State of Florida¹⁵. 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.¹⁶ Currently, there are many online platforms which list real estate for sale on their website. A number of these websites provide property tax calculators to estimate property taxes.¹⁷ Some, but not all, include a parcel's property tax history and an estimate of property taxes.¹⁸

Disclosure of Ad Valorem Taxes to Prospective Purchasers

Section 689.261, F.S., requires a seller of residential property to provide a disclosure of ad valorem taxes to a prospective purchaser of residential property at or before execution of the contract for sale. The disclosure summary must be included in the contract for sale or attached to the contract for sale¹⁹. If the disclosure summary is not included in the contract for sale, the contract for sale must refer to and incorporate by reference the disclosure summary and include, in prominent language, a statement that the potential purchaser should not execute the contract

¹⁰ FLA. CONST. art. VII, s. 4(d).

¹¹ See FLA. CONST. art. VII, s. 4(d)(8); see also s. 193.155, F.S.

¹² Florida Department of Revenue, *FAQ Details-how can I calculate my property taxes*, available at floridarevenue.com/faq/Pages/FAQDetails.aspx?FAQID=1663&IsDlg=1 (last visited Jan. 22, 2026).

¹³ Florida Department of Revenue, *Property Tax Information for First-Time Florida Homebuyers*, available at <https://floridarevenue.com/property/Documents/pt107.pdf> (last visited Jan. 22, 2026).

¹⁴ See, e.g., Broward County Property Appraiser, *New Homebuyer's Tax Estimator*, available at [Marty Kiar - Broward County Property Appraiser](#) (last visited Jan. 22, 2026).

¹⁵ 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 Jan. 21, 2026).

¹⁶ 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 Jan. 21, 2026).

¹⁷ See e.g., Zillow Property Tax Calculator, <https://www.zillow.com/mortgage-calculator/property-tax-calculator/>

¹⁸ 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 Jan. 22, 2026).

¹⁹ See s. 689.261 (1), F.S.

until he or she has read the disclosure summary required by this section.²⁰ The disclosure summary, whether separate or included in the contract, must be in a form substantially similar to the following²¹:

PROPERTY TAX
DISCLOSURE SUMMARY

BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

III. Effect of Proposed Changes:

The bill amends s. 689.261, F.S., to provide new requirements related to online listing platforms' disclosure of estimated property taxes on residential properties. The bill requires that any property that can be viewed on a listing platform must include estimated property taxes for the property. Listing platforms as defined by the bill exclude social media platforms as defined in s. 501.2041, F.S. The bill prohibits the use of current owner's property tax information to calculate estimated property taxes. Instead, the bill requires listing platforms to display estimated property taxes, which must be calculated using one of the two prescribed methods below:

- Estimated property taxes that would be due if the purchaser was taxed based on the listing price of the property and current millage rates applying data provided by the property appraiser to the DOR and a formula published by the DOR.
- Estimated property taxes that would be due if the purchaser was taxed based on the listing price of the property and countywide aggregate average millage rate applying data published by the DOR. The listing platform must include a link to the property appraiser's tax estimator in the county where the property is located or a link to the county property appraiser's website's homepage.

Under either of the prescribed methods, the current owner's and any previous year's property tax information may be displayed only as historical information. Both methods also require the listing platform to include a disclaimer on the same website or application that the millage rates of taxing authorities may vary within a county and that the estimated taxes do not include all non-ad valorem assessments, exemption discounts and other tax benefits, such as assessment limitations.

Alternatively, if property taxes are not estimated using a tax estimator or a buyer payment calculator provided by the online listing platform that uses one of the two prescribed methods in the bill, the listing platform may not display the current owner's property taxes or the previous year's property taxes. Instead, the listing platform must include either a link to the property

²⁰ See s. 689.261 (2), F.S.

²¹ See s. 689.261 (1), F.S.

appraiser's tax estimator in the county where the property is located, or to the county property appraiser's website homepage.

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. The formula and countywide aggregate millage rate developed by the DOR must be published on the DOR's website by December 15, 2026, and annually thereafter. The bill provides that the DOR maintain a table of links to property appraiser's websites and tax estimators.

The bill requires each property appraiser to provide any information needed to develop the formula including, the county name, tax district code, school district millage rate, and summary millage rate for all other applicable taxing authorities. County property appraisers must also provide the department with any information needed to develop the countywide aggregate average millage rate.

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 prohibits current owner's property taxes from being included in any printed listing materials concerning a property on a listing platform.

The Department of Revenue may adopt rules to implement the provisions of this bill.

The bill takes effect February 1, 2027.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

Article VII, s. 18 (a) of the Florida Constitution provides in part that a county or municipality may not be bound by a general law requiring a county or municipality to spend funds or take an action that requires the expenditure of funds unless certain specified exemptions or exceptions are met. The mandate requirement does not apply to laws having an insignificant impact,²² which for Fiscal Year 2026-2027²³ is forecast at approximately \$2.4 million or less.

This bill is not expected to affect local government revenue in an amount that would surpass the insignificant threshold. Therefore, this bill is not a mandate subject to the requirements of Art. VII, s. 18(a) of the Florida Constitution.

B. Public Records/Open Meetings Issues:

None.

²² An insignificant fiscal impact is the amount not greater than the average statewide population for the applicable fiscal year multiplied by \$0.10. See FLA. SENATE COMM. ON COMTY. AFFAIRS, *Interim Report 2012-115: Insignificant Impact*, (Sept. 2011), <http://www.flsenate.gov/PublishedContent/Session/2012/InterimReports/2012-115ca.pdf> (last visited Jan. 15, 2026).

²³ Based on the Demographic Estimating Conference's estimated population adopted on June 30, 2025, <https://edr.state.fl.us/Content/conferences/population/archives/250630demographic.pdf> (last visited Jan. 10, 2026).

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

Article VII, s. 19 of the Florida Constitution requires that legislation pass each chamber by a two-thirds vote and be contained in a separate bill with no other subject, if the legislation imposes, authorizes an imposition, increases, or authorizes an increase in a state tax or fee or if it decreases or eliminates a state tax or fee exemption or credit.

The bill does not affect the imposition or increasing of a state tax or fee nor decreases or eliminates a state tax or fee exemption or credit. Thus, the constitutional requirements may not apply.

E. Other Constitutional Issues:

None identified.

V. Fiscal Impact Statement:**A. Tax/Fee Issues:**

The bill does not change any state or local taxes or fees.

B. Private Sector Impact:

The bill requires online listing platforms to display estimated property taxes. As a result, some listing platforms may incur additional costs.

C. Government Sector Impact:

Florida requires property appraisers to submit to the DOR a real property assessment roll.²⁴ The roll records county and property specific information including millage rates for each taxing authority.²⁵ Property appraisers may incur de minimus costs to comply with the provisions in the bill. The DOR is not expected to incur any additional costs.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

²⁴ Section 193.1142(1)(a), F.S.

²⁵ See s.193.114, F.S.

VIII. Statutes Affected:

This bill substantially amends section 689.261 of the Florida Statutes.

IX. Additional Information:**A. Committee Substitute – Statement of Substantial Changes:**

(Summarizing differences between the Committee Substitute and the prior version of the bill.)

CS by Rules on February 17, 2026:

The committee substitute revises the definition of “listing platform” to exclude a social media platform as defined in s. 501.2041, F.S. The amendment also removes complete immunity for the listing platform and instead states that there is no liability on the part of, and that 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 amendment delays the effective date of the bill from July 1, 2026, to February 1, 2027.

B. Amendments:

None.