

<b>Tab 1</b>	<b>SPB 7040</b> by <b>AP</b> ; Emergency Preparedness and Response Fund/Executive Office of the Governor
<b>Tab 2</b>	<b>CS/SB 110</b> by <b>FT, Arrington (CO-INTRODUCERS) Gaetz</b> ; Similar to H 00227 Homestead Exemptions
<b>Tab 3</b>	<b>SB 434</b> by <b>Leek (CO-INTRODUCERS) Gaetz</b> ; Identical to H 00617 Assessment of Property Used for Residential Purposes
<b>Tab 4</b>	<b>SB 856</b> by <b>DiCeglie (CO-INTRODUCERS) Rouson, Avila</b> ; Similar to CS/H 00827 Disclosure of Estimated Ad Valorem Taxes

**The Florida Senate**  
**COMMITTEE MEETING EXPANDED AGENDA**

**APPROPRIATIONS**  
**Senator Hooper, Chair**  
**Senator Rouson, Vice Chair**

**MEETING DATE:** Thursday, February 5, 2026  
**TIME:** 9:00 a.m.—12:00 noon  
**PLACE:** *Toni Jennings Committee Room, 110 Senate Building*

**MEMBERS:** Senator Hooper, Chair; Senator Rouson, Vice Chair; Senators Berman, Brodeur, Burgess, DiCeglie, Garcia, Grall, Harrell, Martin, Massullo, McClain, Pizzo, Polsky, Sharief, Smith, Trumbull, and Wright

TAB	BILL NO. and INTRODUCER	BILL DESCRIPTION and SENATE COMMITTEE ACTIONS	COMMITTEE ACTION
Consideration of proposed bill:			
1	<b>SPB 7040</b>	Emergency Preparedness and Response Fund/Executive Office of the Governor; Re-creating the Emergency Preparedness and Response Fund within the Executive Office of the Governor; extending the scheduled termination of the Emergency Preparedness and Response Fund, etc.	
2	<b>CS/SB 110</b> Finance and Tax / Arrington (Similar H 227)	Homestead Exemptions; Revising the circumstances under which a person may be deemed to have legal or beneficial and equitable title to certain property for homestead exemption purposes, etc.  FT      01/28/2026 Fav/CS AP      02/05/2026 RC	
3	<b>SB 434</b> Leek (Identical H 617)	Assessment of Property Used for Residential Purposes; Defining the term "changes or improvements made to improve the property's resistance to wind damage"; prohibiting the consideration of the increase in just value of a property which is attributable to changes or improvements made to improve the property's resistance to wind damage in determinations of the assessed value of certain property, etc.  FT      01/28/2026 Favorable AP      02/05/2026 RC	

**COMMITTEE MEETING EXPANDED AGENDA**

Appropriations

Thursday, February 5, 2026, 9:00 a.m.—12:00 noon

TAB	BILL NO. and INTRODUCER	BILL DESCRIPTION and SENATE COMMITTEE ACTIONS	COMMITTEE ACTION
4	<b>SB 856</b> DiCeglie (Similar CS/H 827)	Disclosure of Estimated Ad Valorem Taxes; Defining the terms “listing platform” and “property”; requiring that certain property listings include estimated ad valorem taxes; requiring the Department of Revenue to maintain on its website a table of links to each county’s property appraiser’s homepage and tax estimator; requiring the department to develop a formula that may be used by listing platforms to calculate the estimated ad valorem taxes, etc.	FT 01/28/2026 Favorable AP 02/05/2026 RC

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Other Related Meeting Documents

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**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.)

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Prepared By: The Professional Staff of the Committee on Appropriations

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BILL: SPB 7040

INTRODUCER: For consideration by the Appropriations Committee

SUBJECT: Emergency Preparedness and Response Fund/Executive Office of the Governor

DATE: February 4, 2026      REVISED: \_\_\_\_\_

ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
Urban	Sadberry		<b>Pre-meeting</b>

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**I. Summary:**

SPB 7040 recreates the Emergency Preparedness and Response Fund (EPRF) within the Executive Office of the Governor. The bill extends the termination of the EPRF to December 31, 2027.

The bill has no impact on state expenditures or revenues. See Section V., Fiscal Impact Statement.

The bill takes effect upon becoming a law.

**II. Present Situation:**

**Funding available for a declared state of emergency**

The Governor is responsible for meeting the dangers presented to this state and its people by emergencies.<sup>1</sup> In the event of an emergency or threat of one, the Governor may declare a state of emergency by executive order or proclamation.<sup>2</sup> The state of emergency continues until the Governor finds that the threat or danger has been dealt with or to the extent that the emergency conditions no longer exist; however, no state of emergency may continue for longer than 60 days unless renewed by the Governor.<sup>3</sup> The Legislature, at any time by concurrent resolution may terminate a state of emergency.<sup>4</sup>

The policy of the state is that funds to meet emergencies must always be available.<sup>5</sup> Prior to the creation of the EPRF the Governor was authorized to expend funds appropriated for other

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<sup>1</sup> Section 252.36(1)(a), F.S.

<sup>2</sup> *Id.*

<sup>3</sup> Section 252.36(2), F.S.; for a listing of Agency Emergency Orders, see Division of Administration Hearings, *Florida Agency Emergency Orders Search*, <https://www.doah.state.fl.us/FLAEO/> (last visited Feb. 3, 2026).

<sup>4</sup> Section 252.36(3), F.S.

<sup>5</sup> Section 252.37(1), F.S.

purposes, unappropriated surplus funds, or funds from the Budget Stabilization Fund.<sup>6</sup> The Legislature created the EPRF during the 2022 Regular Session<sup>7</sup> to serve as the depository for moneys specifically transferred or appropriated to the fund as the primary source of funding for the Governor to prepare or respond to a disaster declared by the Governor as a state of emergency.<sup>8</sup>

The Governor is authorized to expend funds specifically appropriated to state and local agencies for disaster relief and response.<sup>9</sup> Then, if demand upon these funds is unreasonably great, the Governor is authorized to expend funds available in the EPRF.<sup>10</sup> If the Governor determines additional funds are needed he may request the Legislative Budget Commission (LBC) to transfer additional money into the EPRF.<sup>11</sup> The LBC is authorized to convene to transfer or appropriate unappropriated surplus funds to the EPRF.<sup>12</sup> Since the creation of the EPRF, the Legislature has transferred a total of \$4.77 billion to the fund.

<b>Legislative Transfers</b>	
<b><u>Timing</u></b>	<b><u>Amount</u></b>
2022 Regular Session <sup>13</sup>	\$500 million
October 2022 <sup>14</sup>	\$360 million
2023-B Special Session <sup>15</sup>	\$650 million
2023 Regular Session <sup>16</sup>	\$910 million
2023 Regular Session <sup>17</sup>	\$500 million
2024 Regular Session <sup>18</sup>	\$500 million
June 2025 <sup>19</sup>	\$850 million
December 2025 <sup>20</sup>	\$500 million
<b><u>Total:</u></b>	<b>\$4.77 billion</b>

<sup>6</sup> Section 252.37(2), F.S. (2021).

<sup>7</sup> Chapter 2022-2, Laws of Fla.

<sup>8</sup> Section 252.3711, F.S.

<sup>9</sup> Section 252.37(2), F.S.,

<sup>10</sup> *Id.*

<sup>11</sup> *Id.*

<sup>12</sup> Section 11.90(8), F.S.

<sup>13</sup> Chapter 2022-1, s. 3, Laws of Fla.

<sup>14</sup> Legislative Budget Commission, Meeting Packet (Oct., 12, 2022), *EOG Number: B2023-0197*, available at <https://www.leg.state.fl.us/Data/Committees/Joint/JLBC/Meetings/Packets/101222.pdf> (last visited Feb. 3, 2026).

<sup>15</sup> Chapter 2023-1, s. 4, Laws of Fla.

<sup>16</sup> Chapter 2023-239, s. 228, Laws of Fla.

<sup>17</sup> Section 2023-239, s. 245, Laws of Fla.

<sup>18</sup> Chapter 2024-231, s. 289, Laws of Fla.

<sup>19</sup> Legislative Budget Commission, Meeting Packet (June, 4, 2025), *EOG Number: B2025-0681*, available at <https://www.leg.state.fl.us/Data/Committees/Joint/JLBC/Meetings/Packets/060425.pdf> (last visited Feb. 3, 2026).

<sup>20</sup> Chapter 2025-198, s. 273, Laws of Florida.

**Trust Funds**

Article III, s. 19(f) of the Florida Constitution requires the termination of a trust fund within four years of the effective date of the act authorizing the initial creation of the trust fund, unless the trust fund is exempted from termination by the Florida Constitution.<sup>21</sup> The EPFR took effect upon becoming a law, which was on February 17, 2022. Therefore, in accordance with s. 19(f)(2), Art. III of the Florida Constitution, the EPRF is scheduled to terminate February 17, 2026, unless saved from repeal by the Legislature.

**III. Effect of Proposed Changes:**

To ensure that the Emergency Preparedness and Response Fund within the Executive Office of the Governor is not terminated, the bill re-creates such fund.

The bill amends the scheduled termination date of the fund in s. 252.3711(3), F.S., and extends it to December 31, 2027.

The bill takes effect upon becoming a law.

**IV. Constitutional Issues:****A. Municipality/County Mandates Restrictions:**

None.

**B. Public Records/Open Meetings Issues:**

None.

**C. Trust Funds Restrictions:**

Article III, s. 19(f)(1) of the Florida Constitution requires bills that create or re-create trust funds to pass by three-fifths vote of the membership of each house of the legislature in a separate bill for that purpose only.

**D. State Tax or Fee Increases:**

None.

**E. Other Constitutional Issues:**

None.

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<sup>21</sup> FLA. CONST. art. III, s. 19(f).

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

None.

**B. Private Sector Impact:**

None.

**C. Government Sector Impact:**

None.

**VI. Technical Deficiencies:**

None.

**VII. Related Issues:**

None.

**VIII. Statutes Affected:**

This bill substantially amends section 252.3711 of the Florida Statutes.

This bill creates an undesignated section of Florida law.

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

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

None.

**B. Amendments:**

None.

FOR CONSIDERATION By the Committee on Appropriations

576-00173-26

20267040pb

A bill to be entitled

An act relating to trust funds; re-creating the  
Emergency Preparedness and Response Fund within the  
Executive Office of the Governor; amending s.  
252.3711, F.S.; extending the scheduled termination of  
the Emergency Preparedness and Response Fund;  
providing an effective date.

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

Section 1. The Emergency Preparedness and Response Fund  
within the Executive Office of the Governor, which is to be  
terminated pursuant to Section 19(f), Article III of the State  
Constitution on February 17, 2026, is re-created.

Section 2. Subsection (3) of section 252.3711, Florida  
Statutes, is amended to read:

252.3711 Emergency Preparedness and Response Fund.—

(3) ~~In accordance with s. 19(f)(2), Art. III of the State~~  
~~Constitution,~~ The Emergency Preparedness and Response Fund  
shall, unless terminated sooner, be terminated December 31, 2027  
~~4 years after the effective date of this act. Before its~~  
~~scheduled termination, the fund shall be reviewed as provided in~~  
~~s. 215.3206(1) and (2).~~

Section 3. This act shall take effect upon becoming a law.



**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.)

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Prepared By: The Professional Staff of the Committee on Appropriations

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BILL: CS/SB 110

INTRODUCER: Finance and Tax Committee and Senator Arrington and others

SUBJECT: Homestead Exemptions

DATE: February 4, 2026

REVISED: \_\_\_\_\_

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	<u>Black</u>	<u>Khan</u>	<u>FT</u>	<u>Fav/CS</u>
2.	<u>Black</u>	<u>Sadberry</u>	<u>AP</u>	<u>Pre-meeting</u>
3.	_____	_____	<u>RC</u>	_____

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**Please see Section IX. for Additional Information:**

COMMITTEE SUBSTITUTE - Substantial Changes

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**I. Summary:**

CS/SB 110 amends s. 196.041, F.S. to provide that lessees owning the leasehold interest in a bona fide lease of 98 years or more in a homesteaded residential parcel or a condominium parcel have legal or beneficial and equitable title to said property for homestead exemption purposes, even if the lease contains a provision that terminates the leasehold interest upon the death of the lessees.

The bill states that this change is remedial and clarifying in nature.

The Revenue Estimating Conference determined that SB 110 will not affect local government revenue. The Revenue Estimating Conference has not adopted an estimate for CS/SB 110; however, the committee substitute is not expected to deviate from the previously adopted estimate. See Section V., Fiscal Impact Statement.

The bill takes effect upon becoming law.

**II. Present Situation:**

**General Overview of Property 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 a property as of

January 1 of each year.<sup>1</sup> The property appraiser annually determines the “just value”<sup>2</sup> of property within the taxing authority and then applies relevant exclusions, assessment limitations, and exemptions to determine the property’s “taxable value.”<sup>3</sup> The state constitution prohibits the state from levying ad valorem taxes<sup>4</sup> and it limits the Legislature’s authority to provide for property valuations at less than just value, unless expressly authorized.<sup>5</sup>

### **Homestead Property Tax Exemption and Assessment Limitation**

Every person having legal or equitable title to real estate and who maintains a permanent residence on real estate is deemed to establish homestead property. Homestead property is eligible for a \$25,000 tax exemption applicable to all ad valorem tax levies, including levies by school districts.<sup>6</sup> An additional exemption applies to the assessed valuation of homestead property 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.<sup>7</sup>

Additionally, 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 Consumer Price Index.<sup>8</sup> The accumulated difference between the just value and the assessed value is the Save Our Homes benefit.

### **Extending Homestead Exemption Benefits to Leaseholds**

Homestead benefits extend to those with equitable title including vendees in possession of real estate under bona fide contracts to purchase; persons residing on real estate by virtue of dower or other estates therein limited in time by deed, will, jointure, or settlement; and lessees who own the leasehold interests in a bona fide lease with an original term of 98 years or more.<sup>9</sup>

A leasehold interest is a type of property ownership that grants a person or entity the right to use and occupy real estate for a specified period.<sup>10</sup> A lessee is deemed to be the leased property’s equitable owner if the lessee holds “virtually all the benefits and burdens of ownership” of the leased property.<sup>11</sup>

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<sup>1</sup> 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.

<sup>2</sup> 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, e.g., Walter v. Schuler*, 176 So. 2d 81 (Fla. 1965); *Deltona Corp. v. Bailey*, 336 So. 2d 1163 (Fla. 1976); *S. Bell Tel. & Tel. Co. v. Dade Cnty.*, 275 So. 2d 4 (Fla. 1973).

<sup>3</sup> *See* ss. 192.001(2) and (16), F.S.

<sup>4</sup> FLA. CONST. art. VII, s. 1(a).

<sup>5</sup> *See* FLA. CONST. art. VII, s. 4.

<sup>6</sup> FLA. CONST. art. VII, s. 6(a).

<sup>7</sup> Section 196.031(1)(b), F.S.

<sup>8</sup> FLA. CONST. art. VII, s. 4(d).

<sup>9</sup> Section 196.041, F.S.

<sup>10</sup> *See* <https://legal-resources.uslegalforms.com/1/leasehold-interest> (last visited Jan. 20, 2026).

<sup>11</sup> *Robbins v. Mt. Sinai Med. Ctr., Inc.*, 748 So.2d 349, 351 (Fla. 3d DCA 1999) (citation omitted)

### **Qualified Personal Residence Trust**

A type of equitable title under the Internal Revenue Code is a Qualified Personal Residence Trust (QPRT).<sup>12</sup> A QPRT is an estate planning device that allows a settlor to transfer his or her personal property into an irrevocable trust while retaining the right to reside on the property for a specified term of years, after which the property is then transferred to the beneficiaries.<sup>13</sup> Generally, Florida courts have held that the settlor<sup>14</sup> of a QPRT is allowed to retain their homestead exemption while residing on the property throughout their retained term.<sup>15</sup> Settlers who survive the expiration of the retained term often enter a lease agreement with the subsequent owner of the residential property. In *Higgs v. Warrick*, the Third District Court of Appeal held that a 98-year plus lessee of a residential property which is permanently occupied as a residence qualifies for a homestead exemption pursuant to the statutory language provided in ss. 196.031, and 196.041, F.S.<sup>16</sup>

### **III. Effect of Proposed Changes:**

This bill amends s. 196.041, F.S. to provide that lessees owning the leasehold interest in a bona fide lease of 98 years or more in a homesteaded residential parcel or a condominium parcel have legal or beneficial and equitable title to said property for homestead exemption purposes, even if the lease contains a provision that terminates the leasehold interest upon the death of the lessees.

The bill provides that this change is remedial and clarifying in nature.

The bill takes effect upon becoming law.

### **IV. Constitutional Issues:**

#### **A. Municipality/County Mandates Restrictions:**

Article VII, s. 18(b) of the Florida Constitution provides that except upon approval of each house of the Legislature by two-thirds vote of the membership, the Legislature may not enact, amend, or repeal any general law if the anticipated effect of doing so would be to reduce the authority that municipalities or counties have to raise revenue in the aggregate, as such authority existed on February 1, 1989. The mandate requirement does not apply to laws having an insignificant impact,<sup>17</sup> which for Fiscal Year 2026-2027<sup>18</sup> is forecast at approximately \$2.4 million or less.

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<sup>12</sup> See <https://www.irs.gov/pub/irs-drop/rp-03-42.pdf> (last visited Jan. 20, 2026).

<sup>13</sup> Baskies, Jeffrey A. *Understanding Estate Planning With Qualified Personal Residence Trusts*, 73 Fla. B.J. 72 (1999).

<sup>14</sup> Section 736.0103(21), F.S.

<sup>15</sup> *Robbins v. Welbaum*, 664 So. 2d 1 (Fla. 3d DCA 1995).

<sup>16</sup> *Higgs v. Warrick*, 994 So.2d 492, 493 (Fla. 3d DCA 2008).

<sup>17</sup> 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).

<sup>18</sup> 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).

The Revenue Estimating Conference determined that SB 110 does not affect local government revenue.<sup>19</sup> The Revenue Estimating Conference has not adopted an estimate for CS/SB 110. However, the committee substitute is not expected to deviate from the previously adopted estimate. Therefore, this bill may not be a mandate subject to the requirements of Art. VII, s.18(b) of the Florida Constitution.

**B. Public Records/Open Meetings Issues:**

None.

**C. Trust Funds Restrictions:**

None.

**D. State Tax or Fee Increases:**

Article VII, s. 19 of the Florida Constitution requires legislation pass each chamber by a 2/3 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 Revenue Estimating Conference determined that SB 110 has no impact on local government ad valorem revenue.<sup>20</sup> The Revenue Estimating Conference has not adopted an estimate for CS/SB 110, however, the committee substitute is not expected to deviate from the previously adopted estimate.

**B. Private Sector Impact:**

Lessees with leasehold interests in a bona fide lease having an original term of 98 years or more in a residential parcel may benefit from the clarification provided by the bill.

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<sup>19</sup> OFF. OF ECON. & DEMOGRAPHIC RSCH., *Revenue Estimating Conference Impact Results: HB 227& SB 110*, 80, (Nov. 14, 2025), available at [https://edr.state.fl.us/Content/conferences/revenueimpact/archives/2026/\\_pdf/impact1114.pdf](https://edr.state.fl.us/Content/conferences/revenueimpact/archives/2026/_pdf/impact1114.pdf) (last visited Jan. 15, 2026).

<sup>20</sup> OFF. OF ECON. & DEMOGRAPHIC RSCH., *Revenue Estimating Conference Impact Results: HB 227& SB 110*, 80, (Nov. 14, 2025), available at [https://edr.state.fl.us/Content/conferences/revenueimpact/archives/2026/\\_pdf/impact1114.pdf](https://edr.state.fl.us/Content/conferences/revenueimpact/archives/2026/_pdf/impact1114.pdf) (last visited Jan. 15, 2026).

C. Government Sector Impact:

The bill is not expected to affect local governments.

**VI. Technical Deficiencies:**

None.

**VII. Related Issues:**

None.

**VIII. Statutes Affected:**

This bill amends section 196.041 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 Finance and Tax on January 28, 2026:**

The committee substitute adds specificity to the bill. It clarifies that leases that contain a provision that terminates the leasehold interest upon the death of the lessees are valid under current law.

- B. Amendments:

None.

By the Committee on Finance and Tax; and Senators Arrington and Gaetz

593-02299-26

2026110c1

A bill to be entitled

An act relating to homestead exemptions; amending s. 196.041, F.S.; revising the circumstances under which a person may be deemed to have legal or beneficial and equitable title to certain property for homestead exemption purposes; providing construction; providing an effective date.

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

Section 1. Subsection (1) of section 196.041, Florida Statutes, is amended to read:

196.041 Extent of homestead exemptions.—

(1) Vendees in possession of real estate under bona fide contracts to purchase when such instruments, under which they claim title, are recorded in the office of the clerk of the circuit court where said properties lie, and who reside thereon in good faith and make the same their permanent residence; persons residing on real estate by virtue of dower or other estates therein limited in time by deed, will, jointure, or settlement; and lessees owning the leasehold interest in a bona fide lease having an original term of 98 years or more in a residential parcel or in a condominium parcel as defined in chapter 718, even if such lease contains a provision terminating the leasehold interest upon the death of the lessees, or persons holding leases of 50 years or more, existing prior to June 19, 1973, for the purpose of homestead exemptions from ad valorem taxes and no other purpose, shall be deemed to have legal or beneficial and equitable title to said property. In addition, a

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**CODING:** Words ~~stricken~~ are deletions; words underlined are additions.

593-02299-26

2026110c1

tenant-stockholder or member of a cooperative apartment corporation who is entitled solely by reason of ownership of stock or membership in the corporation to occupy for dwelling purposes an apartment in a building owned by the corporation, for the purpose of homestead exemption from ad valorem taxes and for no other purpose, is deemed to have beneficial title in equity to said apartment and a proportionate share of the land on which the building is situated.

Section 2. The amendment made by this act to s. 196.041, Florida Statutes, is remedial and clarifying in nature.

Section 3. This act shall take effect upon becoming a law.

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**CODING:** Words ~~stricken~~ are deletions; words underlined are additions.

**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.)

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Prepared By: The Professional Staff of the Committee on Appropriations

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BILL: SB 434

INTRODUCER: Senator Leek and others

SUBJECT: Assessment of Property Used for Residential Purposes

DATE: February 4, 2026

REVISED: \_\_\_\_\_

ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1. Black	Khan	FT	<b>Favorable</b>
2. Black	Sadberry	AP	<b>Pre-meeting</b>
3. _____	_____	RC	_____

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## I. Summary:

SB 434 provides that, in determining the assessed value of real property used for residential purposes, any increase in just value attributable to changes or improvements made to improve the property's resistance to wind damage may not be considered.

The Revenue Estimating Conference determined that the bill will not affect local government revenue. See Section V., Fiscal Impact Statement.

The bill takes effect July 1, 2026.

## II. Present Situation:

### General Overview of Property 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 a property as of January 1 of each year.<sup>1</sup> The property appraiser annually determines the "just value"<sup>2</sup> of property within the taxing authority and then applies relevant exclusions, assessment limitations, and exemptions to determine the property's "taxable value."<sup>3</sup> The state constitution prohibits the state

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<sup>1</sup> 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.

<sup>2</sup> 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, e.g., Walter v. Schuler*, 176 So. 2d 81 (Fla. 1965); *Deltona Corp. v. Bailey*, 336 So. 2d 1163 (Fla. 1976); *S. Bell Tel. & Tel. Co. v. Dade Cnty.*, 275 So. 2d 4 (Fla. 1973).

<sup>3</sup> *See* ss. 192.001(2) and (16), F.S.

from levying ad valorem taxes<sup>4</sup> and it limits the Legislature's authority to provide for property valuations at less than just value, unless expressly authorized.<sup>5</sup>

### **Changes, Additions, and Improvements to Real Property**

Article VII, s. 4 of the Florida Constitution, requires that all property be assessed at just value for ad valorem tax purposes.<sup>6</sup> However, there are exceptions to the just valuation requirement for certain classes of property. Specifically, the Florida Constitution has authorized assessment limitations for homestead property and other types of residential and non-residential property.<sup>7</sup>

Changes, additions, or improvements to real property are assessed at just value as of the first January 1 after they are substantially completed.<sup>8</sup> However, when property is destroyed or removed and not replaced, the assessed value of the parcel is reduced by the assessed value attributable to the destroyed or removed property.<sup>9</sup>

When property is damaged or destroyed by calamity or misfortune, the property may be repaired or replaced without the change, addition, or improvement being assessed at just value. Such change, addition, or improvement is calculated using the assessed value subject to the assessment limitations that the damaged or replaced property had before being damaged or destroyed.<sup>10</sup> This treatment has certain limitations.<sup>11</sup>

For changes, additions and improvements made to homestead property damaged or destroyed by calamity or misfortune, only square footage greater than 130 percent of the property before damaged or beyond a total of 2000 square feet is assessed at just value.<sup>12</sup> The rebuilding of damaged or destroyed property must commence within 5 years after January 1 following the damage or destruction to qualify for the assessment limitation described above.<sup>13</sup>

Article VII, s. 4 (i) of the Florida Constitution, approved by Florida electors in the November 2008 general election, amended the Florida Constitution to provide the following:

- (i) The legislature, by general law and subject to conditions specified therein, may prohibit the consideration of the following in the determination of the assessed value of real property used for residential purposes:
  - Any change or improvement made for the purpose of improving the property's resistance to wind damage.
  - The installation of a solar or renewable energy source device.<sup>14</sup>

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<sup>4</sup> FLA. CONST. art. VII, s. 1(a).

<sup>5</sup> FLA. CONST. art. VII, s. 4.

<sup>6</sup> *Id.*

<sup>7</sup> FLA. CONST. art. VII, s. 4(d) and (g)

<sup>8</sup> Sections 193.155(4)(a), 193.1554(6)(a), and 193.1555(6)(a), F.S.

<sup>9</sup> Sections 193.155(5), 193.1554(8), and 193.1555(8), F.S.

<sup>10</sup> Sections 193.155(4)(b)1., 193.1554(6)(b)1., and 193.1555(6)(b)1., F.S.

<sup>11</sup> Section 193.155(4)(b), F.S.

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

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

<sup>14</sup> FLA. CONST. art. VII, s. 4(i)



### III. Effect of Proposed Changes:

The bill provides that, in determining the assessed value of real property used for residential purposes, any increase in just value attributable to changes or improvements made to improve the property's resistance to wind damage may not be considered.

The bill also defines the term “changes or improvements made to improve the property's resistance to wind damage” to include, but is not limited to, all of the following:

- Strengthening roof deck attachments.
- Creating a secondary water barrier to prevent water intrusion.
- Installing wind-resistant shingles, gable-end bracing, storm shutters, and opening protections.
- Reinforcing roof-to-wall connections.

The bill is effective July 1, 2026, and applies to improvements made on or after January 1, 2027.

### IV. Constitutional Issues:

#### A. Municipality/County Mandates Restrictions:

Article VII, s. 18(b) of the Florida Constitution provides that, except upon approval of each house of the Legislature by two-thirds vote of the membership, the Legislature may not enact, amend, or repeal any general law if the anticipated effect of doing so would be to reduce the authority that municipalities or counties have to raise revenue in the aggregate, as such authority existed on February 1, 1989. The mandate requirement does not apply to laws having an insignificant impact,<sup>15</sup> which for Fiscal Year 2026-2027<sup>16</sup> is forecast at approximately \$2.4 million or less.

The Revenue Estimating Conference determined that the bill does not affect local government revenue.<sup>17</sup> Therefore, this bill is not a mandate subject to the requirements of Art. VII, s. 18(b) of the Florida Constitution.

#### B. Public Records/Open Meetings Issues:

None.

#### C. Trust Funds Restrictions:

None.

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<sup>15</sup> 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. 26, 2026).

<sup>16</sup> 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. 26, 2026).

<sup>17</sup> OFF. OF ECON. & DEMOGRAPHIC RSCH., *Revenue Estimating Conference Impact Results: HB 617 & SB 434*, 108, (Dec. 12, 2025), available at [https://edr.state.fl.us/Content/conferences/revenueimpact/archives/2026/\\_pdf/page108.pdf](https://edr.state.fl.us/Content/conferences/revenueimpact/archives/2026/_pdf/page108.pdf) (last visited Jan. 26, 2026).

**D. State Tax or Fee Increases:**

Article VII, s. 19 of the Florida Constitution requires legislation pass each chamber by a 2/3 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 Revenue Estimating Conference has determined that the bill has no fiscal impact.<sup>18</sup>

**B. Private Sector Impact:**

None.

**C. Government Sector Impact:**

None.

**VI. Technical Deficiencies:**

None.

**VII. Related Issues:**

None.

**VIII. Statutes Affected:**

This bill creates section 193.6245 Florida Statutes.

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

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

None.

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<sup>18</sup> *Id.*

B. Amendments:

None.

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This Senate Bill Analysis does not reflect the intent or official position of the bill's introducer or the Florida Senate.

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By Senator Leek

7-00340-26

2026434

A bill to be entitled

An act relating to assessment of property used for residential purposes; creating s. 193.6245, F.S.; defining the term "changes or improvements made to improve the property's resistance to wind damage"; prohibiting the consideration of the increase in just value of a property which is attributable to changes or improvements made to improve the property's resistance to wind damage in determinations of the assessed value of certain property; providing applicability; providing an effective date.

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

Section 1. Section 193.6245, Florida Statutes, is created to read:

193.6245 Assessment of property; changes or improvements for resistance to wind damage.—

(1) As used in this section, the term "changes or improvements made to improve the property's resistance to wind damage" includes, but is not limited to, all of the following:

(a) Improving the strength of the roof deck attachment.

(b) Creating a secondary water barrier to prevent water intrusion.

(c) Installing wind-resistant shingles.

(d) Installing gable-end bracing.

(e) Reinforcing roof-to-wall connections.

(f) Installing storm shutters.

(g) Installing opening protections.

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**CODING:** Words ~~stricken~~ are deletions; words underlined are additions.

7-00340-26

2026434

(2) In determining the assessed value of real property used for residential purposes, any increase in just value of a property which is attributable to changes or improvements made to improve the property's resistance to wind damage may not be considered.

(3) This section applies to changes or improvements made to improve the property's resistance to wind damage made on or after January 1, 2027.

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

Page 2 of 2

**CODING:** Words ~~stricken~~ are deletions; words underlined are additions.

**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.)

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Prepared By: The Professional Staff of the Committee on Appropriations

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BILL: SB 856

INTRODUCER: Senator DiCeglie and others

SUBJECT: Disclosure of Estimated Ad Valorem Taxes

DATE: February 4, 2026

REVISED: \_\_\_\_\_

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Black	Khan	FT	<b>Favorable</b>
2.	Black	Sadberry	AP	<b>Pre-meeting</b>
3.			RC	

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## **I. Summary:**

SB 856 requires online listing platforms to include estimated property taxes on any residential property visible on their platform. 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 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 July 1, 2026.

## **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.<sup>1</sup> The property appraiser annually determines the “just value”<sup>2</sup> of property within the taxing jurisdiction and then applies relevant exclusions, assessment limitations, and exemptions to determine the property’s “taxable value.”<sup>3</sup> 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,<sup>4</sup> and it limits the Legislature’s authority to provide for property valuations at less than just value, unless expressly authorized.<sup>5</sup>

### ***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 property<sup>6</sup>. Homestead property is eligible for a \$25,000 tax exemption applicable to all ad valorem tax levies, including levies by school districts.<sup>7</sup> 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.<sup>8</sup>

### ***Save Our Homes Homestead Assessment Limitation and Portability***

In 1992, Florida voters approved the Save Our Homes amendment to the Florida Constitution.<sup>9</sup> 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 Consumer Price Index.<sup>10</sup> 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.<sup>11</sup>

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<sup>1</sup> 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.

<sup>2</sup> 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).

<sup>3</sup> *See* s. 192.001(2) and (16), F.S.

<sup>4</sup> FLA. CONST. art. VII, s. 1(a).

<sup>5</sup> *See* FLA. CONST. art. VII, s. 4.

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

<sup>7</sup> FLA. CONST. art VII, s. 6(a).

<sup>8</sup> *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).

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

<sup>10</sup> FLA. CONST. art. VII, s. 4(d).

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

## Property Tax Estimates

Calculating estimated property taxes in Florida requires some key pieces of information<sup>12</sup>: 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.<sup>13</sup> 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.<sup>14</sup>

## Online Real Property Listing Platforms

In 2025, approximately 255,000 homes were sold in the State of Florida<sup>15</sup>. 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.<sup>16</sup> 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.<sup>17</sup> Some, but not all, include a parcel's property tax history and an estimate of property taxes.<sup>18</sup>

## 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 sale<sup>19</sup>. 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 until he or she has read the disclosure summary required by this section.<sup>20</sup> The disclosure summary, whether separate or included in the contract, must be in a form substantially similar to the following<sup>21</sup>:

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<sup>12</sup> 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](https://floridarevenue.com/faq/Pages/FAQDetails.aspx?FAQID=1663&IsDlg=1) (last visited Jan. 22, 2026).

<sup>13</sup> 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).

<sup>14</sup> 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).

<sup>15</sup> 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).

<sup>16</sup> 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).

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

<sup>18</sup> 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).

<sup>19</sup> See s. 689.261 (1), F.S.

<sup>20</sup> See s. 689.261 (2), F.S.

<sup>21</sup> See s. 689.261 (1), F.S.

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. 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 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 milage 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 provides for complete immunity for claims against a listing platform or licensee for any inaccuracy in the estimated ad valorem taxes displayed on the 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 July 1, 2026.

#### **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,<sup>22</sup> which for Fiscal Year 2026-2027<sup>23</sup> 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.

##### **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

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<sup>22</sup> 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).

<sup>23</sup> 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).

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.<sup>24</sup> The roll records county and property specific information including millage rates for each taxing authority.<sup>25</sup> 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.

**VIII. Statutes Affected:**

**A. Committee Substitute – Statement of Changes:**

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

None.

**B. Amendments:**

None.

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<sup>24</sup> Section 193.1142(1)(a), F.S.

<sup>25</sup> See s.193.114, F.S.

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This Senate Bill Analysis does not reflect the intent or official position of the bill's introducer or the Florida Senate.

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By Senator DiCeglie

18-00482A-26

2026856\_\_

1 A bill to be entitled  
 2 An act relating to disclosure of estimated ad valorem  
 3 taxes; amending s. 689.261, F.S.; defining the terms  
 4 "listing platform" and "property"; requiring that  
 5 certain property listings include estimated ad valorem  
 6 taxes; prohibiting the use of the current owner's ad  
 7 valorem assessment or taxes to calculate the estimated  
 8 ad valorem taxes under certain circumstances;  
 9 requiring listing platforms to calculate and display  
 10 the estimated ad valorem taxes using specified  
 11 methods; prohibiting the listing platform from  
 12 displaying the current owner's ad valorem taxes if  
 13 such ad valorem taxes are not estimated using a tax  
 14 estimator or buyer payment calculator; requiring  
 15 listing platforms to instead include a link to the  
 16 county property appraiser's homepage and tax  
 17 estimator; requiring the Department of Revenue to  
 18 maintain on its website a table of links to each  
 19 county's property appraiser's homepage and tax  
 20 estimator; providing conditions for when the previous  
 21 year's ad valorem taxes may be displayed as part of a  
 22 property's historical tax information; providing  
 23 immunity for specified parties for any inaccuracies in  
 24 the estimated ad valorem taxes on a property listed on  
 25 a listing platform; prohibiting printed listing  
 26 materials from including specified information;  
 27 requiring the department to develop a formula that may  
 28 be used by listing platforms to calculate the  
 29 estimated ad valorem taxes; requiring each county

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30 property appraiser to provide to the department any  
 31 information needed to develop such formula; requiring  
 32 the department, by a specified date, to annually  
 33 publish on its website the formula and information  
 34 collected; requiring the department to annually  
 35 develop a countywide aggregate millage rate for each  
 36 county for use by listing platforms as an alternative  
 37 method of satisfying the requirements of the act;  
 38 requiring the department to require each county  
 39 property appraiser to provide to the department any  
 40 information needed to develop the countywide aggregate  
 41 millage rate; requiring the department, by a specified  
 42 date, to annually publish on its website the  
 43 countywide aggregate average millage rate for each  
 44 county; authorizing the department to adopt rules;  
 45 providing an effective date.

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

48  
 49 Section 1. Subsection (3) is added to section 689.261,  
 50 Florida Statutes, to read:

51 689.261 Sale of residential property; disclosure of ad  
 52 valorem taxes to prospective purchaser.—

53 (3)(a) As used in this subsection, the term:

54 1. "Listing platform" means any public-facing online real  
 55 property listing service, including, but not limited to,  
 56 websites, web applications, and mobile applications.

57 2. "Property" means residential real property located  
 58 within this state.

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(b) Any property visible on a listing platform must include the estimated ad valorem taxes for such property.

1. If the ad valorem taxes are estimated using a tax estimator or buyer payment calculator, the current owner's ad valorem assessment or taxes may not be used to calculate the estimated ad valorem taxes. The listing platform must calculate and display the estimated ad valorem taxes using one of the following methods:

a. The ad valorem taxes that would be due if the purchaser were taxed on the listing price of the property at current millage rates using the data and formula published under subparagraph (d)1. The use of such data and formula constitutes a reasonable estimate of ad valorem taxes. The listing platform must include a disclaimer on the same website or application as the estimated ad valorem taxes that the millage rates of applicable taxing authorities may vary within a county and that the estimated ad valorem taxes do not include all applicable non-ad valorem assessments or exemptions, discounts, and other tax benefits, including, but not limited to, transfer of the homestead assessment difference under s. 4, Art. VII of the State Constitution. The current owner's and any previous years' ad valorem taxes on the property may be displayed only as part of historical tax information.

b. The ad valorem taxes that would be due if the purchaser were taxed on the listing price of the property at the countywide aggregate average millage rate using the data published under subparagraph (d)2. The platform shall include a link to the property appraiser's tax estimator for the county in which the property is located, if available, or to such property

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appraiser's homepage. The Department of Revenue must maintain a table of links to each property appraiser's homepage and tax estimator, if available, on its website. The listing platform must include a disclaimer on the same website or application as the estimated ad valorem taxes that the millage rates of applicable taxing authorities may vary within a county and that the estimated ad valorem taxes do not include all applicable non-ad valorem assessments or exemptions, discounts, and other tax benefits, including, but not limited to, transfer of the homestead assessment difference under s. 4, Art. VII of the State Constitution. The current owner's and any previous years' ad valorem taxes on the property may be displayed only as part of historical tax information.

2. If ad valorem taxes are not estimated using a tax estimator or buyer payment calculator as provided in subparagraph 1., the listing platform may not display the current owner's ad valorem taxes and must include a link to the property appraiser's tax estimator for the county in which the property is located, if available, or to such property appraiser's homepage. The department shall maintain a table of links to each county property appraiser's homepage and tax estimator, if available, on its website. The previous year's ad valorem taxes on the property may not be displayed as part of historical tax information.

3. There is complete immunity for claims against a listing platform or licensee under chapter 475 for any inaccuracy in the estimated ad valorem taxes on a property listed on the listing platform.

(c) The current owner's ad valorem taxes may not be

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included in any printed listing materials concerning a property.

(d)1. The department shall develop a formula that may be used by a listing platform to calculate the estimated ad valorem taxes required under this subsection. Each county property appraiser shall provide the department with any information needed to develop the formula, including, at a minimum, the county name, tax district code, school district millage rate, and summary millage rate for all other applicable taxing authorities. Beginning December 15, 2026, and annually thereafter, the department shall publish on its website the formula and the information collected from each property appraiser under this subparagraph.

2. The department shall annually develop a countywide aggregate average millage rate for each county which may be used by a listing platform as an alternative method of meeting the requirements of this subsection. The department shall require each county property appraiser to provide the department with any information needed to develop the countywide aggregate average millage rate. Beginning December 15, 2026, and annually thereafter, the department shall publish on its website the countywide aggregate average millage rate and the information collected from each property appraiser under this subparagraph.

(e) The department may adopt rules to implement paragraph (d).

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