

201790e1

1                   A bill to be entitled  
2           An act relating to renewable energy source devices;  
3           amending s. 193.624, F.S.; revising the definition of  
4           the term "renewable energy source device"; prohibiting  
5           the consideration of just value of property  
6           attributable to a renewable energy source device in  
7           determining the assessed value of real property used  
8           for residential purposes; prohibiting the  
9           consideration of a specified percentage of the just  
10          value of property attributable to a renewable energy  
11          source device in determining the assessed value of  
12          real property used for nonresidential purposes;  
13          revising applicability; providing for expiration of  
14          specified amendments made by the act; creating s.  
15          196.182, F.S.; exempting a specified percentage of the  
16          assessed value of certain renewable energy source  
17          devices from ad valorem taxation; providing  
18          applicability; exempting a specified percentage of the  
19          assessed value of renewable energy source devices  
20          affixed to property owned or leased by the United  
21          States Department of Defense for the military from ad  
22          valorem taxation; providing for expiration; reenacting  
23          ss. 193.155(4)(a) and 193.1554(6)(a), F.S., relating  
24          to homestead assessments and nonhomestead residential  
25          property assessments, respectively, to incorporate the  
26          amendment made to s. 193.624, F.S., in references  
27          thereto; providing an effective date.

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

201790e1

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Section 1. Section 193.624, Florida Statutes, is amended to read:

193.624 Assessment of renewable energy source devices ~~residential property.~~

(1) As used in this section, the term "renewable energy source device" means any of the following equipment that collects, transmits, stores, or uses solar energy, wind energy, or energy derived from geothermal deposits:

(a) Solar energy collectors, photovoltaic modules, and inverters.

(b) Storage tanks and other storage systems, excluding swimming pools used as storage tanks.

(c) Rockbeds.

(d) Thermostats and other control devices.

(e) Heat exchange devices.

(f) Pumps and fans.

(g) Roof ponds.

(h) Freestanding thermal containers.

(i) Pipes, ducts, wiring, structural supports, refrigerant handling systems, and other components ~~equipment~~ used as integral parts of to interconnect such systems; however, such equipment does not include conventional backup systems of any type or any equipment or structure that would be required in the absence of the renewable energy source device.

(j) Windmills and wind turbines.

(k) Wind-driven generators.

(l) Power conditioning and storage devices that store or use solar energy, wind energy, or energy derived from geothermal

201790e1

59 deposits to generate electricity or mechanical forms of energy.

60 (m) Pipes and other equipment used to transmit hot  
61 geothermal water to a dwelling or structure from a geothermal  
62 deposit.

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64 The term does not include equipment that is on the distribution  
65 or transmission side of the point at which a renewable energy  
66 source device is interconnected to an electric utility's  
67 distribution grid or transmission lines.

68 (2) In determining the assessed value of real property  
69 used:

70 (a) For residential purposes, ~~an increase in~~ the just value  
71 of the property attributable to ~~the installation of~~ a renewable  
72 energy source device may not be considered.

73 (b) For nonresidential purposes, 80 percent of the just  
74 value of the property attributable to a renewable energy source  
75 device may not be considered.

76 (3) This section applies to the installation of a renewable  
77 energy source device installed on or after January 1, 2013, to  
78 new and existing residential real property. This section applies  
79 to a renewable energy source device installed on or after  
80 January 1, 2018, to all other real property, except when  
81 installed as part of a project planned for a location in a  
82 fiscally constrained county, as defined in s. 218.67(1), and for  
83 which an application for a comprehensive plan amendment or  
84 planned unit development zoning has been filed with the county  
85 on or before December 31, 2017.

86 Section 2. The amendments made by this act to s. 193.624(2)  
87 and (3), Florida Statutes, expire December 31, 2037, and the

201790e1

88 text of those subsections shall revert to that in existence on  
89 December 31, 2017, except that any amendments to such text  
90 enacted other than by this act shall be preserved and continue  
91 to operate to the extent that such amendments are not dependent  
92 upon the portions of text which expire pursuant to this section.

93 Section 3. Section 196.182, Florida Statutes, is created to  
94 read:

95 196.182 Exemption of renewable energy source devices.—

96 (1) Eighty percent of the assessed value of a renewable  
97 energy source device, as defined in s. 193.624, which is  
98 considered tangible personal property and which is installed on  
99 real property on or after January 1, 2018, or which was  
100 installed before January 1, 2018, if the renewable energy source  
101 device was installed to supply a municipal electric utility  
102 located within a consolidated government, is exempt from ad  
103 valorem taxation.

104 (2) The exemption provided in this section does not apply  
105 to a renewable energy source device that is installed as part of  
106 a project planned for a location in a fiscally constrained  
107 county, as defined in s. 218.67(1), and for which an application  
108 for a comprehensive plan amendment or planned unit development  
109 zoning has been filed with the county on or before December 31,  
110 2017.

111 (3) Notwithstanding this section, 80 percent of the  
112 assessed value of a renewable energy source device, as defined  
113 in s. 193.624, which is affixed to property owned or leased by  
114 the United States Department of Defense for the military is  
115 exempt from ad valorem taxation, including, but not limited to,  
116 the tangible personal property tax.

201790e1

117 (4) This section expires December 31, 2037.

118 Section 4. For the purpose of incorporating the amendment  
119 made by this act to section 193.624, Florida Statutes, in a  
120 reference thereto, paragraph (a) of subsection (4) of section  
121 193.155, Florida Statutes, is reenacted to read:

122 193.155 Homestead assessments.—Homestead property shall be  
123 assessed at just value as of January 1, 1994. Property receiving  
124 the homestead exemption after January 1, 1994, shall be assessed  
125 at just value as of January 1 of the year in which the property  
126 receives the exemption unless the provisions of subsection (8)  
127 apply.

128 (4) (a) Except as provided in paragraph (b) and s. 193.624,  
129 changes, additions, or improvements to homestead property shall  
130 be assessed at just value as of the first January 1 after the  
131 changes, additions, or improvements are substantially completed.

132 Section 5. For the purpose of incorporating the amendment  
133 made by this act to section 193.624, Florida Statutes, in a  
134 reference thereto, paragraph (a) of subsection (6) of section  
135 193.1554, Florida Statutes, is reenacted to read:

136 193.1554 Assessment of nonhomestead residential property.—

137 (6) (a) Except as provided in paragraph (b) and s. 193.624,  
138 changes, additions, or improvements to nonhomestead residential  
139 property shall be assessed at just value as of the first January  
140 1 after the changes, additions, or improvements are  
141 substantially completed.

142 Section 6. This act shall take effect January 1, 2018.