

CS/HJR 1257

2025

1 House Joint Resolution

2 A joint resolution proposing amendments to Sections 3
3 and 4 of Article VII and the creation of a new section
4 in Article XII of the State Constitution to authorize
5 the Legislature to provide two \$25,000 exemptions and
6 an assessment limitation to certain real property
7 subject to a long-term lease and to provide an
8 effective date.

9
10 Be It Resolved by the Legislature of the State of Florida:
11

12 That the following amendments to Section 3 and 4 of Article
13 VII and the creation of a new section in Article XII of the
14 State Constitution are agreed to and shall be submitted to the
15 electors of this state for approval or rejection at the next
16 general election or at an earlier special election specifically
17 authorized by law for that purpose:

18 ARTICLE VII

19 FINANCE AND TAXATION

20 SECTION 3. Taxes; exemptions.—

21 (a) All property owned by a municipality and used
22 exclusively by it for municipal or public purposes shall be
23 exempt from taxation. A municipality, owning property outside
24 the municipality, may be required by general law to make payment
25 to the taxing unit in which the property is located. Such

26 portions of property as are used predominantly for educational,
27 literary, scientific, religious or charitable purposes may be
28 exempted by general law from taxation.

29 (b) There shall be exempt from taxation, cumulatively, to
30 every head of a family residing in this state, household goods
31 and personal effects to the value fixed by general law, not less
32 than one thousand dollars, and to every widow or widower or
33 person who is blind or totally and permanently disabled,
34 property to the value fixed by general law not less than five
35 hundred dollars.

36 (c) Any county or municipality may, for the purpose of its
37 respective tax levy and subject to the provisions of this
38 subsection and general law, grant community and economic
39 development ad valorem tax exemptions to new businesses and
40 expansions of existing businesses, as defined by general law.
41 Such an exemption may be granted only by ordinance of the county
42 or municipality, and only after the electors of the county or
43 municipality voting on such question in a referendum authorize
44 the county or municipality to adopt such ordinances. An
45 exemption so granted shall apply to improvements to real
46 property made by or for the use of a new business and
47 improvements to real property related to the expansion of an
48 existing business and shall also apply to tangible personal
49 property of such new business and tangible personal property
50 related to the expansion of an existing business. The amount or

51 limits of the amount of such exemption shall be specified by
52 general law. The period of time for which such exemption may be
53 granted to a new business or expansion of an existing business
54 shall be determined by general law. The authority to grant such
55 exemption shall expire ten years from the date of approval by
56 the electors of the county or municipality, and may be renewable
57 by referendum as provided by general law.

58 (d) Any county or municipality may, for the purpose of its
59 respective tax levy and subject to the provisions of this
60 subsection and general law, grant historic preservation ad
61 valorem tax exemptions to owners of historic properties. This
62 exemption may be granted only by ordinance of the county or
63 municipality. The amount or limits of the amount of this
64 exemption and the requirements for eligible properties must be
65 specified by general law. The period of time for which this
66 exemption may be granted to a property owner shall be determined
67 by general law.

68 (e) By general law and subject to conditions specified
69 therein:

70 (1) Twenty-five thousand dollars of the assessed value of
71 property subject to tangible personal property tax shall be
72 exempt from ad valorem taxation.

73 (2) The assessed value of solar devices or renewable
74 energy source devices subject to tangible personal property tax
75 may be exempt from ad valorem taxation, subject to limitations

76 | provided by general law.

77 | (f) There shall be granted an ad valorem tax exemption for
78 | real property dedicated in perpetuity for conservation purposes,
79 | including real property encumbered by perpetual conservation
80 | easements or by other perpetual conservation protections, as
81 | defined by general law.

82 | (g) By general law and subject to the conditions specified
83 | therein, each person who receives a homestead exemption as
84 | provided in section 6 of this article; who was a member of the
85 | United States military or military reserves, the United States
86 | Coast Guard or its reserves, or the Florida National Guard; and
87 | who was deployed during the preceding calendar year on active
88 | duty outside the continental United States, Alaska, or Hawaii in
89 | support of military operations designated by the legislature
90 | shall receive an additional exemption equal to a percentage of
91 | the taxable value of his or her homestead property. The
92 | applicable percentage shall be calculated as the number of days
93 | during the preceding calendar year the person was deployed on
94 | active duty outside the continental United States, Alaska, or
95 | Hawaii in support of military operations designated by the
96 | legislature divided by the number of days in that year.

97 | (h) By general law and subject to conditions and
98 | provisions specified therein, the legislature may provide that
99 | every person who holds the legal or equitable title to real
100 | estate that is currently receiving the benefits available for

101 homestead properties under subsection (a) of Section 6, and
 102 holds the legal or equitable title to a separate parcel of real
 103 estate and maintains thereon the residence of a lessee under a
 104 single written lease of six months or more, if such lease is in
 105 effect on January 1 of the taxable year, and if such parcel
 106 could qualify for the benefits afforded homestead properties
 107 under subsection (a) of Section 6, if the owner maintained that
 108 property as his or her permanent residence, shall be exempt from
 109 taxation on such leased property up to the assessed valuation of
 110 twenty-five thousand dollars; and, for all levies other than
 111 school district levies, on the assessed valuation greater than
 112 fifty thousand dollars and up to seventy-five thousand dollars.

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

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

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

124 (c) Pursuant to general law tangible personal property
 125 held for sale as stock in trade and livestock may be valued for

126 | taxation at a specified percentage of its value, may be
 127 | classified for tax purposes, or may be exempted from taxation.

128 | (d) All persons entitled to a homestead exemption under
 129 | Section 6 of this Article shall have their homestead assessed at
 130 | just value as of January 1 of the year following the effective
 131 | date of this amendment. This assessment shall change only as
 132 | provided in this subsection.

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

136 | a. Three percent (3%) of the assessment for the prior
 137 | year.

138 | b. The percent change in the Consumer Price Index for all
 139 | urban consumers, U.S. City Average, all items 1967=100, or
 140 | successor reports for the preceding calendar year as initially
 141 | reported by the United States Department of Labor, Bureau of
 142 | Labor Statistics.

143 | (2) No assessment shall exceed just value.

144 | (3) After any change of ownership, as provided by general
 145 | law, homestead property shall be assessed at just value as of
 146 | January 1 of the following year, unless the provisions of
 147 | paragraph (8) apply. Thereafter, the homestead shall be assessed
 148 | as provided in this subsection.

149 | (4) New homestead property shall be assessed at just value
 150 | as of January 1st of the year following the establishment of the

151 homestead, unless the provisions of paragraph (8) apply. That
152 assessment shall only change as provided in this subsection.

153 (5) Changes, additions, reductions, or improvements to
154 homestead property shall be assessed as provided for by general
155 law; provided, however, after the adjustment for any change,
156 addition, reduction, or improvement, the property shall be
157 assessed as provided in this subsection.

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

160 (7) The provisions of this amendment are severable. If any
161 of the provisions of this amendment shall be held
162 unconstitutional by any court of competent jurisdiction, the
163 decision of such court shall not affect or impair any remaining
164 provisions of this amendment.

165 (8)a. A person who establishes a new homestead as of
166 January 1 and who has received a homestead exemption pursuant to
167 Section 6 of this Article as of January 1 of any of the three
168 years immediately preceding the establishment of the new
169 homestead is entitled to have the new homestead assessed at less
170 than just value. The assessed value of the newly established
171 homestead shall be determined as follows:

172 1. If the just value of the new homestead is greater than
173 or equal to the just value of the prior homestead as of January
174 1 of the year in which the prior homestead was abandoned, the
175 assessed value of the new homestead shall be the just value of

176 the new homestead minus an amount equal to the lesser of
 177 \$500,000 or the difference between the just value and the
 178 assessed value of the prior homestead as of January 1 of the
 179 year in which the prior homestead was abandoned. Thereafter, the
 180 homestead shall be assessed as provided in this subsection.

181 2. If the just value of the new homestead is less than the
 182 just value of the prior homestead as of January 1 of the year in
 183 which the prior homestead was abandoned, the assessed value of
 184 the new homestead shall be equal to the just value of the new
 185 homestead divided by the just value of the prior homestead and
 186 multiplied by the assessed value of the prior homestead.

187 However, if the difference between the just value of the new
 188 homestead and the assessed value of the new homestead calculated
 189 pursuant to this sub-subparagraph is greater than \$500,000, the
 190 assessed value of the new homestead shall be increased so that
 191 the difference between the just value and the assessed value
 192 equals \$500,000. Thereafter, the homestead shall be assessed as
 193 provided in this subsection.

194 b. By general law and subject to conditions specified
 195 therein, the legislature shall provide for application of this
 196 paragraph to property owned by more than one person.

197 (e) The legislature may, by general law, for assessment
 198 purposes and subject to the provisions of this subsection, allow
 199 counties and municipalities to authorize by ordinance that
 200 historic property may be assessed solely on the basis of

201 character or use. Such character or use assessment shall apply
 202 only to the jurisdiction adopting the ordinance. The
 203 requirements for eligible properties must be specified by
 204 general law.

205 (f) A county may, in the manner prescribed by general law,
 206 provide for a reduction in the assessed value of homestead
 207 property to the extent of any increase in the assessed value of
 208 that property which results from the construction or
 209 reconstruction of the property for the purpose of providing
 210 living quarters for one or more natural or adoptive grandparents
 211 or parents of the owner of the property or of the owner's spouse
 212 if at least one of the grandparents or parents for whom the
 213 living quarters are provided is 62 years of age or older. Such a
 214 reduction may not exceed the lesser of the following:

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

217 (2) Twenty percent of the total assessed value of the
 218 property as improved.

219 (g) For all levies other than school district levies,
 220 assessments of residential real property, as defined by general
 221 law, which contains nine units or fewer and which is not subject
 222 to the assessment limitations set forth in subsections (a)
 223 through (d) shall change only as provided in this subsection.

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

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

228 | (2) No assessment shall exceed just value.

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

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

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

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

247 | (2) No assessment shall exceed just value.

248 | (3) The legislature must provide that such property shall
 249 | be assessed at just value as of the next assessment date after a
 250 | qualifying improvement, as defined by general law, is made to

251 such property. Thereafter, such property shall be assessed as
 252 provided in this subsection.

253 (4) The legislature may provide that such property shall
 254 be assessed at just value as of the next assessment date after a
 255 change of ownership or control, as defined by general law,
 256 including any change of ownership of the legal entity that owns
 257 the property. Thereafter, such property shall be assessed as
 258 provided in this subsection.

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

264 (i) The legislature, by general law and subject to
 265 conditions specified therein, may prohibit the consideration of
 266 the following in the determination of the assessed value of real
 267 property:

268 (1) Any change or improvement to real property used for
 269 residential purposes made to improve the property's resistance
 270 to wind damage.

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

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

275 a. Land used predominantly for commercial fishing

276 purposes.

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

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

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

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

286 (k) All persons entitled to the exemptions on real
287 property under subsection (h) of Section 3 of this Article shall
288 have such property assessed as follows:

289 (1) Assessments shall be changed annually on January 1 of
290 each year; but those changes in assessments shall not exceed the
291 lower of: three percent (3%) of the assessment for the prior
292 year, or the percent change in the Consumer Price Index for all
293 urban consumers, U.S. City Average, all items 1967=100, or
294 successor reports for the preceding calendar year as initially
295 reported by the United States Department of Labor, Bureau of
296 Labor Statistics.

297 (2) No assessment shall exceed just value.

298 (3) After any change of ownership, as provided by general
299 law, or termination of homestead pursuant to paragraph (6) of
300 subsection (d) of this section, the property shall be assessed

301 at just value as of January 1 of the following year. Thereafter,
 302 the property shall be assessed as provided in this paragraph.

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

308 (5) The legislature may also provide that if any property
 309 receiving the assessment limitation authorized under this
 310 subsection subsequently becomes ineligible for the assessment
 311 limitation authorized under this subsection for reasons other
 312 than a change of ownership or control, as defined by general
 313 law; or termination of homestead pursuant to paragraph (6) of
 314 subsection (d) of this section; such property shall be assessed,
 315 without reassessment at just value, pursuant to subsection (g)
 316 of this section, unless such property is assessed under
 317 subsection (d) of this section for that year.

318 ARTICLE XII

319 SCHEDULE

320 Tax exemptions and an assessment limitation for long-term
 321 leased residential property.—This section and the amendments to
 322 Sections 3 and 4 of Article VII, which authorize the legislature
 323 to provide two \$25,000 exemptions and an assessment limitation
 324 to real property that, on January 1, is subject to a written
 325 lease of six months or more and is owned by a person who holds

326 | legal or equitable title to real estate receiving a homestead
 327 | exemption, apply beginning with the 2027 tax roll.

328 | BE IT FURTHER RESOLVED that the following statement be
 329 | placed on the ballot:

330 | CONSTITUTIONAL AMENDMENTS

331 | ARTICLE VII, SECTIONS 3 AND 4

332 | ARTICLE XII

333 | PROPERTY TAX BENEFITS FOR CERTAIN RESIDENTIAL PROPERTIES
 334 | SUBJECT TO A LONG-TERM LEASE.—Proposing amendments to the State
 335 | Constitution to authorize the Legislature to provide two \$25,000
 336 | exemptions and an assessment limitation for certain residential
 337 | real property that is subject to a written lease of 6 months or
 338 | more and is owned by a person who holds legal or equitable title
 339 | to property receiving a homestead exemption. These amendments
 340 | shall take effect January 1, 2027.