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LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
04/15/2025	.	
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The Committee on Finance and Tax (Avila) recommended the following:

Senate Amendment (with title amendment)

Delete everything after the resolving clause
and insert:

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



311512

ARTICLE VII

FINANCE AND TAXATION

SECTION 3. Taxes; exemptions.—

(a) All property owned by a municipality and used exclusively by it for municipal or public purposes shall be exempt from taxation. A municipality, owning property outside the municipality, may be required by general law to make payment to the taxing unit in which the property is located. Such portions of property as are used predominantly for educational, literary, scientific, religious or charitable purposes may be exempted by general law from taxation.

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

(c) Any county or municipality may, for the purpose of its respective tax levy and subject to the provisions of this subsection and general law, grant community and economic development ad valorem tax exemptions to new businesses and expansions of existing businesses, as defined by general law. Such an exemption may be granted only by ordinance of the county or municipality, and only after the electors of the county or municipality voting on such question in a referendum authorize the county or municipality to adopt such ordinances. An exemption so granted shall apply to improvements to real property made by or for the use of a new business and



311512

40 improvements to real property related to the expansion of an
41 existing business and shall also apply to tangible personal
42 property of such new business and tangible personal property
43 related to the expansion of an existing business. The amount or
44 limits of the amount of such exemption shall be specified by
45 general law. The period of time for which such exemption may be
46 granted to a new business or expansion of an existing business
47 shall be determined by general law. The authority to grant such
48 exemption shall expire ten years from the date of approval by
49 the electors of the county or municipality, and may be renewable
50 by referendum as provided by general law.

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

61 (e) By general law and subject to conditions specified
62 therein:

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

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



311512

69 by general law.

70 (f) There shall be granted an ad valorem tax exemption for
71 real property dedicated in perpetuity for conservation purposes,
72 including real property encumbered by perpetual conservation
73 easements or by other perpetual conservation protections, as
74 defined by general law.

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

90 (h) By general law and subject to conditions and provisions
91 specified therein, the legislature may provide that every person
92 who holds the legal or equitable title to real estate that is
93 currently receiving the benefits available for homestead
94 properties under subsection (a) of Section 6 of this Article,
95 and holds the legal or equitable title to a separate parcel of
96 real estate and maintains thereon the residence of a lessee
97 under a single written lease of six months or more, if such



311512

98 lease is in effect on January 1 of the taxable year, and if such
99 parcel could qualify for the benefits afforded homestead
100 properties under subsection (a) of Section 6 of this Article, if
101 the owner maintained that property as his or her permanent
102 residence, shall be exempt from taxation on such leased property
103 up to the assessed valuation of twenty-five thousand dollars;
104 and, for all levies other than school district levies, on the
105 assessed valuation greater than fifty thousand dollars and up to
106 seventy-five thousand dollars.

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

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

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

118 (c) Pursuant to general law tangible personal property held
119 for sale as stock in trade and livestock may be valued for
120 taxation at a specified percentage of its value, may be
121 classified for tax purposes, or may be exempted from taxation.

122 (d) All persons entitled to a homestead exemption under
123 Section 6 of this Article shall have their homestead assessed at
124 just value as of January 1 of the year following the effective
125 date of this amendment. This assessment shall change only as
126 provided in this subsection.



311512

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

130 a. Three percent (3%) of the assessment for the prior year.

131 b. The percent change in the Consumer Price Index for all
132 urban consumers, U.S. City Average, all items 1967=100, or
133 successor reports for the preceding calendar year as initially
134 reported by the United States Department of Labor, Bureau of
135 Labor Statistics.

136 (2) No assessment shall exceed just value.

137 (3) After any change of ownership, as provided by general
138 law, homestead property shall be assessed at just value as of
139 January 1 of the following year, unless the provisions of
140 paragraph (8) apply. Thereafter, the homestead shall be assessed
141 as provided in this subsection.

142 (4) New homestead property shall be assessed at just value
143 as of January 1st of the year following the establishment of the
144 homestead, unless the provisions of paragraph (8) apply. That
145 assessment shall only change as provided in this subsection.

146 (5) Changes, additions, reductions, or improvements to
147 homestead property shall be assessed as provided for by general
148 law; provided, however, after the adjustment for any change,
149 addition, reduction, or improvement, the property shall be
150 assessed as provided in this subsection.

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

153 (7) The provisions of this amendment are severable. If any
154 of the provisions of this amendment shall be held
155 unconstitutional by any court of competent jurisdiction, the



311512

156 decision of such court shall not affect or impair any remaining
157 provisions of this amendment.

158 (8)a. A person who establishes a new homestead as of
159 January 1 and who has received a homestead exemption pursuant to
160 Section 6 of this Article as of January 1 of any of the three
161 years immediately preceding the establishment of the new
162 homestead is entitled to have the new homestead assessed at less
163 than just value. The assessed value of the newly established
164 homestead shall be determined as follows:

165 1. If the just value of the new homestead is greater than
166 or equal to the just value of the prior homestead as of January
167 1 of the year in which the prior homestead was abandoned, the
168 assessed value of the new homestead shall be the just value of
169 the new homestead minus an amount equal to the lesser of
170 \$500,000 or the difference between the just value and the
171 assessed value of the prior homestead as of January 1 of the
172 year in which the prior homestead was abandoned. Thereafter, the
173 homestead shall be assessed as provided in this subsection.

174 2. If the just value of the new homestead is less than the
175 just value of the prior homestead as of January 1 of the year in
176 which the prior homestead was abandoned, the assessed value of
177 the new homestead shall be equal to the just value of the new
178 homestead divided by the just value of the prior homestead and
179 multiplied by the assessed value of the prior homestead.

180 However, if the difference between the just value of the new
181 homestead and the assessed value of the new homestead calculated
182 pursuant to this sub-subparagraph is greater than \$500,000, the
183 assessed value of the new homestead shall be increased so that
184 the difference between the just value and the assessed value



311512

185 equals \$500,000. Thereafter, the homestead shall be assessed as
186 provided in this subsection.

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

190 (e) The legislature may, by general law, for assessment
191 purposes and subject to the provisions of this subsection, allow
192 counties and municipalities to authorize by ordinance that
193 historic property may be assessed solely on the basis of
194 character or use. Such character or use assessment shall apply
195 only to the jurisdiction adopting the ordinance. The
196 requirements for eligible properties must be specified by
197 general law.

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

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

210 (2) Twenty percent of the total assessed value of the
211 property as improved.

212 (g) For all levies other than school district levies,
213 assessments of residential real property, as defined by general



311512

214 law, which contains nine units or fewer and which is not subject
215 to the assessment limitations set forth in subsections (a)
216 through (d) shall change only as provided in this subsection.

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

221 (2) No assessment shall exceed just value.

222 (3) After a change of ownership or control, as defined by
223 general law, including any change of ownership of a legal entity
224 that owns the property, such property shall be assessed at just
225 value as of the next assessment date. Thereafter, such property
226 shall be assessed as provided in this subsection.

227 (4) Changes, additions, reductions, or improvements to such
228 property shall be assessed as provided for by general law;
229 however, after the adjustment for any change, addition,
230 reduction, or improvement, the property shall be assessed as
231 provided in this subsection.

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

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

240 (2) No assessment shall exceed just value.

241 (3) The legislature must provide that such property shall
242 be assessed at just value as of the next assessment date after a



311512

243 qualifying improvement, as defined by general law, is made to
244 such property. Thereafter, such property shall be assessed as
245 provided in this subsection.

246 (4) The legislature may provide that such property shall be
247 assessed at just value as of the next assessment date after a
248 change of ownership or control, as defined by general law,
249 including any change of ownership of the legal entity that owns
250 the property. Thereafter, such property shall be assessed as
251 provided in this subsection.

252 (5) Changes, additions, reductions, or improvements to such
253 property shall be assessed as provided for by general law;
254 however, after the adjustment for any change, addition,
255 reduction, or improvement, the property shall be assessed as
256 provided in this subsection.

257 (i) The legislature, by general law and subject to
258 conditions specified therein, may prohibit the consideration of
259 the following in the determination of the assessed value of real
260 property:

261 (1) Any change or improvement to real property used for
262 residential purposes made to improve the property's resistance
263 to wind damage.

264 (2) The installation of a solar or renewable energy source
265 device.

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

268 a. Land used predominantly for commercial fishing purposes.

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

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



311512

272 d. Water-dependent marine manufacturing facilities,
273 commercial fishing facilities, and marine vessel construction
274 and repair facilities and their support activities.

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

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

281 (1) Assessments shall be changed annually on January 1 of
282 each year; but those changes in assessments shall not exceed the
283 lower of: three percent (3%) of the assessment for the prior
284 year, or the percent change in the Consumer Price Index for all
285 urban consumers, U.S. City Average, all items 1967=100, or
286 successor reports for the preceding calendar year as initially
287 reported by the United States Department of Labor, Bureau of
288 Labor Statistics.

289 (2) No assessment shall exceed just value.

290 (3) After any change of ownership, as provided by general
291 law, or termination of homestead pursuant to paragraph (6) of
292 subsection (d) of this section, the property shall be assessed
293 at just value as of January 1 of the following year. Thereafter,
294 the property shall be assessed as provided in this paragraph.

295 (4) Changes, additions, reductions, or improvements to such
296 property shall be assessed as provided for by general law;
297 provided, however, after the adjustment for any change,
298 addition, reduction, or improvement, the property shall be
299 assessed as provided in this subsection.

300 (5) The legislature may also provide that if any property



311512

301 receiving the assessment limitation authorized under this
302 subsection subsequently becomes ineligible for the assessment
303 limitation authorized under this subsection for reasons other
304 than a change of ownership or control, as defined by general
305 law; or termination of homestead pursuant to paragraph (6) of
306 subsection (d) of this section; such property shall be assessed,
307 without reassessment at just value, pursuant to subsection (g)
308 of this section, unless such property is assessed under
309 subsection (d) of this section for that year.

310 ARTICLE XII

311 SCHEDULE

312 Tax exemptions and an assessment limitation for long-term
313 leased residential property.—This section and the amendments to
314 Sections 3 and 4 of Article VII, which authorize the legislature
315 to provide two \$25,000 exemptions and an assessment limitation
316 to real property that, on January 1, is subject to a written
317 lease of six months or more and is owned by a person who holds
318 legal or equitable title to real estate receiving a homestead
319 exemption, apply beginning with the 2027 tax roll.

320 BE IT FURTHER RESOLVED that the following statement be
321 placed on the ballot:

322 CONSTITUTIONAL AMENDMENT

323 ARTICLE VII, SECTIONS 3 AND 4

324 ARTICLE XII

325 PROPERTY TAX BENEFITS FOR CERTAIN RESIDENTIAL PROPERTIES
326 SUBJECT TO A LONG-TERM LEASE.—Proposing an amendment to the
327 State Constitution to authorize the Legislature to provide two
328 \$25,000 exemptions and an assessment limitation for certain
329 residential real property that is subject to a written lease of



311512

330 6 months or more and is owned by a person who holds legal or
331 equitable title to property receiving a homestead exemption.
332 This amendment shall take effect January 1, 2027.

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334 ===== T I T L E A M E N D M E N T =====

335 And the title is amended as follows:

336 Delete everything before the resolving clause
337 and insert:

338

A bill to be entitled

339

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