

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	_____	(Y/N)
ADOPTED AS AMENDED	_____	(Y/N)
ADOPTED W/O OBJECTION	_____	(Y/N)
FAILED TO ADOPT	_____	(Y/N)
WITHDRAWN	_____	(Y/N)
OTHER		

1 Committee/Subcommittee hearing bill: State Affairs Committee
2 Representative Eskamani offered the following:

Amendment (with title amendment)

Between lines 724 and 725, insert:

**Section 14. Section 409.5094, Florida Statutes, is created
to read:**

409.5094 Income-based property tax relief.-

(1) (a) The Legislature finds that escalating housing costs, increasing property insurance premiums, and inflationary pressures have placed disproportionate burdens on households in this state, particularly low-income and moderate-income homeowners, renters, seniors, persons with disabilities, and persons with fixed incomes.

(b) The Legislature further finds that homeowners and renters alike may shoulder property tax burdens through rent

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17 pass throughs and that such property tax burden should not force
18 displacement or housing instability.

19 (c) It is the intent of the Legislature to implement an
20 income-based property tax relief mechanism, also referred to as
21 the "circuit breaker," that caps a household's property tax
22 burden at a reasonable share of household income, includes
23 renters and homeowners, uses a progressive structure, sets
24 limits on benefits for high-value property, retains taxpayer
25 investment, and is administered with state funding and robust
26 outreach to maximize participation.

27 (2) As used in this section, the term:

28 (a) "Assessed value cap" means the portion of the
29 homestead's assessed value that is considered for the circuit
30 breaker credit. Unless revised by rule, the assessed value
31 equals twice the statewide median homestead assessed value as
32 determined by the department's most recent data.

33 (b) "Circuit breaker credit" or "credit" means the
34 refundable tax credit or tax liability reduction provided under
35 this section for an eligible household whose property tax burden
36 exceeds the assessed value cap.

37 (c) "Circuit Breaker Program" or "program" means the
38 income-based property tax relief program established in this
39 section.

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40 (d) "Copayment share" means the minimum share of property
41 tax liability that an eligible household must pay which is not
42 relieved by the circuit breaker credit.

43 (e) "Department" means the Department of Revenue.

44 (f) "Eligible household" means a household that:

45 1. Owns and occupies a homestead property as described in
46 s. 196.031; or

47 2. Rents a residential dwelling unit as the household's
48 primary place of residence.

49 (g) "Household income" means all income received in the
50 calendar year by all adult members of the household, including
51 wages, salaries, self-employment income, pension and retirement
52 distributions including social security and individual
53 retirement account distributions, unemployment compensation,
54 rental income, and other taxable and nontaxable income unless
55 specifically excluded by law.

56 (h) "Property tax liability" means the total ad valorem
57 property taxes levied on the homestead property for the tax
58 year, excluding special assessments for nongeneral services.

59 (i) "Rent constituting property taxes" means the portion
60 of annual rent paid by an eligible household that represents the
61 homeowner's property tax burden. Unless a local government
62 demonstrates a different appropriate ratio, the rent
63 constituting property taxes is equal to 15 percent of the annual
64 rent paid.

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65 (3) (a) The Circuit Breaker Program is established within
66 and shall be administered by the department.

67 (b) Beginning January 1, 2026, with circuit breaker
68 credits issued beginning January 1, 2027, an eligible household
69 whose property tax burden exceeds the amount established in
70 subsection (4) shall qualify for the credit.

71 (c) The department shall adopt rules for implementation,
72 establish an application process that includes electronic and
73 paper forms, and implement an outreach program as specified in
74 subsection (7).

75 (4) (a) Property tax burdens for eligible households are
76 capped as follows:

77 1. A household with income up to 150 percent of the
78 federal poverty level: 3 percent of household income.

79 2. A household with income greater than 150 percent but
80 less than 250 percent of the federal poverty level: 5 percent of
81 household income.

82 3. A household with income greater than 250 percent but
83 less than 400 percent of the federal poverty level: 7 percent of
84 household income.

85 (b) The circuit breaker credit equals the property tax
86 liability that exceeds the amount established in paragraph (a)
87 minus the copayment share established in paragraph (c).

88 (c) The copayment share equals 10 percent of the property
89 tax liability that exceeds the amount established in paragraph

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90 (a) or at least 1 percent of household income, whichever amount
91 is greater, to ensure that the taxpayer retains some tax
92 responsibility.

93 (d) The circuit breaker credit is refundable. If the
94 credit exceeds the eligible household's remaining tax liability,
95 the excess amount shall be issued to the household as a direct
96 payment. The department shall determine additional application
97 and verification requirements for renters to be issued direct
98 payments.

99 (e) Income thresholds, property tax burden caps, and
100 copayment shares shall be adjusted annually for inflation using
101 the percentage change in the Consumer Price Index issued by the
102 United States Department of Labor.

103 (5) An eligible household in which at least one member is
104 age 65 or older or in which at least one member has a
105 developmental disability or an intellectual disability, as those
106 terms are defined in s. 393.063, may reduce:

107 (a) The amount established in paragraph (4) (a) by 1
108 percent.

109 (b) The copayment share established in paragraph (4) (c) by
110 50 percent.

111 (6) (a) The department shall develop and implement a
112 statewide outreach campaign that includes multilingual
113 materials, community-based partner engagement, and notifications
114 through property appraisers and tax collectors.

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115 (b) The program application shall be designed to minimize
116 complexity by using existing records to prepopulate data when
117 feasible.

118 (c) If a household appears eligible for the circuit
119 breaker credit based on income tax returns, the department may
120 automatically enroll the household and provide the credit unless
121 the household opts out.

122 (d) The department shall publish annual reports on its
123 public website summarizing participation rates, costs,
124 demographic breakdowns, average credit amounts, and any barriers
125 to participation.

126 (7) (a) The department shall adopt rules necessary to
127 implement this section.

128 (b) The department shall review income thresholds,
129 property tax burden caps, and copayment shares every 5 years and
130 recommend adjustments to the Legislature.

131 (c) The department shall coordinate with the Revenue
132 Estimating Conference to analyze the fiscal impact of the
133 program.

134 (8) The Legislature shall annually appropriate to the
135 department sufficient funds to administer the program.

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

Remove line 46 and insert:

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140 an appropriation; creating s. 409.5094, F.S.;

141 providing legislative findings and intent; providing

142 definitions; establishing the Circuit Breaker Program

143 within and to be administered by the Department of

144 Revenue; providing program requirements; specifying

145 property tax burden caps and copayment shares;

146 providing additional benefits for seniors and persons

147 with disabilities; providing for statewide outreach,

148 applications, and participation; requiring annual

149 reporting, rulemaking, and review; providing

150 appropriations; providing an effective date.