Court Mandated Revised Ballot Title and Summary

CONSTITUTIONAL AMENDMENT – ARTICLE VII, SECTIONS 4, 6, AND 9; ARTICLE XII

Increased Homestead Exemption; Lower Cap on Increases in Non-Homestead Property Assessments

1. This amendment increases the homestead exemption, for all non-school taxes, to $150,000 in 2027 and $250,000 in 2028, and adjusts for inflation thereafter. It requires the Legislature to prescribe a uniform procedure for counties and municipalities, for their respective levies, to increase the homestead exemption up to full assessed value, and allows special districts, subject to referendum approval, to do the same.

2. Persons who are not Florida residents on December 31, 2026, will receive the existing homestead exemption upon qualifying for a homestead exemption, with the increased homestead exemption beginning with the 6th year of exemption, to the extent permitted by the U.S. Constitution.

3. This amendment reduces the annual cap on assessment increases for non-homestead properties from 10% to 5%.

4. This amendment requires counties and municipalities to use property taxes solely for public safety, education and schools, infrastructure, natural resources, bond debt service, retirement benefits for employees, and operations and administration. Other expenditures may be approved by county officers or county or municipal governing bodies unless prohibited by general law, notwithstanding Article VII, Section 9(a) of the Florida Constitution, which allows counties and municipalities to levy property taxes for their respective purposes.

5. This amendment takes effect January 1, 2027.

KEY CHANGES

Higher Homestead Exemption

$150,000 in 2027 and $250,000 in 2028, adjusted for inflation thereafter.

Non-Resident Provisions

Non-residents receive the existing exemption upon qualifying, with increased exemption starting in the 6th year, as allowed by the U.S. Constitution.

Non-Homestead Cap Reduced

Annual assessment increase cap reduced from 10% to 5%.

Property Taxes Used Solely For:

Public safety, education and schools, infrastructure, natural resources, bond debt service, retirement benefits for employees, and operations and administration.

EFFECTIVE DATE
January 1, 2027

Alternative Local Revenue Sources

- Non-ad valorem special assessments – based on benefit
- Impact fees
- User charges, utility fees
- Permit fees, inspection fees
- Stormwater fees

Shared State Revenues: Sales Tax, Communications Services Tax, Fuel Tax, Beverage Tax, Gaming Taxes, etc.

How Amendment 3 Would Work If Passed

Homestead tax exemption proposal

REQUIRES APPROVAL FROM 60% OF VOTERS



Amendment 3 would exempt homestead property from taxation, starting with the first portion of a homestead's assessed value and establishing a path toward full elimination through future law.

1 January 1, 2027
$150,000 homestead exemption begins

2 January 1, 2028
$250,000 homestead exemption begins

3 After 2028
Exemption amount adjusts annually based on positive increases in the Consumer Price Index (CPI)

Estimated impact:
$8B in 2028, growing to **$9.6B** annually

The amendment contemplates that the Legislature *would establish* the procedure for counties and municipalities to increase the amount of assessed value exempt from taxation.

How Amendment 3 Would Work If Passed

UNDERSTANDING MILLAGE RATES AND LOCAL TAXATION



MILLAGE RATES ARE SET LOCALLY

Millage rates are set by local taxing jurisdictions, including counties, cities, water management districts, and special districts.

WHEN MILLAGE RATES ARE ADOPTED

AUG 5

1. Tentative millage rates for many taxing authorities are set before **August 5.**

SEP

2. Final millage rates for those taxing authorities are adopted in **September** pursuant to law.

JUL

3. School districts follow an earlier schedule, with their final millage rate adopted in **July.**



LIMITED BY THE CONSTITUTION

Millage limits are constrained by constitutional and statutory rules.

MILLAGE TYPE	MAXIMUM MILLAGE
Counties (and dependent special districts)	10 mills, excludes voted levies
Municipality (and dependent special districts, MSTUs)	10 mills, excludes voted levies
Independent Special Districts	Limited by law establishing district or statute
Water Management Districts	1 mill, except 0.05 mill for Northwest Florida Water Management District



Understanding millage rates helps explain how homestead tax changes under Amendment 3 could affect local taxation and the way exemptions interact with local taxing authorities.



How Amendment 3 Would Work if Passed by Voters

Local governments would be required to use ad valorem property tax revenues only for core public purposes.

Ensures funding for core services by directing local property taxes to essential public needs.

If voters approve Amendment 3 → **Local governments collect ad valorem property taxes** → **Those funds must be used only for approved core services.**

Approved Uses of Local Property Taxes

Public Safety

law enforcement, fire service, and emergency medical service

Education

education and public schools

Infrastructure

road and bridge construction and maintenance, plus stormwater control

Natural Resources

natural resource projects, including flood control measures

Bond Obligations

issue local bonds for these approved purposes and pay debt service on existing obligations

Retirement Benefits

meet retirement benefit obligations for local government employees

Local Government Operations

fund operations and administration of counties, municipalities, and approved local governmental expenditures, except where prohibited by general law

Bottom line: Amendment 3 would limit the use of local property tax dollars to core governmental functions.

How Amendment 3 Would Work if Passed by Voters

Homestead differentials vary across Florida, with the strongest impacts concentrated in many southern and coastal counties.

Homestead Differentials Across the State

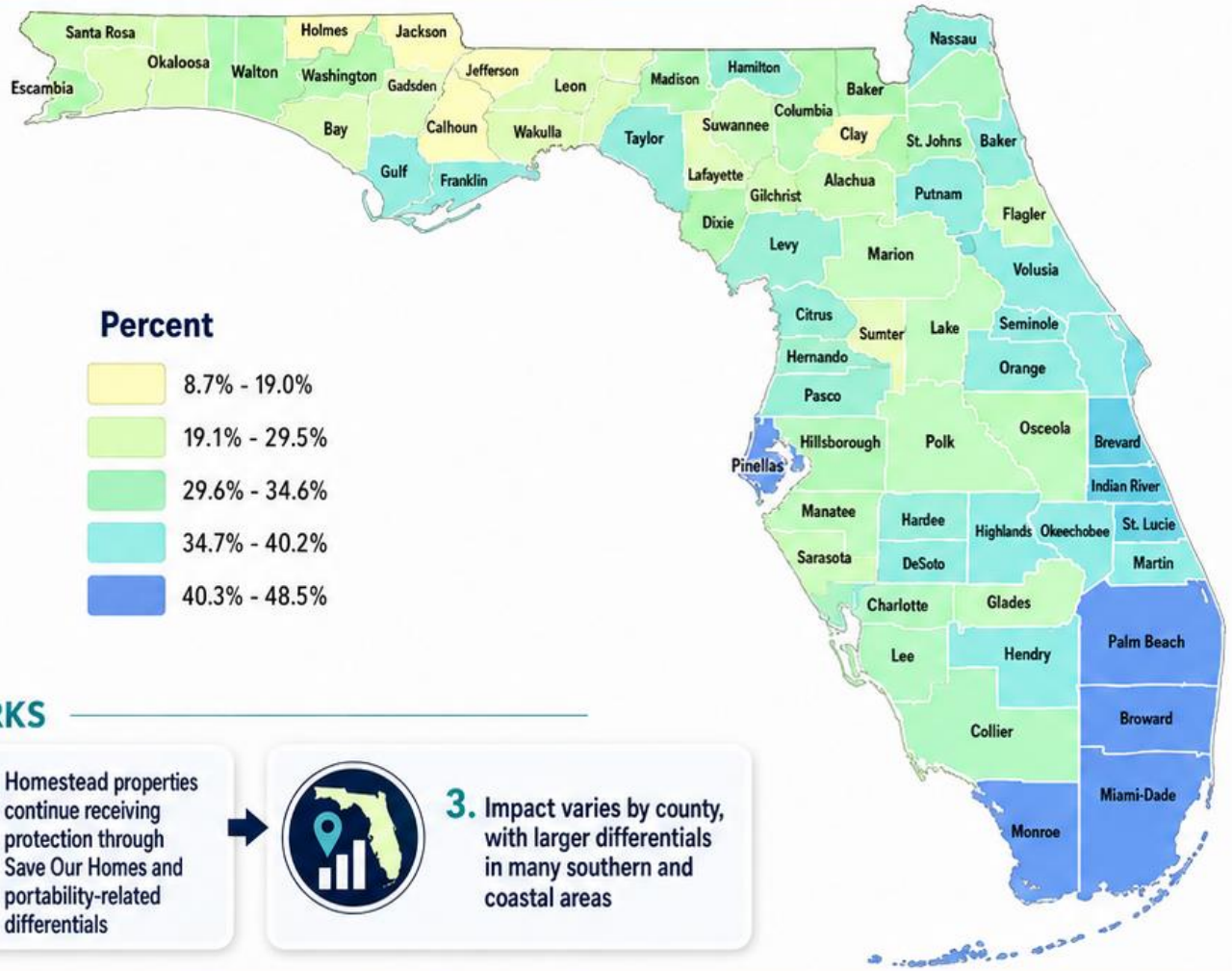
What this means

Statewide, 4.65 million homestead parcels benefited from Save Our Homes and Portability in 2025.

The average reduction from just value by county ranged from $16,723 (Union) to $579,489 (Monroe).

Geographic location drove the magnitude of the benefit, with the 4 southernmost counties averaging $374,391 and the remaining counties averaging $118,749.

Eastern coastal counties were also more likely to have higher differentials.



HOW IT WORKS

1. Voters approve Amendment 3
2. Homestead properties continue receiving protection through Save Our Homes and portability-related differentials
3. Impact varies by county, with larger differentials in many southern and coastal areas

Bottom line: If passed, Amendment 3 would continue to affect homesteaded properties differently across Florida, with location playing a major role in the size of the benefit.

Source: Florida Office of Economic & Demographic Research

County Government Operating

Florida Counties

County	County Government Operating
Bradford	10.0000
Dixie	10.0000
Lafayette	10.0000
Union	10.0000
Calhoun	9.9000
Holmes	9.4918
Liberty	9.2240
Gadsden	9.0000
Glades	8.9967
Suwannee	8.8000
Levy	8.7500
Putnam	8.7418
Madison	8.6776
Hamilton	8.6476
Gilchrist	8.5000
Washington	8.5000
Leon	8.3144
Citrus	8.0322
Flagler	7.9945
Jackson	7.9450
Hardee	7.9200
Wakulla	7.9000
Columbia	7.8150
Okeechobee	7.8000
Alachua	7.6000
Highlands	7.6000
Jefferson	7.5261
Pasco	7.4042
Baker	7.2916
Taylor	7.2426
Saint Lucie	7.0279
Osceola	6.9500
DeSoto	6.8575

County	County Government Operating
Hernando	6.8036
Hendry	6.7700
Nassau	6.7457
Polk	6.6348
Escambia	6.6000
Martin	6.5614
Charlotte	6.2394
Manatee	6.0326
Santa Rosa	5.9850
Broward	5.6668
Gulf	5.6000
Clay	5.5471
Hillsborough	5.4608
Bay	5.4362
Seminole	5.3751
Saint Johns	5.3603
Franklin	5.0459
Lake	5.0254
Sumter	4.8900
Dade	4.5740
Pinellas	4.5423
Palm Beach	4.5000
Orange	4.4347
Marion	4.0200
Okaloosa	3.8308
Lee	3.7623
Indian River	3.5475
Walton	3.6190
Sarasota	3.2273
Collier	3.2203
Volusia	3.2007
Brevard	2.8643
Monroe	2.6929

How Amendment 3 Would Work if Passed by Voters

A simplified overview of the court-mandated revised ballot summary

Amendment 3 combines changes to homestead exemptions, non-homestead assessment caps, and limits on how local property taxes may be used.

1 Bigger Homestead Exemption



- Raises the homestead exemption for all non-school taxes to **$150,000 in 2027**
- Raises it to **$250,000 in 2028**
- Adjusts for inflation after that
- Counties and municipalities would follow a uniform procedure set by the Legislature
- Special districts may also increase the homestead exemption, subject to referendum approval

2 New Residents Phase In Later



People who are not Florida residents on December 31, 2026 would first receive the existing homestead exemption when they qualify.

The increased homestead exemption would begin with the 6th year of exemption, to the extent permitted by the U.S. Constitution.

Year 1
Existing homestead exemption applies when qualified

Years 2–5
Continue with existing homestead exemption

Year 6+
Increased homestead exemption begins (as permitted by the U.S. Constitution)

3 Lower Cap on Non-Homestead Assessment Increases



Reduces the annual cap on assessment increases for non-homestead properties from **10%** to **5%**.

4 Limits on Local Property Tax Spending

Counties and municipalities would be required to use property taxes solely for core public purposes, including:

- Public safety
- Education and schools
- Infrastructure
- Natural resources
- Debt service
- Retirement benefits for employees
- Operations and administration

Other expenditures may be approved by county officers or county or municipal governing bodies unless prohibited by general law.

5 Effective Date



Takes effect
January 1, 2027

Bottom line

If approved, Amendment 3 would expand homestead tax benefits, reduce the cap on non-homestead assessment increases, and direct local property taxes toward core governmental functions.

