

# Property Tax Reform

*January 20, 2026*



CHARLOTTE COUNTY  
FLORIDA

# What is a Millage?

A millage rate is the amount of tax per \$1,000 of taxable property value. For example, a millage rate of 5.2 means you pay \$5.20 in taxes for every \$1,000 of your property's taxable value.

# Who sets it?

Millage rates are set annually by local taxing authorities, such as county commissions, city councils, school boards, and special districts. These rates are determined based on budgetary needs and are subject to public hearings and state oversight.

# What affects your property tax bill?

- Several factors influence your property tax bill:
  - Assessed Value: Determined by the county property appraiser, based on the market value of your property.
  - Exemptions: Homestead and other exemptions can reduce your taxable value.
  - Millage Rates: Set by local taxing authorities.
  - Assessment Caps: For homestead properties, the “Save Our Homes” cap limits annual increases in assessed value to 3% or the rate of inflation, whichever is lower.

# What does it pay for?

- Property taxes are a primary source of funding for essential local services, including:
  - Emergency Management
  - Sheriff and fire departments
  - Road maintenance
  - Parks and recreation
  - Libraries
  - Public health services

# County Responsibilities



CHARLOTTE COUNTY  
FLORIDA

## Public Safety

- Fund sheriff, jails & courthouses
- Disaster planning, response & recovery
- Countywide EMS delivery
- Juvenile detention & state court costs



## Public Health

- Countywide public health programs
- Indigent care reimbursements
- Medicaid payments to the state
- Medical examiner & unclaimed bodies



## Elections

- Fund Supervisor of Elections
- Election operations



## Infrastructure

- Solid waste disposal
- Roads, bridges, & transit facilities
- Facilities for Constitutional Officers (Sheriff, Clerk of Courts, Supervisor of Elections, Tax Collector & Property Appraiser)



## Environmental Mgmt.

- Beach renourishment & stormwater
- Growth management & planning



## Personnel Costs

- Florida Retirement System
- Pay & Benefits for Const. Officers' Staff



# Charlotte County by the Numbers

Sept. 2025



**858**  
square  
miles

680 sq. mi. of land,  
178 sq. mi. of water

**74,236**

Utilities Dept.  
water connections



**50,234**

Utilities Dept.  
sewer connections



**31,237**



Facebook  
page  
followers

**1,308**

Human Services  
intake services calls  
in Sept. 2025



**36,626**

Permits  
Oct. 24-  
Sept. 25



**\$8,333,881**

Tourism Development Tax revenue  
Oct. 24-Sept. 25



**1,987.66**

Miles of  
paved roads  
Sept. 2025

**1,334,247**

Acres treated  
for mosquitoes  
Oct. 24-Sept. 25



**1,511**

Employee headcount  
through Sept. 2025



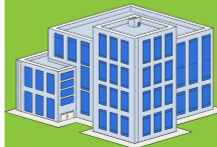
**40,164**

Fire/EMS calls  
Oct. 24-Sept. 25



**983,725**

# of library  
materials  
circulated  
Oct. 24-Sept. 25



**15**

# of capital  
projects  
started  
Oct. 24-Sept. 25

**882,114**

Square feet of  
drainage  
maintenance  
Oct. 24-Sept. 25

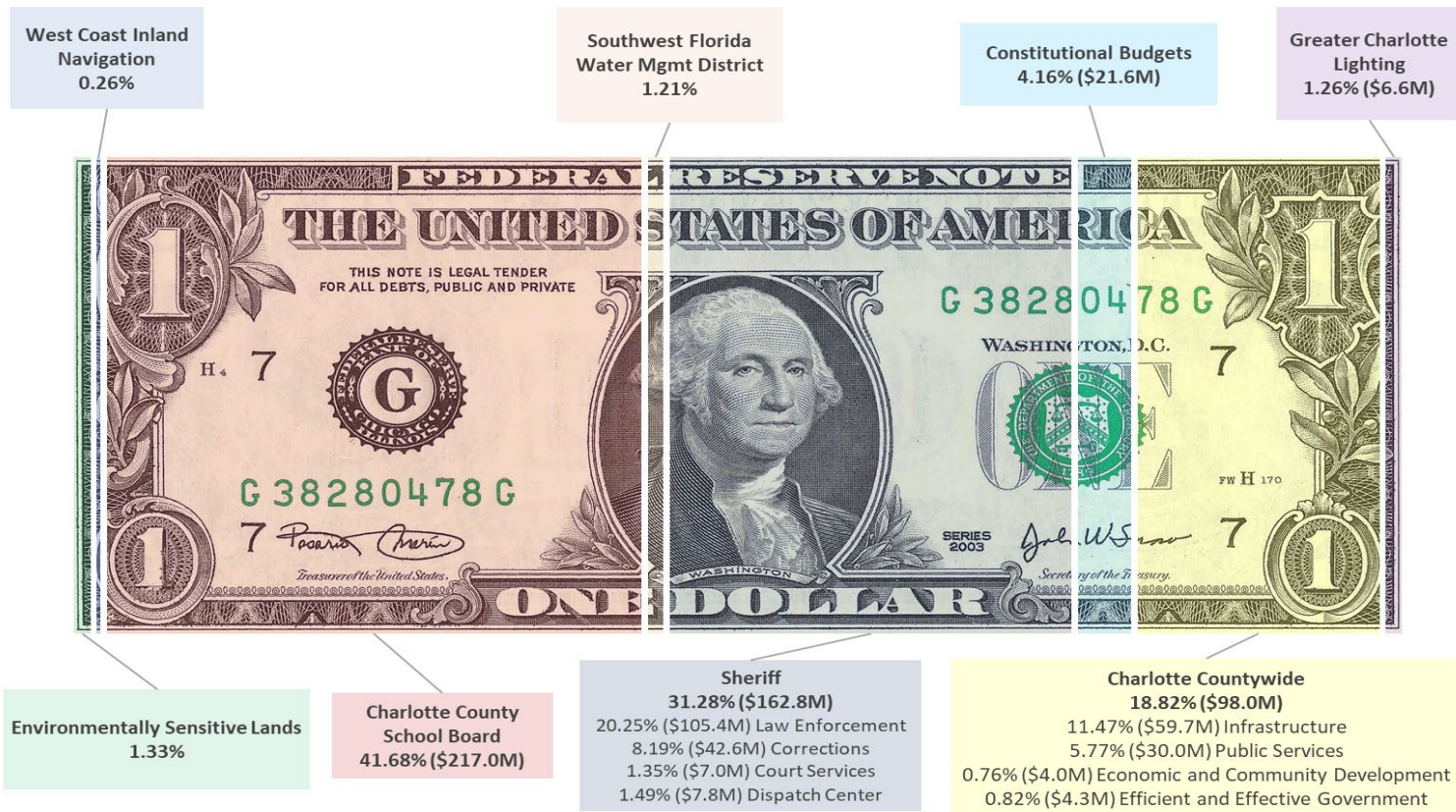


# Charlotte County Millage History

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<b>County-wide</b>	<b>6.3007</b>	<b>6.3007</b>	<b>6.3007</b>	<b>6.3007</b>	<b>6.3007</b>	<b>6.3007</b>	<b>6.3007</b>	<b>6.1687</b>	<b>6.1687</b>	<b>6.0519</b>	<b>6.0394</b>
General Fund	2.0707	2.0707	2.0707	2.0707	2.0707	2.1614	2.1614	2.1614	2.1614	2.2142	2.2142
Sheriff Operations	2.8739	2.8739	2.8739	2.8739	2.8739	2.8739	2.8739	2.7419	2.7419	2.5723	2.5723
Capital Projects Fund	1.2654	1.2654	1.2654	1.2654	1.2654	1.2654	1.2654	1.2654	1.2654	1.2654	1.2529
Health Unit	0.0907	0.0907	0.0907	0.0907	0.0907	0	0	0	0	0	0
Environmentally Sensitive Land Program	0.2000	0.2000	0.2000	0.2000	0.2000	0.2000	0.2000	0.2000	0.2000	0.2000	0.2000
Greater Charlotte Street Lighting District	0.3250	0.3250	0.3250	0.3250	0.3250	0.3250	0.3250	0.2925	0.2925	0.2543	0.1907
Charlotte Public Safety Unit	2.5855	2.5855	2.5855	2.5855	2.5855	2.5855	2.5855	2.4232	2.4232	2.1449	2.1449
Don Pedro/Knight Island Street/Drainage	1.8012	1.8012	1.4410	1.4410	1.4410	1.4410	1.4410	1.4410	1.4410	1.4410	1.4410
Manasota Key Street & Drainage Unit	0.7798	0.7798	0.7798	0.7798	0.7798	0.7798	0.7798	0.7798	0.7798	0.7798	0.7798
Stump Pass Dredging Unit	0.1978	0.1978	0.1978	0.1978	0.1978	0.1978	0.1978	0.1978	0.1978	0.1978	0.1978
Sandhill Municipal Service Taxing Unit	0.7062	0.7062	0.7062	0.7062	0.7062	0.7062	0.7062	0.7062	0.7062	0.7062	0.7062
<b>Total Millage:</b>	<b>12.8962</b>	<b>12.8962</b>	<b>12.5360</b>	<b>12.5360</b>	<b>12.5360</b>	<b>12.5360</b>	<b>12.5360</b>	<b>12.2092</b>	<b>12.2092</b>	<b>11.7759</b>	<b>11.6998</b>



# How Your Tax Dollar is Spent



# Proposed Property Tax Reform

## Florida House Property Tax Reform

- Ongoing statewide focus on **property tax relief**; House created the **Select Committee on Property Taxes** last session.
- **Multiple proposals filed this session** and already being heard in Committees.
- **Voters will decide** from multiple options on the **2026 ballot**; voters may approve **some, all, or none** of the options presented.
- All proposals:
  - **Prohibit reduction of law enforcement funding**
  - **Exempt school taxes**
- No implementing bills now—framework will be set **after** voter decisions.

# Proposed Property Tax Reform

## Governor DeSantis

- Dismissed the concept of multiple ballot options
- Wants proposal to **benefit full-time residents**
- Not interested in a proposal for residents aged 65+, as it does not help newer homeowners
- Has **not yet produced a plan on property taxes**, but will introduce when ready
- Indicated would call a **Special Session** if necessary

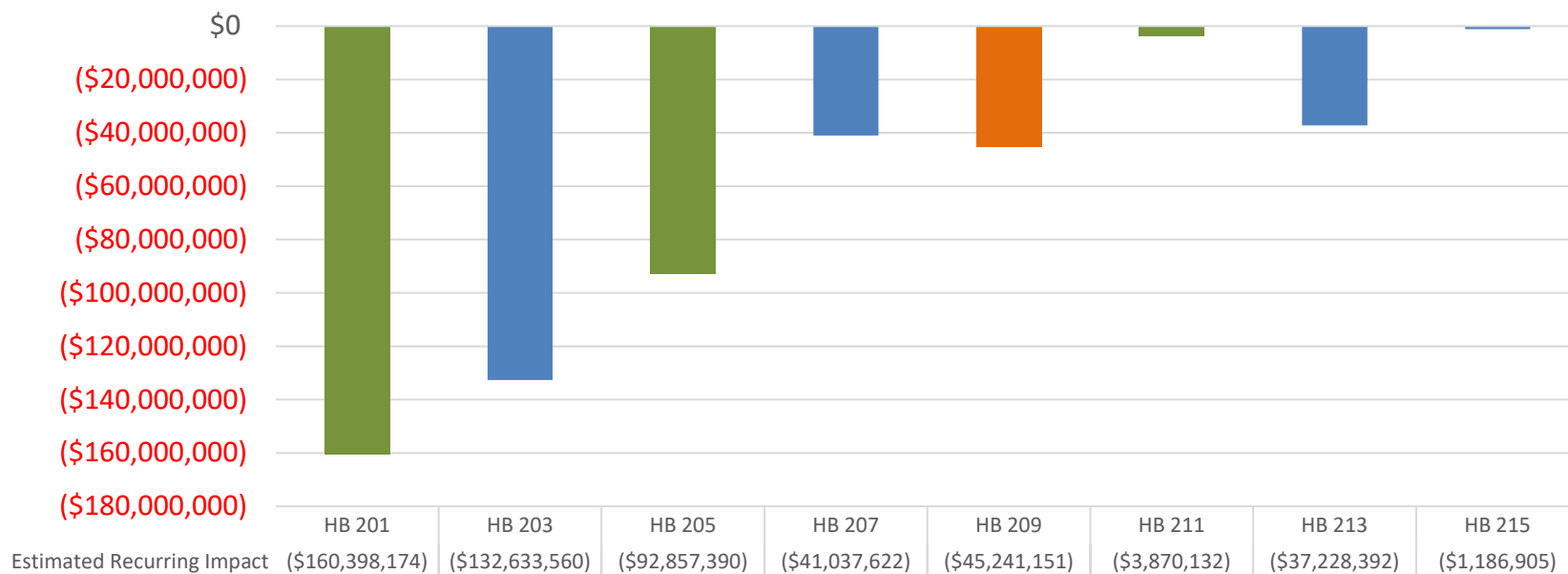
# House Proposals


Bill	Title	Description
<b>HB 201</b>	Elimination of Non-school Property Tax for Homestead	Exempts homestead property from all ad valorem taxes other than school district levies.
<b>HB 203</b>	Phased Out Elimination of Non-school Property Tax for Homesteads	Annually raises the homestead exemption for non-school ad valorem taxes by \$100,000 for 10 years. Makes homestead property fully exempt from non-school ad valorem taxes beginning in 2037.
<b>HB 205</b>	Elimination of Non-School Property Tax for Homesteads for Persons Age 65 or Older	Exempts homestead property of persons age 65 or older from all ad valorem taxes other than school district levies.
<b>HB 207</b>	Assessed Home Value Homestead Exemption of Non-school Property Tax	Adds new 25% homestead exemption for Non School Homestead Value. Excludes this 25% exemption from the annual inflation adjustment provision.


# House Proposals

Bill	Title	Description
<b>HB 209</b>	Property Insurance Relief Homestead Exemption of Non-school Property Tax	Increases the homestead exemption from non-school ad valorem taxes by \$200,000 for insured properties.
<b>HB 211</b>	Accrued Save-Our-Homes Property Tax Benefit for Non-school Property Tax	Removes the \$500,000 cap on the transferrable Save-Our-Homes for non-school ad valorem levies, allowing the full accrued benefit to apply upon establishing a new homestead.
<b>HB 213</b>	Modification of Limitations on Property Assessment Increases	Raises the maximum permissible non-homestead property assessment increase from 10% to 15%, applying once every three years. Adjusts assessment caps to 3-year intervals.
<b>HB 215</b>	Ad Valorem Taxation	Allows for Combined Save-Our-Homes differential for Married Couples, up to a combined \$500,000 limit.

# Impacts to Charlotte County



 \*Indicates passed two of three Committee hearings – Select Committee on Property Taxes (11/20/25) and State Affairs Committee (12/2/25). Now in Ways and Means Committee.

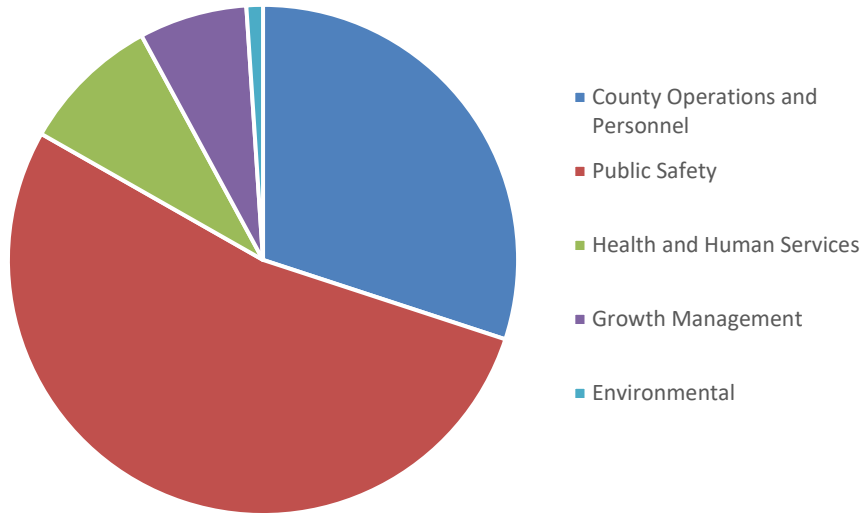
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# Unfunded State Mandates

## General Fund Only

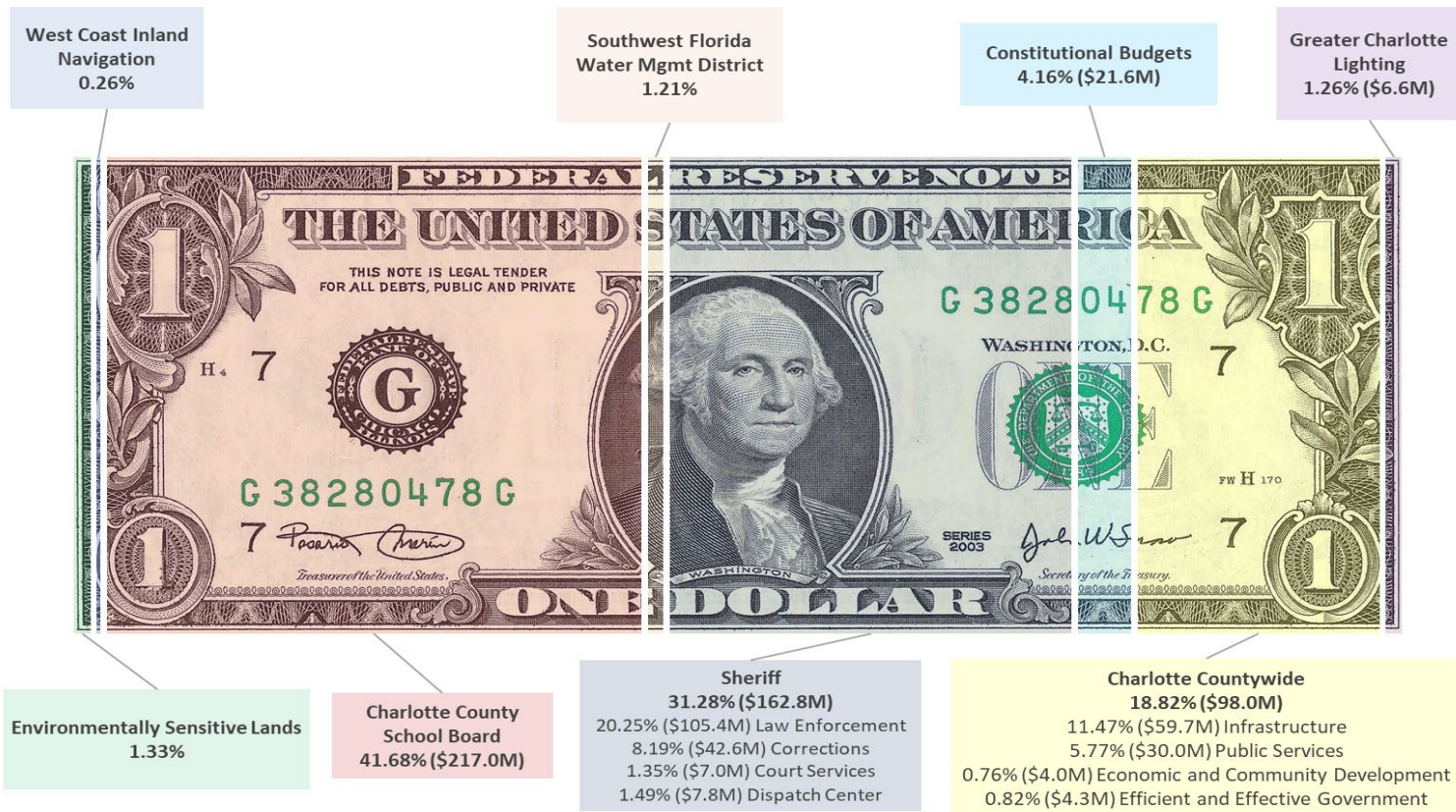
FY26 ADOPTED BUDGET



STATE MANDATES	FY26 ADOPTED BUDGET
County Operations and Personnel	\$41,898,765
Public Safety	\$74,185,133
Health and Human Services	\$12,374,897
Growth Management	\$9,557,890
Environmental	\$1,461,930
<b>Total</b>	<b>\$139,478,615</b>



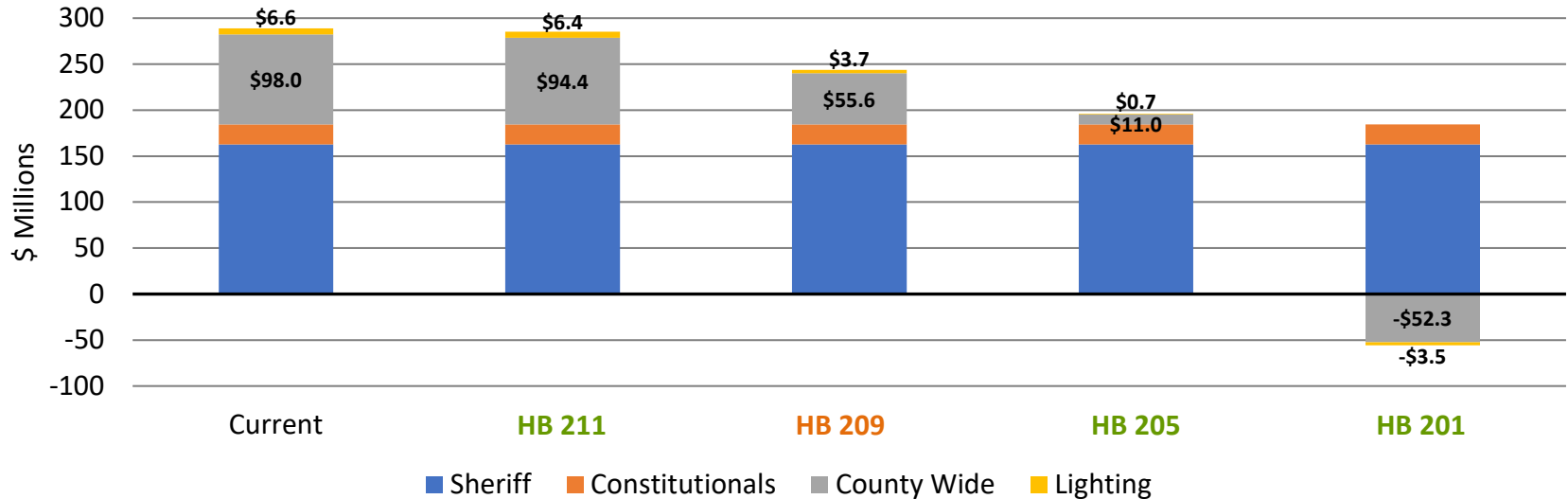
# How Your Tax Dollar is Spent





# Impacts to Charlotte County

HB Impacts to County Ad Valorem Revenues



**HB** \*Indicates passed two of three Committee hearings – Select Committee on Property Taxes (11/20/25) and State Affairs Committee (12/2/25). Now in Ways and Means Committee.

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CHARLOTTE COUNTY  
FLORIDA

# WHAT YOUR LOCAL TAXES DO FOR YOU

Charlotte County, Florida • FY 2025-26

**\$351**

per month in local taxes



**\$542**

per month in county services

For every **\$1** in local taxes, Charlotte County delivers about **\$1.54**

Learn more at [CharlotteCountyFL.gov](https://CharlotteCountyFL.gov)





CHARLOTTE COUNTY  
FLORIDA

# WHERE YOUR TAX DOLLARS GO



## Public Safety

**\$179/month**

- Sheriff • Fire
- EMS • 911



## Infrastructure

**\$213/month**

- Roads • MSBU
- Solid Waste
- Capital Projects



## Community Services

**\$40/month**

- Parks • Beaches
- Recreation



## General Gov't & Constitutionals

• **\$103/month**

- County Services
- Courthouse
- Commissioners



**\$1.00 = \$1.54 in services**



# Timeline of Key Events

- **March 13, 2026** — Legislative Session Ends
- **March 17, 2026** — BCC Budget / Financial Update Workshop
- **November 1, 2026** — FY28 & FY29 Budget Process Begins
- **November 3, 2026** — Election (Property Tax Reform Determination)
- **November 2026** — Citizen Survey Conducted

# Timeline of Key Events

- **January 2027** — Property Reform Goes Into Effect
- **January 2027** — Citizen Input on Budget Process
- **February 2027** — Strategic Plan Workshop
- **March 2027** — Budget / Financial Update Workshop
- **July 2027** — Ad Valorem Revenue Adjusted in Tentative Budget for FY28 & FY29
- **October 2027** — FY28 Budget is adopted with impacts of property tax reform

# What's next?

- Charlotte County Board of County Commissioners actively engaged in educating legislators on impacts of the House proposals
- Workshops to be held in early 2026 to evaluate level of service impacts should proposals pass
- Educate residents on impacts and potential service level reductions
- 2026 Legislative Session: January 13, 2026 – March 13, 2026

# Keep Florida Thriving

