

## **How to Read the County Revenue Impacts Table**

This table estimates the **county revenue impacts** of the proposed constitutional amendments described in HJR 1F. HJR 1F proposes a constitutional amendment for the November 3, 2026 general election ballot, including a new expanded homestead exemption and a reduction in the assessment limitation for non-homestead real property.

The table is organized county-by-county and shows how much county property tax revenue would be reduced under two major components of the proposal:

1. The table estimates the impact of the proposed **new homestead exemption**. The proposal creates a new homestead exemption of **\$150,000 beginning in 2027** and **\$250,000 beginning in 2028**. While this exemption would apply to all non-school levies, the table provides impacts to county levies.
2. The table estimates the impact of reducing the **non-homestead assessment limitation** from the current **10% cap to a 5% cap**. This affects non-homestead real property, such as commercial property, rental property, second homes, and other real property that does not receive the homestead exemption. This amendment applies more broadly than small businesses.

All dollar amounts are shown in parentheses because they represent estimated **revenue losses** or negative fiscal impacts to counties.

## **Column-by-Column Explanation**

The first column lists each **county** in alphabetical order.

The next two columns are labeled **\$150k Exemption** and **\$250k Exemption**. These columns show the estimated county revenue loss from the proposed new homestead exemption in two fiscal years:

- **FY 2027-28** shows the estimated impact of the \$150,000 exemption.
- **FY 2028-29** shows the estimated impact after the exemption increases to \$250,000.

The next two columns are labeled **Non-Homestead Assessment Limitation Impacts 10% to 5% Cap**. These columns show the estimated county revenue loss from reducing the annual assessment *growth* limitation on non-homestead real property from 10% to 5%.

The final two columns are labeled **County Impact**. These are the most important columns for readers who want the total estimated county fiscal impact.

The **FY 2027-28 Impact** column adds together the impact of the \$150,000 homestead exemption and the non-homestead assessment limitation change for the **first year**.

The **FY 2028-29 Impact** column adds together the impact of the \$250,000 homestead exemption and the non-homestead assessment limitation impact from both years.

### **What the Table Shows Statewide**

At the bottom of the table, the **Statewide Total** row adds the estimated impacts across all 67 counties.

Statewide, the proposed homestead exemption is estimated to reduce county revenue by approximately **\$2.7 billion in FY 2027-28** and **\$4.56 billion in FY 2028-29**.

The non-homestead assessment limitation change is estimated to reduce county revenue by approximately **\$240 million in FY 2027-28** and **\$492 million in FY 2028-29**.

When those two components are combined, the total estimated county impact is approximately **\$2.94 billion in FY 2027-28 (Year 1)** and **\$5.05 billion in FY 2028-29 (Year 2)**.

### **Important Context for Readers**

This table does not show the total impact on every local government service or every taxing authority. It is focused on estimated **county revenue impacts** from the property tax changes shown in the table.

### **Disclaimer on Estimated Impacts**

FAC has compiled estimates for the fiscal impacts of proposed constitutional amendments on property taxes. The estimates include a county-by-county impact for both:

1. New homestead exemption of \$150,000 (2027) and \$250,000 (2028)
2. Reduction of the assessment limitation on non-homestead real property from 10% to 5%.

The estimates rely on data from the state Ad Valorem Revenue Estimating Conference (January 2026, latest data), the same data used to estimate official state impacts on legislation during the 2026 legislative session. The estimate uses **2025 aggregate millage rates** as provided by the Florida Department of Revenue.

The estimates are provided to offer a baseline impact assessment. Counties may have localized data more specific to local conditions. If the state holds a revenue estimating conference on this language the official impacts may vary.

For more questions on specific county impacts, please contact Jeff Scala, Deputy Director of Public Policy [jscala@fl-counties.com](mailto:jscala@fl-counties.com).



## HJR 1F: Estimated County Fiscal Impact

### Estimated Statewide County Revenue Losses

Revenue Component	FY 2027-28 (Year 1)	FY 2028-29 (Year 2)
Homestead Exemption (\$150,000 in 2027; \$250,000 in 2028)	(\$2.70B)	(\$4.56B)
Non-Homestead Assessment Cap Reduction (10% → 5%)	(\$240M)	(\$492M)
<b>TOTAL COUNTY IMPACT — STATEWIDE</b>	<b>(\$2.94B)</b>	<b>(\$5.05B)</b>

### Where the Losses Come From

The \$5.05 billion year-two county loss has two distinct sources:

- **Homestead Exemption (\$4.56B):** Expands the exemption to \$150,000 in 2027 and \$250,000 in 2028, applicable to all county levies. Both exemptions grow automatically with CPI each year — the tax base erodes permanently and compounds annually.
- **Non-Homestead Assessment Cap (\$492M):** Reduces the annual assessment growth limitation on commercial property, second homes, and rental property from 10% to 5%. This compresses the non-homestead tax base year over year as assessed values fall further behind market.

### How the Losses Are Distributed

- **Large urban counties:** Counties where ad valorem revenue represents a high share of the general fund face immediate structural deficits in core services. The scale of loss in the largest counties creates general fund gaps that cannot be absorbed through reserves or incremental cuts — they require either service reductions or cost shifts to other revenue sources.
- **High-homestead suburban counties:** Fast-growing suburban counties with high concentrations of homestead property and active residential construction face the sharpest exposure to the exemption expansion. The exemption applies not only to the existing homestead base but to every new home added to the roll — meaning revenue that would have grown with population and development is eliminated before it is ever collected. The CPI escalator then compounds the loss on a growing pool of exempt value year over year.
- **Fiscally constrained counties:** The 29 fiscally constrained counties face an estimated \$107 million in combined year-two county losses. With smaller, slower-growing tax bases and fewer alternative revenue sources, they are the least equipped to absorb base compression — and no new offset mechanism is created by this legislation.
- **Inland and rural counties:** Where non-homestead property represents a higher share of the local tax base, counties face compounding exposure from both the exemption expansion and the assessment cap reduction simultaneously.

County	County Revenue Impacts from Proposed Constitutional Amendments					
	\$150k Exemption	\$250k Exemption	Non-Homestead Assessment Limitation Impacts 10% to 5% Cap		County Impact	
	FY 2027-28	FY 2028-29	FY 2027-28	FY 2028-29	FY 2027-28 Impact	FY 2028-29 Impact
Alachua	(\$35,202,596)	(\$56,065,405)	(\$1,844,487)	(\$3,854,646)	(\$37,047,083)	(\$59,920,051)
Baker	(\$2,575,988)	(\$3,846,743)	(\$80,431)	(\$164,296)	(\$2,656,419)	(\$4,011,039)
Bay	(\$19,007,126)	(\$31,283,154)	(\$2,787,267)	(\$5,681,031)	(\$21,794,393)	(\$36,964,185)
Bradford	(\$2,849,736)	(\$3,886,353)	(\$169,951)	(\$354,251)	(\$3,019,687)	(\$4,240,604)
Brevard	(\$59,223,658)	(\$97,065,035)	(\$1,788,304)	(\$3,662,820)	(\$61,011,962)	(\$100,727,855)
Broward	(\$186,445,736)	(\$326,608,153)	(\$26,682,522)	(\$54,703,723)	(\$213,128,258)	(\$381,311,876)
Calhoun	(\$763,988)	(\$977,938)	(\$30,113)	(\$60,967)	(\$794,101)	(\$1,038,905)
Charlotte	(\$42,790,530)	(\$71,677,751)	(\$2,610,640)	(\$5,329,326)	(\$45,401,170)	(\$77,007,077)
Citrus	(\$30,365,555)	(\$45,298,098)	(\$1,296,684)	(\$2,637,262)	(\$31,662,239)	(\$47,935,360)
Clay	(\$35,891,052)	(\$57,763,551)	(\$1,524,480)	(\$3,139,429)	(\$37,415,532)	(\$60,902,980)
Collier	(\$36,231,706)	(\$67,134,648)	(\$7,907,236)	(\$16,161,206)	(\$44,138,942)	(\$83,295,854)
Columbia	(\$5,908,778)	(\$8,497,616)	(\$263,248)	(\$536,010)	(\$6,172,026)	(\$8,836,626)
Miami-Dade	(\$256,984,126)	(\$445,378,505)	(\$47,211,486)	(\$96,679,963)	(\$304,195,612)	(\$542,058,468)
DeSoto	(\$2,626,292)	(\$3,800,103)	(\$188,297)	(\$387,662)	(\$2,814,589)	(\$4,187,765)
Dixie	(\$1,271,447)	(\$1,561,391)	(\$86,467)	(\$173,791)	(\$1,357,914)	(\$1,735,182)
Duval	(\$170,903,792)	(\$277,951,484)	(\$12,196,707)	(\$25,089,320)	(\$183,100,499)	(\$303,040,804)
Escambia	(\$36,006,097)	(\$54,570,221)	(\$2,087,174)	(\$4,266,324)	(\$38,093,271)	(\$58,836,545)
Flagler	(\$28,277,054)	(\$47,681,365)	(\$1,230,347)	(\$2,524,505)	(\$29,507,401)	(\$50,205,870)
Franklin	(\$978,596)	(\$1,594,846)	(\$416,271)	(\$846,418)	(\$1,394,867)	(\$2,441,264)
Gadsden	(\$3,683,248)	(\$5,015,739)	(\$186,319)	(\$379,539)	(\$3,869,567)	(\$5,395,278)
Gilchrist	(\$2,073,735)	(\$2,933,426)	(\$105,207)	(\$217,842)	(\$2,178,942)	(\$3,151,268)
Glades	(\$1,389,681)	(\$1,901,315)	(\$146,957)	(\$299,491)	(\$1,536,638)	(\$2,200,806)
Gulf	(\$1,349,744)	(\$2,170,019)	(\$472,477)	(\$977,650)	(\$1,822,221)	(\$3,147,669)
Hamilton	(\$724,872)	(\$939,237)	(\$67,545)	(\$137,509)	(\$792,417)	(\$1,076,746)
Hardee	(\$1,358,145)	(\$1,899,732)	(\$203,458)	(\$420,121)	(\$1,561,603)	(\$2,319,853)
Henry	(\$3,051,320)	(\$4,605,992)	(\$282,666)	(\$585,220)	(\$3,333,986)	(\$5,191,212)
Hernando	(\$31,553,533)	(\$48,266,684)	(\$903,287)	(\$1,856,737)	(\$32,456,820)	(\$50,123,421)
Highlands	(\$11,464,568)	(\$16,210,969)	(\$862,416)	(\$1,759,374)	(\$12,326,984)	(\$17,970,343)
Hillsborough	(\$209,630,037)	(\$353,180,001)	(\$9,914,515)	(\$20,474,549)	(\$219,544,552)	(\$373,654,550)
Holmes	(\$944,622)	(\$1,171,118)	(\$65,704)	(\$134,859)	(\$1,010,326)	(\$1,305,977)
Indian River	(\$23,958,775)	(\$40,665,225)	(\$2,176,718)	(\$4,446,835)	(\$26,135,493)	(\$45,112,060)
Jackson	(\$2,605,334)	(\$3,493,425)	(\$96,542)	(\$195,135)	(\$2,701,876)	(\$3,688,560)
Jefferson	(\$994,724)	(\$1,451,918)	(\$4,523)	(\$9,133)	(\$999,247)	(\$1,461,051)
Lafayette	(\$497,927)	(\$655,257)	(\$18,275)	(\$36,952)	(\$516,202)	(\$692,209)
Lake	(\$50,931,329)	(\$85,340,872)	(\$1,016,152)	(\$2,092,225)	(\$51,947,481)	(\$87,433,097)
Lee	(\$78,886,724)	(\$135,802,543)	(\$9,405,356)	(\$19,532,006)	(\$88,292,080)	(\$155,334,549)
Leon	(\$40,334,226)	(\$66,094,002)	(\$1,224,124)	(\$2,490,614)	(\$41,558,350)	(\$68,584,616)
Levy	(\$4,860,080)	(\$6,688,857)	(\$280,480)	(\$571,390)	(\$5,140,560)	(\$7,260,247)
Liberty	(\$333,400)	(\$417,045)	(\$8,349)	(\$16,908)	(\$341,749)	(\$433,953)
Madison	(\$991,852)	(\$1,276,442)	(\$76,170)	(\$155,422)	(\$1,068,022)	(\$1,431,864)
Manatee	(\$59,328,560)	(\$105,861,949)	(\$3,600,247)	(\$7,288,919)	(\$62,928,807)	(\$113,150,868)
Marion	(\$59,742,734)	(\$91,256,974)	(\$3,212,392)	(\$6,646,354)	(\$62,955,126)	(\$97,903,328)
Martin	(\$36,153,068)	(\$64,300,163)	(\$4,086,417)	(\$8,379,144)	(\$40,239,485)	(\$72,670,307)
Monroe	(\$4,688,834)	(\$8,964,954)	(\$4,020,640)	(\$8,244,225)	(\$8,709,474)	(\$17,209,179)
Nassau	(\$20,253,287)	(\$35,563,446)	(\$2,187,201)	(\$4,522,106)	(\$22,440,488)	(\$40,085,552)
Okaloosa	(\$14,753,700)	(\$24,376,210)	(\$1,528,131)	(\$3,121,967)	(\$16,281,831)	(\$27,498,177)
Okeechobee	(\$3,403,852)	(\$4,882,072)	(\$262,997)	(\$544,939)	(\$3,666,849)	(\$5,427,011)
Orange	(\$145,354,594)	(\$252,841,536)	(\$17,234,151)	(\$35,509,757)	(\$162,588,745)	(\$288,351,293)
Osceola	(\$54,524,430)	(\$92,934,903)	(\$2,461,108)	(\$5,072,130)	(\$56,985,538)	(\$98,007,033)
Palm Beach	(\$187,473,684)	(\$332,437,983)	(\$24,869,023)	(\$51,219,172)	(\$212,342,707)	(\$383,657,155)
Pasco	(\$118,547,722)	(\$197,062,259)	(\$5,740,278)	(\$11,835,632)	(\$124,288,000)	(\$208,897,891)
Pinellas	(\$115,156,609)	(\$188,282,399)	(\$5,071,417)	(\$10,313,078)	(\$120,228,026)	(\$198,595,477)
Polk	(\$80,640,577)	(\$128,832,172)	(\$1,607,703)	(\$3,313,961)	(\$82,248,280)	(\$132,146,133)
Putnam	(\$8,157,875)	(\$11,419,295)	(\$642,185)	(\$1,300,563)	(\$8,800,060)	(\$12,719,858)
Saint Johns	(\$54,949,661)	(\$102,589,952)	(\$3,277,696)	(\$6,790,843)	(\$58,227,357)	(\$109,380,795)
Saint Lucie	(\$63,323,445)	(\$105,810,238)	(\$3,333,300)	(\$6,658,165)	(\$66,656,745)	(\$112,468,403)
Santa Rosa	(\$22,548,436)	(\$36,886,916)	(\$1,268,187)	(\$2,624,544)	(\$23,816,623)	(\$39,511,460)
Sarasota	(\$46,637,939)	(\$81,903,918)	(\$3,483,833)	(\$7,091,435)	(\$50,121,772)	(\$88,995,353)
Seminole	(\$65,817,718)	(\$113,484,201)	(\$4,220,467)	(\$8,707,560)	(\$70,038,185)	(\$122,191,761)
Sumter	(\$24,270,204)	(\$43,789,206)	(\$627,391)	(\$1,293,597)	(\$24,893,595)	(\$45,082,803)
Suwannee	(\$3,140,948)	(\$4,078,811)	(\$208,466)	(\$417,929)	(\$3,349,414)	(\$4,496,740)
Taylor	(\$1,370,680)	(\$1,759,448)	(\$111,894)	(\$225,354)	(\$1,482,574)	(\$1,984,802)
Union	(\$587,054)	(\$725,914)	(\$15,465)	(\$31,439)	(\$602,519)	(\$757,353)
Volusia	(\$76,413,862)	(\$124,172,614)	(\$4,804,765)	(\$9,886,826)	(\$81,218,627)	(\$134,059,440)
Wakulla	(\$4,398,787)	(\$6,663,454)	(\$201,182)	(\$413,443)	(\$4,599,969)	(\$7,076,897)
Walton	(\$5,242,407)	(\$9,478,842)	(\$3,573,731)	(\$7,147,462)	(\$8,816,138)	(\$16,626,304)
Washington	(\$1,910,146)	(\$2,488,755)	(\$150,450)	(\$300,899)	(\$2,060,596)	(\$2,789,654)
<b>Statewide Total</b>	<b>(\$2,704,712,541)</b>	<b>(\$4,555,670,762)</b>	<b>(\$239,720,070)</b>	<b>(\$491,934,906)</b>	<b>(\$2,944,432,611)</b>	<b>(\$5,047,605,668)</b>