



ALERT

Property Tax Special Session
HERE'S WHAT'S AT STAKE

OVERVIEW

I. WELCOME

II. SUMMARY OF LEGISLATION

III. FISCAL ANALYSIS

IV. CALENDAR

V. FAC ACTIONS

VI. ACTION PLAN



WHAT THE BILLS WOULD DO:

01 NEW HOMESTEAD EXEMPTION

Creates a new homestead exemption of \$150,000 in 2027 and \$250,000 in 2028, applicable to all levies including school districts. The Legislature would then create a further phase-in schedule to fully eliminate this revenue source.

02 NON-HOMESTEAD ASSESSMENT CAP

Reduces the assessment cap on non-homestead properties (e.g. second homes and commercial real estate) from 10% to 5%.

03 FIVE-YR RESIDENCY REQ

Requires a five-year Florida residency period before new residents qualify for the expanded exemption.

04 AUTOMATIC INFLATION GROWTH

Grows both exemptions automatically with inflation each year. The tax base erodes permanently; counties never recover the ground given up by each year's adjustment, and the gap compounds.

WHAT THE BILLS WOULD DO:

05 MILLAGE RATE CEILING NARROWED

Simultaneously narrows the default maximum millage rate, tying it to the rolled-back rate rather than the current formula. The tax base shrinks, and counties cannot raise millage rates to make up the difference.

06 STATE TRUST FUND

Creates a state trust fund to offset revenue losses, which is itself an acknowledgment that local revenue alone cannot cover what would be taken away. The funding source, eligibility, amount, and duration are all left to future legislative action.

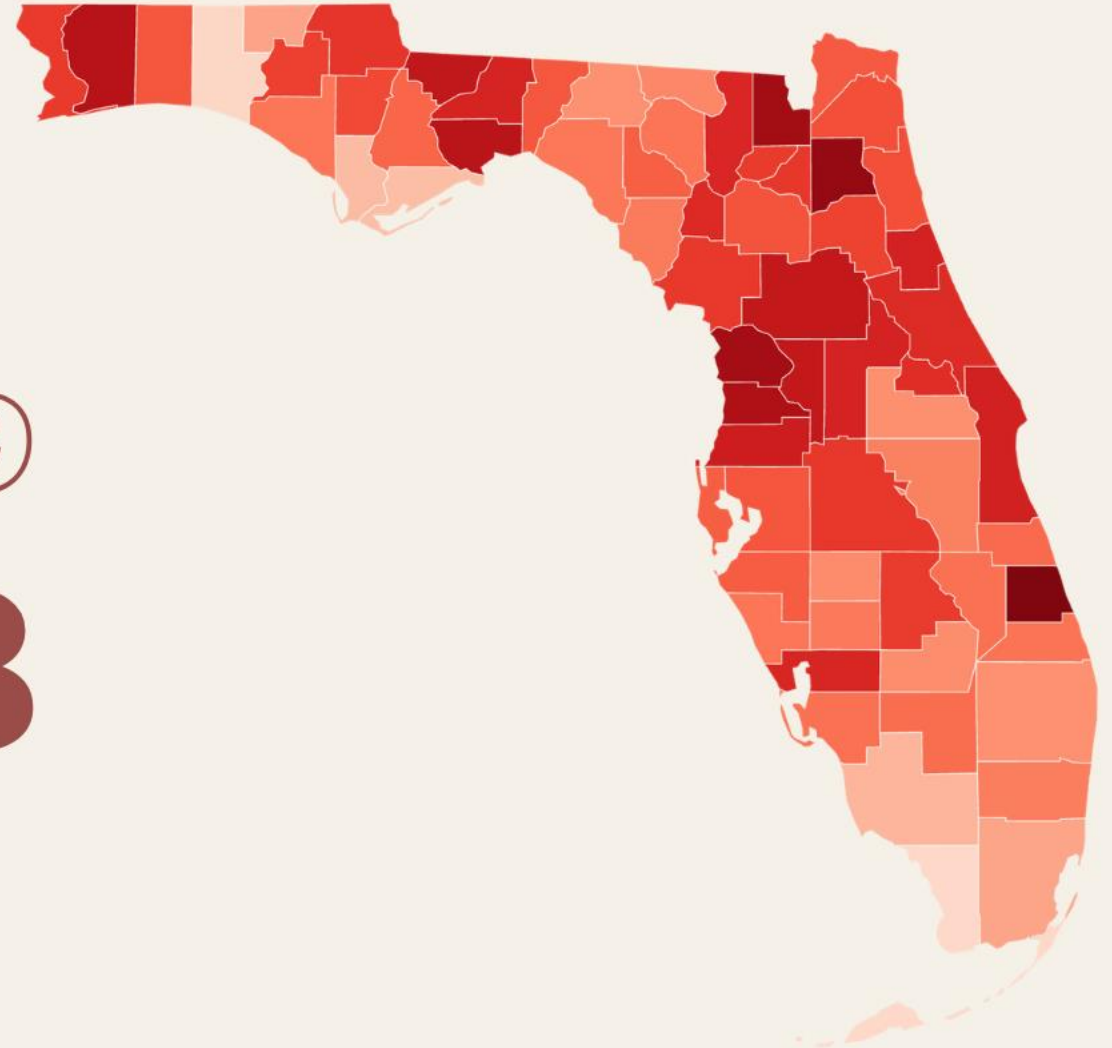
07 CONSTITUTIONAL CATEGORY LOCK

Constitutionally restricts county and municipal ad valorem to a closed list of six categories, leaving out supervisors of elections, clerks of courts, Medicaid cost-shift obligations, veteran services, tax collectors, property appraisers, and other constitutional officers. Voters have approved nearly 90 percent of local tax and bond measures in recent years. This proposal takes that decision out of their hands.

FISCAL IMPACT:

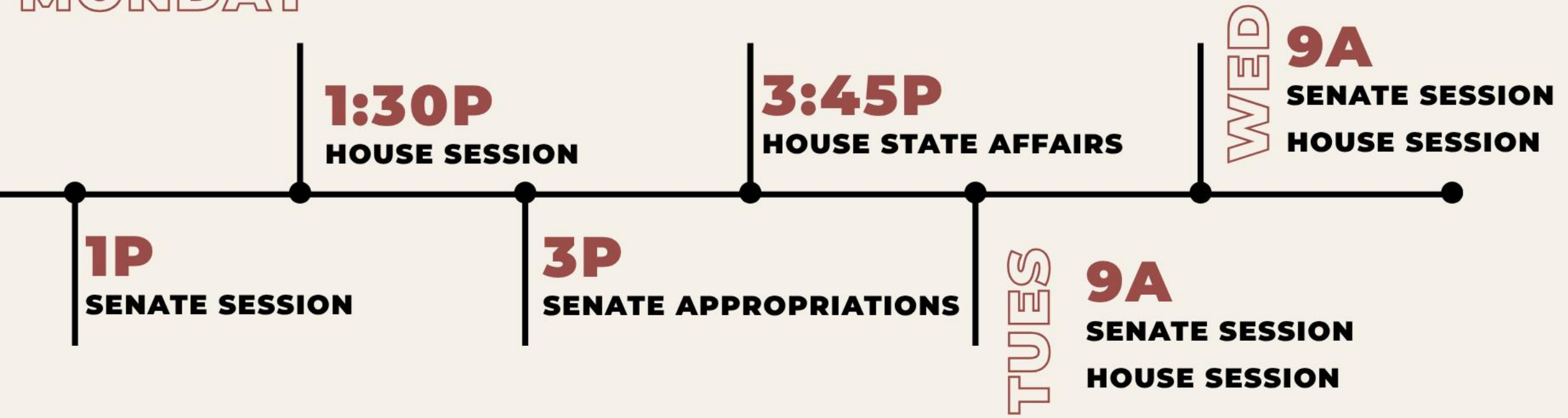
FY 2028-29 % OF TOTAL COUNTY LEVY

FY 2028-29
\$6.3 B



CALENDAR

MONDAY



FAC'S IMPACT:



• **BILL SUMMARIES** www.FACPolicy.com

• **COUNTY BY COUNTY IMPACT**



• **MULTIPLE EMAIL ALERTS**

35% OPEN RATE **12%** CLICK RATE

• **INTERACTIVE STATE MAP**



• **SHARING YOUR STORY** **30+** ARTICLES

• **LETTER TO LEGISLATORS**



• **REGULAR COMMUNICATIONS WITH:**

- Commissioners
- Senators
- Representatives
- Governor's office

FIND EVERYTHING HERE

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ACTION PLAN:

TALK TO YOUR DELEGATION

01 WHAT'S LEFT If this passes, what does your county look like? Tell your county's story

02 TAX SHIFT It may lower growth, but millage rates can rise shifting the burden to businesses

03 VAGUE & CONFUSING What is funded and what isn't? Who decides? It's unclear

04 MAGIC FUND Legislators forced to pick winners and losers amid thousands of funding requests

QUESTIONS

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