Proposed 2026 Florida Property Tax Amendment
Amendment 3 (CS/HJR 1F)

Frequently Asked Questions

Property Appraiser's Association of Florida (PAAF)

Important Notice

Florida's 67 Property Appraiser's Offices do not support or oppose any constitutional amendment, ballot measure, candidate, or political campaign.

This information is provided solely to explain the proposed amendment and how Florida's property tax system could change if the amendment is approved by Florida voters.

Current Florida property tax laws remain in effect unless and until the amendment is approved by at least 60% of Florida voters.

General Information

What is the proposed constitutional amendment?

The Florida Legislature has proposed a constitutional amendment that would make several changes to Florida's property tax system, including:

- Increasing the homestead exemption for qualifying properties.
- Reducing the assessment limitation for non-homestead properties.
- Establishing additional residency-related provisions for certain homestead benefits.

The amendment will appear on the November 3, 2026 General Election ballot.

When will voters decide the amendment?

Florida voters will consider the amendment during the November 3, 2026 General Election.

What percentage of voters is required for approval?

Constitutional amendments in Florida require approval by at least 60% of voters.

When would the amendment take effect?

If approved by voters, the amendment would take effect January 1, 2027 and would first be reflected on the August 2027 TRIM Notices and tax bills delivered in November 2027.

How Could the Amendment Affect Different Property Owners?

Property Owner Type	Potential Effects
First-Time & Recent Homesteaders	A larger homestead exemption may reduce future non-school property taxes. Because recent buyers often have taxable values closer to market value, they may be more likely to receive the full benefit of the proposed exemption.
Existing Homestead Owners	A larger homestead exemption may reduce or, in some cases, eliminate taxable value subject to non-school taxes. Impact will vary depending on existing Save Our Homes benefits and other exemptions.
New Florida Residents (On or After January 1, 2027)	Would begin with the exemption amount established for new Florida residents ($50,000, adjusted annually by CPI beginning in 2028). The larger exemption would become available after maintaining a Florida homestead exemption for four years and would first apply beginning January 1 of the fifth year.
Fully Exempt Owners (100% Disabled Veterans, Religious, Charitable, and Certain Institutional Properties)	Not likely to experience a direct benefit because these owners already receive substantial or complete ad valorem tax exemptions.
Non-Homestead Residential & Commercial Owners	May benefit from the reduction of the non-homestead assessment limitation from 10% to 5%, which may slow future assessed value growth. However, the reduction from 10% to 5% only caps assessed value, not taxes. School taxes would continue to be uncapped and based on Just/Market Value.

Important: The proposed homestead exemption and assessment limitation changes affect taxable value, not tax rates. Future property tax bills may also be affected by changes to millage rates, non-ad valorem assessments, and fees established by taxing authorities.

Homestead Exemption

What is the current homestead exemption?

Under current law, qualifying Florida homeowners may receive up to a $51,411 homestead exemption for the 2026 tax year. This is comprised of:

- A $25,000 exemption applied to all millages, including school taxes.
- An additional $26,411 exemption applied to non-school millages. This amount reflects CPI adjustments as certified by the Florida Department of Revenue.

What changes are proposed for homestead property?

The amendment proposes replacing the current homestead exemption structure for qualifying homestead property with:

- A $25,000 exemption applied to school millages.
- Up to $150,000 beginning January 1, 2027 to non-school millages.
- Up to $250,000 beginning January 1, 2028 to non-school millages.
- Annual CPI adjustments to the maximum exemption amount beginning January 1, 2029.

Residential property owners who are permanent Florida residents as of December 31, 2026, would be eligible for the larger exemption amounts beginning in 2027, subject to the requirements of the Florida Constitution.

What if I’m a Florida resident by December 31, 2026, but haven’t purchased a Florida home yet?

Those that establish Florida residency by December 31, 2026, would be eligible for the higher exemption amount when they do choose to purchase a residential property and apply for homestead.

What if I become a Florida resident on January 1, 2027 or later?

The amendment establishes a different exemption structure for individuals who become Florida residents on or after January 1, 2027.

Under the proposal, individuals who establish Florida residency on or after January 1, 2027, would begin with the exemption amount established for new Florida residents ($50,000, adjusted annually by CPI beginning in 2028), which would apply to the first $50,000 of assessed value for non-school taxes.

After maintaining a Florida homestead exemption for four years, the property owner would become eligible for the larger homestead exemption beginning January 1 of the fifth year.

Additional administrative procedures may be established through implementing legislation.

Can I move to Florida in 2027 and immediately receive the $150,000 or $250,000 exemption?

No.

Under the proposed amendment, individuals who establish Florida residency on or after January 1, 2027, would begin with the exemption amount established for new Florida residents.

The larger exemption would become available after maintaining a Florida homestead exemption for four years and would first apply beginning January 1 of the fifth year.

Would the proposed exemption apply to school taxes?

No.

Only the first $25,000 of assessed value of a homestead property would remain exempt from school taxes, consistent with current law.

Therefore, most property owners would continue to receive a tax bill that includes school taxes.

Would every homestead property receive the same tax savings?

No.

Potential tax savings would vary depending on:

- Assessed value
- Taxable value
- Existing exemptions
- Save Our Homes benefit
- Local millage rates

Can the Property Appraiser's Office calculate my exact savings today?

No.

Actual savings cannot be determined until implementing legislation is finalized and future tax rates are established.

Does the amendment stop at a $250,000 homestead exemption?

No.

The amendment establishes exemption amounts of up to $150,000 beginning in 2027 and up to $250,000 beginning in 2028. It also states that the legislature shall, by general law, prescribe a uniform procedure for counties and municipalities, for their respective levies, to increase the amount of assessed valuation exempt from taxation under paragraph (1), up to all remaining assessed valuation.

This effectively authorizes future increases that could ultimately exempt up to the remaining assessed value of a qualifying homestead property. The timing, structure, and implementation of any future increases would be determined by the Florida Legislature through general law rather than having to go before the voters as a constitutional amendment.

Because future exemption increases would depend on legislative action, the exact timing and amount of increases beyond those specified in the amendment cannot be determined today.

Save Our Homes and Existing Exemptions

Would Save Our Homes change?

No.

The amendment does not eliminate or replace Save Our Homes.

Annual assessed value increases for qualifying homestead property would continue to be limited to 3% or CPI, whichever is less, as provided by law.

Would portability change?

No.

The amendment does not change Florida’s portability provisions.

Would widow/widower, senior, veteran, and disability exemptions change?

No.

The amendment does not change existing personal exemptions.

Non-Homestead Property

What is a non-homestead property?

A non-homestead property is any property that does not receive a homestead exemption.

Examples include rental property, commercial property, second homes, and vacant land.

What change is proposed for non-homestead property?

The amendment proposes reducing the annual assessment limitation from 10% to 5%.

A lower assessment limitation may slow future assessed value growth for qualifying non-homestead property.

Please note this assessment limitation only applies to the assessed value used for non-school taxes. School taxes would continue to be uncapped and based on Just/Market Value.

Would the amendment reduce taxes on non-homestead property?

Not necessarily.

A reduction in the assessment limitation affects assessed value increases, not tax rates.

Future tax bills would still depend on millage rates established by taxing authorities.

Property Taxes and Local Government Funding

Does the amendment eliminate property taxes?

No.

Property taxes would continue to be levied by local governments, school districts, and other taxing authorities.

Would school taxes continue?

Yes.

School district taxes would continue.

Is public safety funding protected under this amendment?

No.

The amendment does not guarantee any specific funding level for law enforcement, fire protection, EMS, or other governmental services. Funding decisions would continue to be made through the annual budget processes of the applicable taxing authorities.

What will the impacts be to local taxing authorities?

Impacts to counties, cities and other taxing authorities will vary based on taxable values, percent of homestead versus non-homestead properties, and whether millage rates change or not. If interested in learning more, we recommend contacting your local taxing authorities.

Could millage rates change in the future?

Yes.

Taxing authorities establish millage rates annually through the budget process. Future millage rates are determined by those taxing authorities in accordance with Florida law.

Could non-ad valorem assessments change?

Yes.

Future assessments may increase, decrease, expire, or be newly adopted depending on actions taken by the governmental entities that impose them.

Would the increased homestead exemption apply to non-ad valorem assessments?

No.

Homestead exemptions reduce taxable value for ad valorem taxation but do not reduce non-ad valorem assessments.

What will a Proposed Property Tax (TRIM) Notice look like in 2027 if the amendment passes?

Under current law, Proposed Property Tax (TRIM) Notices include a column showing the estimated taxes that would be generated if a taxing authority adopted the rolled-back rate—the millage rate that would generate approximately the same property tax revenue as the prior year, excluding new construction.

Because the proposed amendment would substantially reduce taxable value for many homestead properties, that calculation would instead produce what is effectively a "rolled-up rate." This would represent the highest millage rate a taxing authority could adopt without exceeding the prior year's property tax revenue (excluding new construction) and would remain subject to the voting requirements established by Florida law.

Whether a taxing authority ultimately adopts the rolled-up rate, a lower millage rate, or another rate permitted by law will depend on the fiscal impacts of the amendment and the budget decisions made by its elected or appointed governing board.

Understanding the Role of the Property Appraiser

Please visit The Role of the Property Appraiser to learn more about the duties of the state's 67 elected Property Appraisers and the role they play within Florida's property tax system.

Questions We Cannot Yet Answer

Can the Property Appraiser's Office provide definitive answers today regarding every provision of the amendment?

No.

Your Property Appraiser's Office can explain the amendment as proposed and provide information based on current law and available guidance. However, some administrative details may not be finalized unless and until the amendment is approved and any necessary implementing legislation is enacted.

Could the Florida Legislature change how the amendment is implemented?

Yes.

If approved by the voters, the amendment would require implementing legislation. The Florida Legislature may enact laws governing administration of the amendment, provided those laws are consistent with the Florida Constitution. As a result, some administrative details cannot be determined until implementing legislation is adopted.

Where can I find future updates?

If the amendment is approved by the voters, the Association and its members will provide updated information regarding:

- Eligibility requirements
- Exemption administration
- Legislative implementation
- Tax estimator tools
- Frequently asked questions

Additional Information

Direct link to CS/HJR 1F (*note: ballot summary at end of bill*)

For official information regarding the proposed constitutional amendment, please refer to information published by the Florida Legislature, Florida Department of State, Florida Department of Revenue, and other official state sources.

The Property Appraisers' Association of Florida and Florida's 67 Property Appraisers will continue providing factual information as additional guidance becomes available.