

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
WORKSHOP SUMMARY

Meeting Date: September 29, 2026

Department: Office of Financial Management and Budget

I. EXECUTIVE BRIEF

Title: Overview of Potential Budgetary Impacts of Amendment 3 on Palm Beach County.

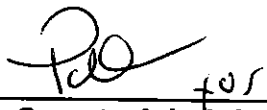
Summary: Staff will present a review of Amendment 3, as proposed by the State, and the potential budgetary impact on the County. Countywide (DB).

Background and Policy Issues: Amendment 3, "Increased Homestead Exemption; Lower Cap on Increases in Non-Homestead Property Assessments," is a proposed amendment to the Florida Constitution that would make changes to homestead exemptions, property assessments, and the use of property tax revenues.

Amendment 3 will be presented to voters on the November 3, 2026 General Election ballot. If approved, the proposed amendment will take effect January 1, 2027, and will impact local government property tax revenues and future budget development. Staff will provide an overview of the potential budgetary implications for Palm Beach County.

- Attachments:**
- 1. Presentation
 - 2. Amendment 3

Recommended by:  9/22/2026
Department Director Date

Approved By:  for 9/28/26
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five-Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT					
#ADDITIONAL FTE					
POSITIONS (CUMULATIVE)					

Is Item Included in Current Budget?

Does this item include the use of state funds?

Does this item include the use of federal funds?

Yes

No

Yes

No

Yes

No

Budget Account No:

B. Recommended Sources of Funds/Summary of Fiscal Impact:

Fiscal impact included in attached presentation.

C. Departmental Fiscal Review:

III. REVIEW COMMENTS:

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

Signature

9/24/2026

OFMB

9/24

9/24

Signature

9/24/26

Contract Dev. & Control

B. Legal Sufficiency

Signature

9/24/26

Assistant County Attorney

C. Other Department Review

Signature

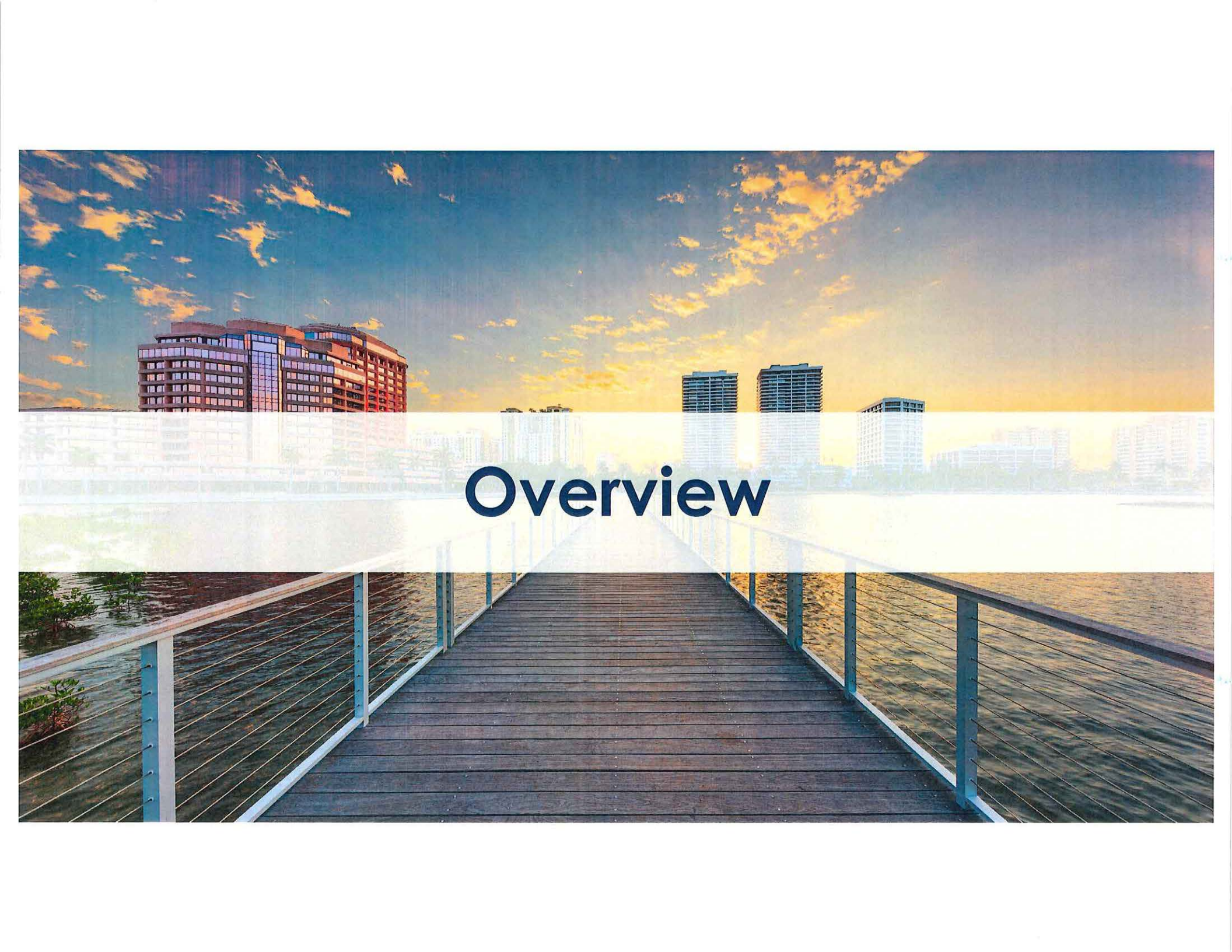
Department Director



Budgetary Impacts of Amendment 3



September 29, 2026



Overview



INCREASED HOMESTEAD EXEMPTION; LOWER CAP ON INCREASES IN NON-HOMESTEAD PROPERTY ASSESSMENTS

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.

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 fifth year of exemption, to the extent permitted by the U.S. Constitution. This amendment reduces the annual cap on assessment increases for non-homestead properties from 10% to 5%.

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. This amendment takes effect January 1, 2027.



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Florida Homestead Exemption: Current Law

MAXIMUM HOMESTEAD EXEMPTION

\$50,000

- \$25,000 exemption from all property taxes
- Additional \$25,000 applies to assessed value over \$50,000 for non-school taxes
- The additional \$25,000 exemption is adjusted annually for inflation

Historical Exemption

Fiscal Year	Exemption	Inflation
FY 2026	\$50,722	2.89%
FY 2027	\$51,411	2.68%



WHO QUALIFIES?

Available to a person who, as of **January 1**:

- Holds legal or beneficial/equitable title to the property; and
- Makes the property their permanent residence or the permanent residence of a legally or naturally dependent person

Homestead Assessment: Current Law

SAVE OUR HOMES

- Property is assessed at just (market) value upon qualifying.
- In subsequent years, assessed value is generally limited to an annual increase of the lower of:
 - 3% or Change in the Consumer Price Index (CPI)
- This limitation applies to homestead property and limits the growth in assessed value for tax purposes.
- The limitation does not prevent the property's just value from increasing.
- A qualifying change of ownership or control generally resets the property to just value.



CPI – U.S. DEPARTMENT OF LABOR

Fiscal Year	Change
FY 2023 - Dec 2021	7.04%
FY 2024 - Dec 2022	6.45%
FY 2025 - Dec 2023	3.35%
FY 2026 - Dec 2024	2.89%
FY 2027 - Dec 2025	2.68%

Non-Homestead Assessment: Current

FOR CERTAIN NON-HOMESTEAD PROPERTY

- Property is initially assessed at just (market) value.
- Beginning the following year, assessed value is generally limited to an annual increase of 10%.
- The limitation applies to non-school property tax levies.
- If a property's calculated assessed value exceeds its just value, the assessed value is reduced to just value.
- A qualifying change of ownership or control generally resets the property to just value.



Amendment 3: Changes to Property Taxes

Homestead Exemption

	Current	Amendment 3
Exemption from non-school taxes	\$51,411	\$150,000 in 2027 \$250,000 in 2028 Adjusted for inflation beginning in FY 2029
Future Increases*		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

Assessment Limits

Property	Current Law	Amendment 3
Homestead Property	3% maximum increase	No change
Certain non-homestead property	10% maximum increase	5% maximum increase



Amendment 3: New Florida Residents

Residency status on December 31, 2026

Status	Amendment 3
Florida Resident	Eligible for increased homestead exemption on January 1, 2027
Non-Florida Resident	Eligible for existing homestead exemption upon qualifying Increased exemption begins with the 5 th year of exemption



Property Tax Revenue Uses: Current

Article VII, Section 9(a), Florida Constitution

- Counties and municipalities are authorized to levy ad valorem taxes “**for their respective purposes**,” subject to constitutional and statutory limitations.

Amendment 3 would replace this broad constitutional authority with specified constitutional categories for county and municipal property-tax revenues.



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Amendment 3: Property Tax Revenue Uses

Public Safety

- Law enforcement
- Fire service
- Emergency medical service

Education & Public Schools

Infrastructure

- Road and bridge construction and maintenance
- Stormwater control

Natural Resource Projects

- Including flood control measures

Local Bonds & Debt Service

- Issue local bonds for permitted purposes
- Make debt-service payments on existing obligations

Retirement Benefits

- Obligations for retirement benefits of local government employees

Operations & Administration

- Operations and administration of county officers and commissioners and municipalities
- Expenditures approved by county officers or county/municipal governing bodies, unless prohibited by general law



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The background is a composite of two images. The top half shows a city skyline at sunset, with several high-rise buildings and a large, curved building on the left. The sky is filled with orange and yellow clouds. The bottom half shows a wooden boardwalk with a metal railing, extending over a body of water. The text is overlaid on the middle of the image.

Amendment 3

Property Tax & Millage Implications

Millage Rate

Mill = \$1 assessed for each \$1,000 of taxable value

- A property valued at \$250,000 pays \$250 per mill
- The property value is set by the Property Appraiser



What is the Rollback Rate?

The millage rate that will generate the **same Ad Valorem tax revenue as the prior year**, excluding changes attributable to:

- New construction
- Additions to structures
- Certain property deletions
- Certain rehabilitative improvements
- Property added through boundary changes

Rollback Calculation

Prior-Year Revenue ÷ Current Tax Base = Rollback Rate



Amendment 3: Effect on the Rollback Rate

Amendment 3 will reduce the County's taxable value

- Higher Homestead Exemption
- Lower Non-Homestead Assessment Cap

Lower Tax Base → **Higher** Rollback Rate

When taxable value is lower, a higher millage rate is required to generate the same amount of property-tax revenue.





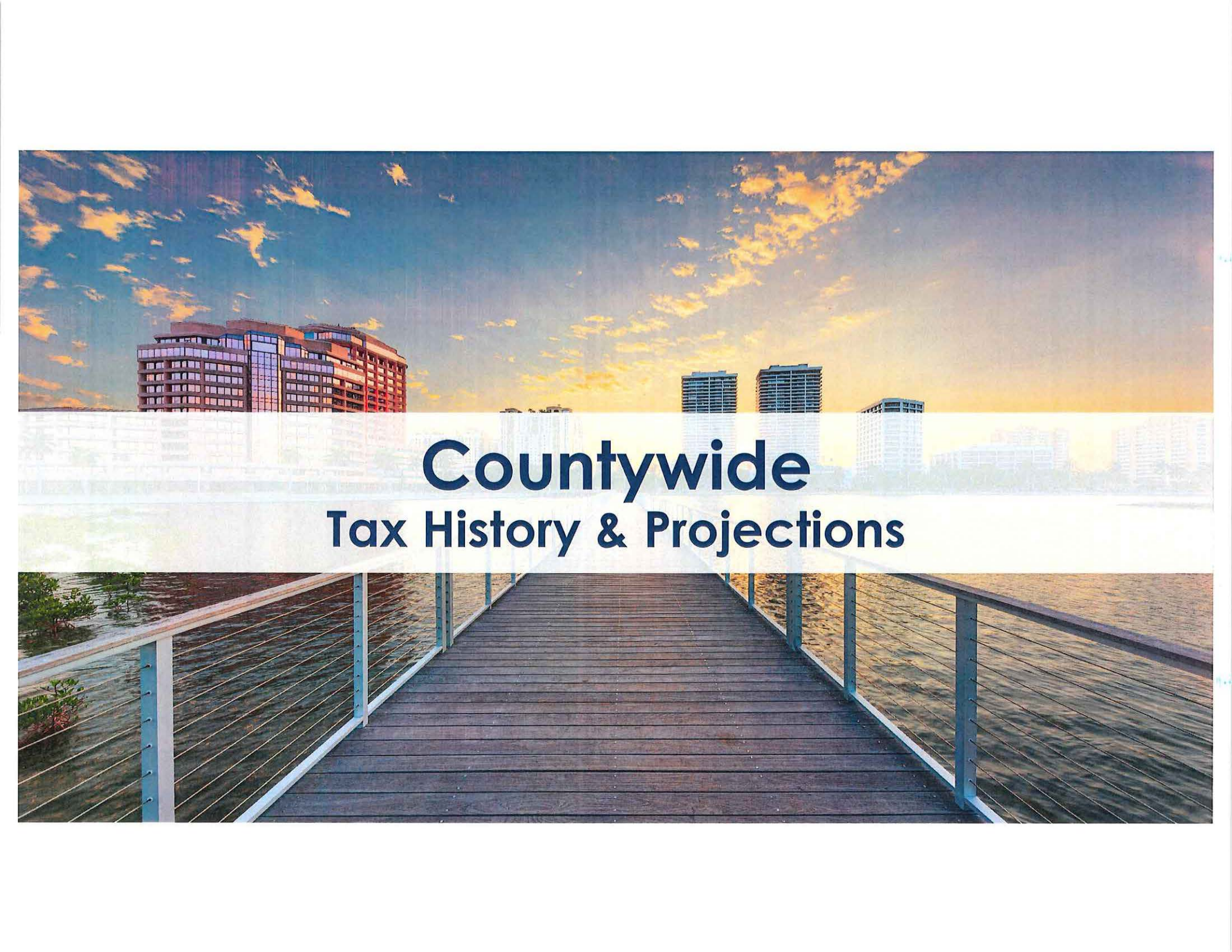
FY 2027 Budget

REVENUES:	
	Adopted Budget FY 2027
Millage Rate	4.5000
Property Taxes	\$ 1,653,156,723
Major Revenues	311,600,000
BCC Departments	49,558,908
Other BCC	15,077,979
Interest	38,000,000
Sheriff	117,218,765
Other Constitutional	1,500,000
Judicial	324,000
BBF	417,250,334
Total	\$ 2,603,686,709

EXPENSES:	
	Adopted Budget FY 2027
Sheriff	\$ 1,178,269,394
Constitutional Officers	109,738,362
Judicial	11,973,321
BCC Departments	577,965,834
FAA - Youth Svc	7,195,375
FAA - Community Svc	13,504,233
Ethics Commission	1,142,061
Health Department	2,629,876
General Gov't	7,527,673
Value Adjustment Bd	1,748,349
Arbitrage Expense	1,858,800
Tri-Rail	4,235,000
Health Care District	15,000,000
Culture Grants	435,000
DJJ	2,972,892
CRAs	92,540,687
Capital	124,000,000
Debt Service	44,528,355
Reserves	406,421,497
Total	\$ 2,603,686,709



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Countywide Tax History & Projections

Countywide Property Tax Revenue History

REVENUES							
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	% Change
Millage Rate	4.7815	4.7150	4.5000	4.5000	4.5000	4.5000	-5.89% ¹
Roll Back Rate	4.5917	4.2392	4.2080	4.1641	4.2413	4.2678	
Existing Values	\$ 218,877,854,174	\$ 250,903,607,347	\$ 285,917,771,714	\$ 312,939,272,333	\$ 337,464,272,447	\$ 361,901,291,747	8.88% ²
New Construction	3,235,675,183	4,427,105,346	4,364,312,043	5,071,916,743	5,490,577,543	5,466,868,927	
Total Values	222,113,529,362	255,330,712,697	290,282,083,761	318,011,189,080	342,954,849,994	367,368,160,678	10.63% ³
Total Taxes	\$ 1,062,035,841	\$ 1,203,884,310	\$ 1,306,269,377	\$ 1,431,050,351	\$ 1,543,296,825	\$ 1,653,156,723	9.28%⁴

¹ Change from FY 2022 to FY 2027

² Five-year average annual change, calculated using the prior year's total values

³ Five-year average annual change in total values

⁴ Five-year average annual change in total taxes



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Countywide Projection Assumptions

Existing Values:

- 3% annual Increase

New Construction:

- 90% of prior year in FY 2028
- 95% of prior year in FY 2029 – FY 2031



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Property Tax Projection Scenarios: Rolled-Back Rate

Countywide Revenues					
	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Exemption	\$ 51,411	\$ 150,000	\$ 250,000	\$ 500,000	\$ 500,000
Millage Rate	4.5000	4.7641	4.9490	5.1500	5.0000
Existing Values	\$ 1,628,555,813	\$ 1,653,164,648	\$ 1,676,606,993	\$ 1,699,752,450	\$ 1,722,620,841
New Construction	24,600,910	23,440,239	23,132,482	22,868,391	21,092,205
Total Taxes	\$ 1,653,156,723	\$ 1,676,604,888	\$ 1,699,739,475	\$ 1,722,620,841	\$ 1,743,713,047
\$ Change From Prior Year	109,859,898	23,448,165	23,134,587	22,881,367	21,092,205



Property Tax Projection Scenarios: Current Rate

Countywide Revenues					
	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Exemption	\$ 51,411	\$ 150,000	\$ 250,000	\$ 500,000	\$ 500,000
Millage Rate	4.5000	4.5000	4.5000	4.5000	4.5000
Existing Values	\$ 1,628,555,813	\$ 1,561,520,732	\$ 1,524,496,154	\$ 1,485,220,588	\$ 1,550,358,757
New Construction	24,600,910	22,140,819	21,033,778	19,982,089	18,982,985
Total Taxes	\$ 1,653,156,723	\$ 1,583,661,551	\$ 1,545,529,933	\$ 1,505,202,677	\$ 1,569,341,742
\$ Change From Prior Year	109,859,898	(69,495,172)	(38,131,618)	(40,327,256)	64,139,065



Property Tax Projection Scenarios: Mid Between Rolled-Back & 4.5000

Countywide Revenues					
	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Exemption	\$ 51,411	\$ 150,000	\$ 250,000	\$ 500,000	\$ 500,000
Millage Rate	4.5000	4.6321	4.7245	4.8250	4.7500
Existing Values	\$ 1,628,555,813	\$ 1,607,342,690	\$ 1,600,551,574	\$ 1,592,486,519	\$ 1,636,489,799
New Construction	24,600,910	22,790,529	22,083,130	21,425,240	20,037,595
Total Taxes	\$ 1,653,156,723	\$ 1,630,133,219	\$ 1,622,634,704	\$ 1,613,911,759	\$ 1,656,527,394
\$ Change From Prior Year	109,859,898	(23,023,504)	(7,498,516)	(8,722,945)	42,615,635



Countywide Historical Revenues

Revenues										
	Actual FY 2023	% Change	Actual FY 2024	% Change	Actual FY 2025	% Change	Adopted Budget FY 2026	Adopted Budget FY 2027	Change from FY 2026	% Change
Millage Rate	4.7150		4.5000		4.5000		4.5000	4.5000		
Property Taxes	\$ 1,157,153,093	13.3%	\$ 1,253,983,670	8.4%	\$ 1,376,131,873	9.7%	\$ 1,543,296,825	\$ 1,653,156,723	\$ 109,859,898	7.1%
Major Revenues	301,470,868	8.0%	296,828,024	-1.5%	301,094,017	1.4%	298,900,000	311,600,000	12,700,000	4.2%
BCC Departments	49,646,708	-4.1%	49,752,485	0.2%	52,380,154	5.3%	52,988,359	49,558,908	(3,429,451)	-6.5%
Other BCC	21,371,336	-91.8%	14,155,432	-33.8%	20,590,859	45.5%	48,549,177	15,077,979	(33,471,198)	-68.9%
Interest	27,838,717	416.7%	39,419,247	41.6%	50,865,592	29.0%	40,288,779	38,000,000	(2,288,779)	-5.7%
Sheriff	136,017,306	15.0%	117,296,855	-13.8%	121,603,426	3.7%	106,349,459	117,218,765	10,869,306	10.2%
Other Constitutional	3,327,615	67.4%	8,005,397	140.6%	3,542,756	-55.7%	1,500,000	1,500,000	-	0.0%
Judicial	354,214	10.6%	322,917	-8.8%	333,708	3.3%	316,195	324,000	7,805	2.5%
BBF	400,176,380	18.7%	510,767,554	27.6%	532,233,950	4.2%	378,304,073	417,250,334	38,946,261	10.3%
Total	\$ 2,097,356,237	1.0%	\$ 2,290,531,581	9.2%	\$ 2,458,776,335	7.3%	\$ 2,470,492,867	\$ 2,603,686,709	\$ 133,193,842	5.4%



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Countywide Projected Revenues

Revenues					
	Adopted Budget FY 2027	Projection FY 2028	Projection FY 2029	Projection FY 2030	Projection FY 2031
Millage Rate	4.5000	4.7641	4.9490	5.1500	5.0000
Property Taxes	\$ 1,653,156,723	\$ 1,676,604,888	\$ 1,699,739,475	\$ 1,722,620,841	\$ 1,743,713,047
Major Revenues	311,600,000	317,832,000	324,188,640	330,672,413	337,285,861
BCC Departments	49,558,908	49,558,908	49,558,908	49,558,908	49,558,908
Other BCC	15,077,979	15,077,979	15,077,979	15,077,979	15,077,979
Interest	38,000,000	38,000,000	38,000,000	38,000,000	38,000,000
Sheriff	117,218,765	117,218,765	117,218,765	117,218,765	117,218,765
Other Constitutional	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Judicial	324,000	324,000	324,000	324,000	324,000
BBF	417,250,334	417,250,334	417,250,334	417,250,334	417,250,334
Total	\$ 2,603,686,709	\$ 2,633,366,874	\$ 2,662,858,101	\$ 2,692,223,240	\$ 2,719,928,894

ASSUMPTIONS:

- Millage set at roll-back rate
- Major Revenues projected to increase 2% annually



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Countywide Historical Expenses

Expenses											
	Actual FY 2023	% Change	Actual FY 2024	% Change	Actual FY 2025	% Change	Adopted Budget FY 2026	Adopted Budget FY 2027	Change from FY 2026	% Change	
Sheriff	\$ 835,732,843	5.8%	\$ 901,992,458	7.9%	\$ 1,004,609,825	11.4%	\$ 1,084,345,535	\$ 1,178,269,394	\$ 93,923,859	8.7%	
Constitutional Officers	80,249,840	9.9%	90,700,717	13.0%	84,600,194	-6.7%	104,417,919	109,738,362	5,320,443	5.1%	
Judicial	7,033,642	34.1%	7,495,112	6.6%	7,099,848	-5.3%	10,257,145	11,973,321	1,716,176	16.7%	
BCC Departments	426,659,212	16.4%	453,108,548	6.2%	512,719,567	13.2%	583,209,757	577,965,834	(5,243,923)	-0.9%	
FAA - Youth Svc	4,641,038	1.4%	4,585,292	-1.2%	5,826,092	27.1%	6,601,679	7,195,375	593,696	9.0%	
FAA - Community Svc	12,976,823	10.3%	13,004,646	0.2%	14,166,479	8.9%	14,214,233	13,504,233	(710,000)	-5.0%	
Ethics Commission	775,636	9.6%	1,046,547	34.9%	1,038,344	-0.8%	1,103,724	1,142,061	38,337	3.5%	
Health Department	2,374,014	18.9%	2,302,173	-3.0%	2,417,282	5.0%	2,587,876	2,629,876	42,000	1.6%	
General Gov't	4,543,219	-98.2%	3,716,773	-18.2%	6,004,684	61.6%	10,489,674	7,527,673	(2,962,001)	-28.2%	
Value Adjustment Bd	931,955	15.2%	1,087,494	16.7%	1,102,220	1.4%	1,494,750	1,748,349	253,599	17.0%	
Arbitrage Expense	-	0.0%	-	0.0%	-	0.0%	-	1,858,800	1,858,800	0.0%	
Tri-Rail	4,235,000	0.0%	4,235,000	0.0%	4,235,000	0.0%	4,235,000	4,235,000	-	0.0%	
Health Care District	15,000,000	0.0%	15,000,000	0.0%	15,000,000	0.0%	15,000,000	15,000,000	-	0.0%	
Culture Grants	274,212	10.1%	294,909	7.5%	432,167	46.5%	435,000	435,000	-	0.0%	
DJJ	2,345,850	-5.5%	2,774,191	18.3%	2,844,107	2.5%	2,954,740	2,972,892	18,152	0.6%	
CRAs	61,242,788	19.0%	67,344,757	10.0%	74,628,824	10.8%	83,949,610	92,540,687	8,591,077	10.2%	
Capital	69,788,356	70.3%	134,629,690	92.9%	126,502,405	-6.0%	124,000,000	124,000,000	-	0.0%	
Debt Service	57,784,254	0.1%	54,979,325	-4.9%	54,886,900	-0.2%	48,918,749	44,528,355	(4,390,394)	-9.0%	
Reserves	-		-		-		372,277,476	406,421,497	34,144,021	9.2%	
TOTAL	\$ 1,586,588,683	-5.4%	\$ 1,758,297,631	10.8%	\$ 1,918,113,939	9.1%	\$ 2,470,492,867	\$ 2,603,686,709	\$ 133,193,842	5.4%	



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Countywide Projected Expenses

Expenses					
	Adopted Budget FY 2027	Projection FY 2028	Projection FY 2029	Projection FY 2030	Projection FY 2031
Sheriff	\$ 1,178,269,394	\$ 1,237,182,864	\$ 1,299,042,007	\$ 1,363,994,107	\$ 1,432,193,813
Constitutional Officers	109,738,362	115,225,280	120,986,544	127,035,871	133,387,665
Judicial	11,973,321	12,571,987	13,200,586	13,860,616	14,553,647
BCC Departments	577,965,834	577,965,834	577,965,834	577,965,834	577,965,834
FAA - Youth Svc	7,195,375	7,195,375	7,195,375	7,195,375	7,195,375
FAA - Community Svc	13,504,233	13,504,233	13,504,233	13,504,233	13,504,233
Ethics Commission	1,142,061	1,142,061	1,142,061	1,142,061	1,142,061
Health Department	2,629,876	2,629,876	2,629,876	2,629,876	2,629,876
General Gov't	7,527,673	7,527,673	7,527,673	7,527,673	7,527,673
Value Adjustment Bd	1,748,349	1,748,349	1,748,349	1,748,349	1,748,349
Arbitrage Expense	1,858,800	-	-	-	-
Tri-Rail	4,235,000	4,235,000	4,235,000	4,235,000	4,235,000
Health Care District	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000
Culture Grants	435,000	435,000	435,000	435,000	435,000
DJJ	2,972,892	2,972,892	2,972,892	2,972,892	2,972,892
CRAs	92,540,687	87,913,653	83,517,970	79,342,072	83,309,175
Capital	124,000,000	124,000,000	124,000,000	124,000,000	124,000,000
Debt Service	44,528,355	43,247,739	34,773,370	26,947,879	26,938,679
Reserves	406,421,497	417,250,334	417,250,334	417,250,334	417,250,334
Total	\$ 2,603,686,709	\$ 2,671,748,150	\$ 2,727,127,104	\$ 2,786,787,172	\$ 2,865,989,605

ASSUMPTIONS:

- Sheriff, Constitutional Officers, & Judicial expenses projected to increase 5% annually



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Countywide Projected Budget Shortfall

	Projection FY 2028	Projection FY 2029	Projection FY 2030	Projection FY 2031
Revenues:	\$ 2,633,366,874	\$ 2,662,858,101	\$ 2,692,223,240	\$ 2,719,928,894
Expenses:	2,671,748,150	2,727,127,104	2,786,787,172	2,865,989,605
Available/(Shortfall)	\$ (38,381,276)	\$ (64,269,004)	\$ (94,563,932)	\$ (146,060,711)
SOE Equipment	\$ 14,000,000	\$ -	\$ -	\$ -
Housing Initiative Program	5,000,000	5,000,000	5,000,000	5,000,000
Debt Service - \$500M Projects	40,000,000	40,000,000	40,000,000	40,000,000
Sheriff Add'l 3% Increase	35,348,082	71,756,606	145,665,910	295,701,798
BCC Departments 1% Increase	5,779,658	11,617,113	23,350,398	46,934,299
Add'l Budget	100,127,740	128,373,719	214,016,308	387,636,097
Available/(Shortfall)	\$ (138,509,016)	\$ (192,642,723)	\$ (308,580,240)	\$ (533,696,809)
Millage Rate to Balance	0.3936	0.5609	0.9225	1.5303
Total Millage to Balance	5.1577	5.5099	6.0725	6.5303
110% Millage	5.2405	5.4439	5.6650	5.5000

ASSUMPTIONS:

- Millage set at roll-back rate



Property Tax Projection Scenarios:

Should state decide to go straight to \$500k exemption in FY 2028

Countywide Revenues - Rolled Back Rate

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Exemption	\$ 51,411	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Millage Rate	4.5000	5.5180	5.3573	5.2013	5.0498
Existing Values	\$ 1,628,555,813	\$ 1,653,156,315	\$ 1,680,311,665	\$ 1,705,365,026	\$ 1,728,459,219
New Construction	24,600,910	27,149,564	25,040,947	23,096,187	21,302,284
Total Taxes	\$ 1,653,156,723	\$ 1,680,305,879	\$ 1,705,352,612	\$ 1,728,461,213	\$ 1,749,761,503
\$ Change From Prior Year	109,859,898	27,149,156	25,046,732	23,108,601	21,300,290

Countywide Revenues - Current Rate

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Exemption	\$ 51,411	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Millage Rate	4.5000	4.5000	4.5000	4.5000	4.5000
Existing Values	\$ 1,628,555,813	\$ 1,348,170,246	\$ 1,411,420,397	\$ 1,475,427,800	\$ 1,540,272,186
New Construction	24,600,910	22,140,819	21,033,778	19,982,089	18,982,985
Total Taxes	\$ 1,653,156,723	\$ 1,370,311,065	\$ 1,432,454,175	\$ 1,495,409,890	\$ 1,559,255,171
\$ Change From Prior Year	109,859,898	(282,845,658)	62,143,110	62,955,715	63,845,282



Countywide Projected Budget Shortfall

	Projection FY 2028	Projection FY 2029	Projection FY 2030	Projection FY 2031
Revenues:	\$ 2,637,067,865	\$ 2,668,471,238	\$ 2,698,063,612	\$ 2,725,977,350
Expenses:	2,671,748,150	2,727,127,104	2,786,787,172	2,865,989,605
Available/(Shortfall)	\$ (34,680,284)	\$ (58,655,867)	\$ (88,723,560)	\$ (140,012,255)
SOE Equipment	\$ 14,000,000	\$ -	\$ -	\$ -
Housing Initiative Program	5,000,000	5,000,000	5,000,000	5,000,000
Debt Service - \$500M Projects	40,000,000	40,000,000	40,000,000	40,000,000
Sheriff Add'l 3% Increase	35,348,082	71,756,606	145,665,910	295,701,798
BCC Departments 1% Increase	5,779,658	11,617,113	23,350,398	46,934,299
Add'l Budget	100,127,740	128,373,719	214,016,308	387,636,097
Available/(Shortfall)	\$ (134,808,025)	\$ (187,029,586)	\$ (302,739,868)	\$ (527,648,353)
Millage Rate to Balance	0.4549	0.6052	0.9286	1.5402
Total Millage to Balance	5.9729	5.9625	6.1299	6.5900
110% Millage	6.0698	5.8930	5.7214	5.5548



ASSUMPTIONS:

- Millage set at roll-back rate

The background is a composite of two images. The top half shows a city skyline at sunset, with a large, curved building on the left and several tall, rectangular skyscrapers in the distance. The sky is filled with orange and yellow clouds. The bottom half shows a wooden boardwalk with a metal railing, extending over a body of water. The boardwalk is made of dark wooden planks and the railing has blue vertical posts and silver cables. The water is calm and reflects the light from the sky.

Library Projected Fiscal Impacts

Library Projection Assumptions

Existing Values:

- 3% annual increase

New Construction:

- 90% of prior year in FY 2028
- 95% of prior yr in FY 2029 – FY 2031



Property Tax Projection Scenario: Rolled-Back Rate

Library Revenues					
	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Exemption	\$ 51,411	\$ 150,000	\$ 250,000	\$ 500,000	\$ 500,000
Millage Rate	0.5491	0.6004	0.6423	0.6909	0.6708
Existing Values	\$104,484,466	\$106,064,160	\$107,626,441	\$109,207,739	\$110,831,206
New Construction	1,584,743	1,559,519	1,584,935	1,619,617	1,493,873
Total Taxes	\$106,069,210	\$107,623,679	\$109,211,376	\$110,827,356	\$112,325,079
\$ Change From Prior Year	6,638,678	1,554,469	1,587,698	1,615,979	1,497,723



Property Tax Projection Scenarios: Current Rate

Library Revenues					
	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Exemption	\$ 51,411	\$ 150,000	\$ 250,000	\$ 500,000	\$ 500,000
Millage Rate	0.5491	0.5491	0.5491	0.5491	0.5491
Existing Values	\$104,484,466	\$ 97,001,716	\$ 92,009,464	\$ 86,793,992	\$ 90,723,636
New Construction	1,584,743	1,426,269	1,354,955	1,287,208	1,222,847
Total Taxes	\$106,069,210	\$ 98,427,985	\$ 93,364,420	\$ 88,081,200	\$ 91,946,483
\$ Change From Prior Year	6,638,678	(7,641,225)	(5,063,565)	(5,283,220)	3,865,283



Property Tax Projection Scenarios: Mid Between Rolled-Back & 0.5491

Library Revenues					
	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Exemption	\$ 51,411	\$ 150,000	\$ 250,000	\$ 500,000	\$ 500,000
Millage Rate	0.5491	0.5748	0.5957	0.6200	0.6100
Existing Values	\$104,484,466	\$101,532,938	\$ 99,817,953	\$ 98,000,865	\$100,777,421
New Construction	1,584,743	1,492,894	1,469,945	1,453,412	1,358,360
Total Taxes	\$106,069,210	\$103,025,832	\$101,287,898	\$ 99,454,278	\$102,135,781
\$ Change From Prior Year	6,638,678	(3,043,378)	(1,737,934)	(1,833,620)	2,681,503



Library - Projected Revenues

Revenues					
	Adopted FY 2027	Projection FY 2028	Projection FY 2029	Projection FY 2030	Projection FY 2031
Millage Rate	0.5491	0.6004	0.6423	0.6909	0.6708
Property Taxes	\$ 106,069,210	\$ 107,623,679	\$ 109,211,376	\$ 110,827,356	\$ 112,325,079
Federal/State Grant	730,499	754,643	754,643	754,643	754,643
Interest	797,000	750,000	750,000	750,000	750,000
Other Revenue	268,600	282,030	296,132	310,938	326,485
BBF	24,003,109	12,791,804	12,791,804	12,791,804	12,791,804
Total	\$ 131,868,418	\$ 122,202,156	\$ 123,803,955	\$ 125,434,741	\$ 126,948,011
\$ Change from Prior Year	10,846,440	(9,666,262)	1,601,799	1,630,786	1,513,270

ASSUMPTIONS:

- Millage set at roll-back rate



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Library - Projected Expenses

	Expenses				
	Adopted FY 2027	Projection FY 2028	Projection FY 2029	Projection FY 2030	Projection FY 2031
Personal Services	\$ 46,248,606	\$ 46,248,606	\$ 46,248,606	\$ 46,248,606	\$ 46,248,606
Operating	24,639,528	24,639,528	24,639,528	24,639,528	24,639,528
Capital	4,733,989	4,733,989	4,733,989	4,733,989	4,733,989
Other	1,888,467	1,915,701	1,943,962	1,972,727	1,999,386
Transfers	41,566,024	41,516,706	41,516,706	41,516,706	41,516,706
Reserves	12,791,804	12,791,804	12,791,804	12,791,804	12,791,804
Total	\$ 131,868,418	\$ 131,846,334	\$ 131,874,595	\$ 131,903,360	\$ 131,930,019
\$ Change from Prior Year	10,846,440	(22,084)	28,261	28,764	26,659
Available/(Shortfall)		\$ (9,644,179)	\$ (8,070,641)	\$ (6,468,619)	\$ (4,982,008)
Millage Rate to Balance		0.0538	0.0475	0.0403	0.0298
Total Millage Rate to Balance		0.6542	0.6898	0.7312	0.7006
110% Millage		0.6604	0.7065	0.7600	0.7379



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Fire Rescue Projected Fiscal Impacts

How the PBCFR MSTU Interacts with Municipal Millage

The Fire Rescue MSTU uses the same 10-mill municipal-purpose capacity on property where the MSTU applies.

$$\text{Municipal Millage} + \text{PBCFR MSTU Millage} \leq 10.0000 \text{ mills}$$

1

County controls the MSTU rate

The Board of County Commissioners sets the Fire Rescue MSTU millage. A municipality does not independently set that rate.

2

The cap is shared

MSTU millage controlled by the County counts toward the 10-mill limitation of the municipality where the service is provided.

3

City flexibility is reduced

Every mill used by the MSTU reduces the remaining non-voted municipal millage capacity available on the same property.



TRIM Timing nuance

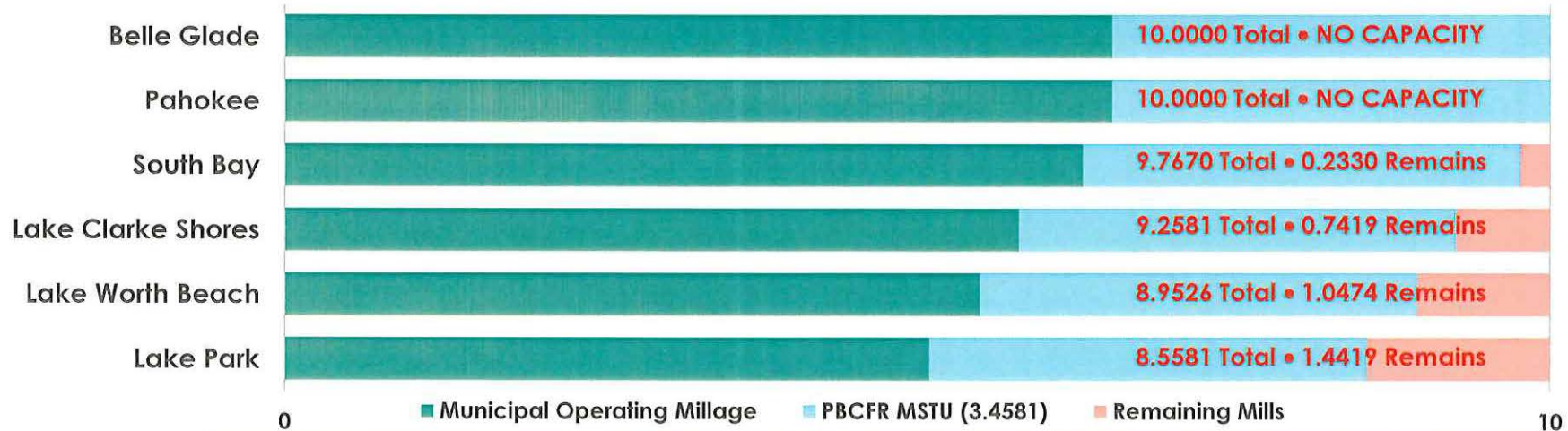
County and School Board hearing dates are protected from use by other taxing authorities, and the County adopts its dependent district levies at its hearings. This gives the County control over the MSTU rate, but Florida law does not state that the County has a separate legal "first claim" to the 10 mills.

FY 2027: Why the Shared Cap Matters

3.4581 PBCFR MSTU Mills

6.5419 Maximum city capacity
if MSTU = 3.4581

Key Constraint City at 6.5419 +
MSTU at 3.4581
= 10.0000 Cap



Takeaway: At the current MSTU rate, a municipality subject to the MSTU cannot exceed 6.5419 mills of non-voted municipal millage without exceeding the combined 10-mill cap.



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PBCFR Roll-Up Rates Reduce Available City Millage

The higher PBCFR's MSTU Rate, the lower the maximum municipal millage available under the combined 10-mill cap

FY	PBCFR	Municipal Max	FY	PBCFR	Municipal Max	FY	PBCFR	Municipal Max	FY	PBCFR	Municipal Max
2028	3.8231	6.1769	2029	4.1170	5.8830	2030	4.4621	5.5379	2031	4.3321	5.6679

Municipality (FY27 Proposed Mills)	FY 2028	FY 2029	FY 2030	FY 2031	Impacted When?
Belle Glade (6.5419)	- 0.3650	- 0.6589	- 1.0040	- 0.8740	FY 2028
Pahokee (6.5419)	- 0.3650	- 0.6589	- 1.0040	- 0.8740	FY 2028
South Bay (6.3089)	- 0.1320	- 0.4259	- 0.7710	- 0.6410	FY 2028
Lake Clarke Shores (5.8000)	-	-	- 0.2621	- 0.1321	FY 2029
Lake Worth Beach (5.4945)	-	-	-	-	Not impacted FY2030 – Only 0.0434 mills remain
Lake Park (5.1000)	-	-	-	-	Not impacted FY2030 – Only 0.4379 mills remain
Westlake (4.6000)	-	-	-	-	Not impacted FY2030 – Only 0.9379 mills remain



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Projection Assumptions

Existing Values:

- 3% annual increase

New Construction:

- 90% of prior year in FY 2028
- 95% of prior yr in FY 2029 – FY 2031



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Property Tax Projection Scenarios: Current Rate

Fire Rescue Revenues					
	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Exemption	\$ 51,411	\$ 150,000	\$ 250,000	\$ 500,000	\$ 500,000
Millage Rate	3.4581	3.4581	3.4581	3.4581	3.4581
Existing Values	\$ 505,565,340	\$ 465,260,578	\$ 439,402,871	\$ 412,361,415	\$ 432,096,968
New Construction	8,802,960	7,922,664	7,526,531	7,150,204	6,792,694
Total Taxes	\$ 514,368,300	\$ 473,183,241	\$ 446,929,401	\$ 419,511,619	\$ 438,889,661
\$ Change From Prior Year	33,112,187	(41,185,058)	(26,253,840)	(27,417,782)	19,378,042



Fire Rescue - Projected Revenues

Revenues					
	Adopted FY 2027	Projection FY 2028	Projection FY 2029	Projection FY 2030	Projection FY 2031
Millage Rate	3.4581	3.4581	3.4581	3.4581	3.4581
Property Taxes	\$ 514,368,300	\$ 473,183,241	\$ 446,929,401	\$ 419,511,619	\$ 438,889,661
Charges for Services	59,221,934	60,406,373	61,614,500	62,846,790	64,103,726
Interest	6,989,000	6,989,000	6,989,000	6,989,000	6,989,000
Other Revenue	1,088,360	1,088,360	1,088,360	1,088,360	1,088,360
Interfund Transfers	26,491,552	26,491,552	26,491,552	26,491,552	26,491,552
BBF	276,199,878	170,392,863	170,392,863	170,392,863	170,392,863
Total	\$ 884,359,024	\$ 738,551,389	\$ 713,505,677	\$ 687,320,185	\$ 707,955,163
\$ Change from Prior Year	86,577,595	(145,807,635)	(25,045,713)	(26,185,492)	20,634,978

ASSUMPTIONS:

- Millage set at current rate



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Fire Rescue - Projected Expenses

	Expenses				
	Adopted FY 2027	Projection FY 2028	Projection FY 2029	Projection FY 2030	Projection FY 2031
Personal Services	\$ 493,846,914	\$ 493,846,914	\$ 493,846,914	\$ 493,846,914	\$ 493,846,914
Operating	74,870,893	74,870,893	74,870,893	74,870,893	74,870,893
Capital	83,771,486	32,652,526	32,652,526	32,652,526	32,652,526
Grants & Aids	1,422,960	1,465,649	1,509,618	1,554,907	1,601,554
Transfers/Charge-Off	57,097,469	57,267,440	57,445,628	57,632,433	57,828,274
Reserves	170,392,863	170,392,863	170,392,863	170,392,863	170,392,863
CRAs	2,956,439	2,808,617	2,668,186	2,534,777	2,661,516
Total	\$ 884,359,024	\$ 833,304,902	\$ 833,386,629	\$ 833,485,313	\$ 833,854,540
\$ Change from Prior Year	86,577,595	(51,054,122)	81,727	98,684	369,227
Available/(Shortfall)		\$ (94,753,513)	\$ (119,880,952)	\$ (146,165,128)	\$ (125,899,377)
Personal Services - 1% Increase		4,938,469	9,926,323	19,951,909	40,103,337
Operating Expenses - 1% Increase		748,709	1,504,905	3,024,859	6,079,966
Capital - 1% Increase		326,525	656,316	1,319,195	2,651,581
Additional Budget		6,013,703	12,087,544	24,295,963	48,834,885
Available/(Shortfall)		\$ (100,767,216)	\$ (131,968,496)	\$ (170,461,091)	\$ (174,734,262)
Millage Rate to Balance		0.7364	1.0211	1.4051	1.3768
Total Millage Rate to Balance		4.1945	4.4792	4.8632	4.8349
110% Millage		4.2054	4.5287	4.9083	4.7653



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THANK YOU!

Questions/Comments



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2026F Legislature

House Joint Resolution

A joint resolution proposing amendments to Sections 4, 6, and 9 of Article VII and the creation of a new section in Article XII of the State Constitution to revise the limitation on annual assessment increases for specified real property, to increase the homestead exemption, to provide a limitation on the use of ad valorem taxes levied by counties and municipalities, and to provide an effective date.

Be It Resolved by the Legislature of the State of Florida:

That the following amendments to Sections 4, 6, and 9 of Article VII of the State Constitution and the creation of a new section in Article XII are agreed to and shall be submitted to the electors of this state for approval or rejection at the next general election or at an earlier special election specifically authorized by law for that purpose:

ARTICLE VII

FINANCE AND TAXATION

SECTION 4. Taxation; assessments.—By general law regulations shall be prescribed which shall secure a just valuation of all property for ad valorem taxation, provided:

(a) Agricultural land, land producing high water recharge to Florida's aquifers, or land used exclusively for

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2026F Legislature

26 noncommercial recreational purposes may be classified by general
27 law and assessed solely on the basis of character or use.

28 (b) As provided by general law and subject to conditions,
29 limitations, and reasonable definitions specified therein, land
30 used for conservation purposes shall be classified by general
31 law and assessed solely on the basis of character or use.

32 (c) Pursuant to general law tangible personal property
33 held for sale as stock in trade and livestock may be valued for
34 taxation at a specified percentage of its value, may be
35 classified for tax purposes, or may be exempted from taxation.

36 (d) All persons entitled to a homestead exemption under
37 Section 6 of this Article shall have their homestead assessed at
38 just value as of January 1 of the year following the effective
39 date of this amendment. This assessment shall change only as
40 provided in this subsection.

41 (1) Assessments subject to this subsection shall be
42 changed annually on January 1st of each year; but those changes
43 in assessments shall not exceed the lower of the following:

44 a. Three percent (3%) of the assessment for the prior
45 year.

46 b. The percent change in the Consumer Price Index for all
47 urban consumers, U.S. City Average, all items 1967=100, or
48 successor reports for the preceding calendar year as initially
49 reported by the United States Department of Labor, Bureau of
50 Labor Statistics.

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51 (2) No assessment shall exceed just value.

52 (3) After any change of ownership, as provided by general
53 law, homestead property shall be assessed at just value as of
54 January 1 of the following year, unless the provisions of
55 paragraph (8) apply. Thereafter, the homestead shall be assessed
56 as provided in this subsection.

57 (4) New homestead property shall be assessed at just value
58 as of January 1st of the year following the establishment of the
59 homestead, unless the provisions of paragraph (8) apply. That
60 assessment shall only change as provided in this subsection.

61 (5) Changes, additions, reductions, or improvements to
62 homestead property shall be assessed as provided for by general
63 law; provided, however, after the adjustment for any change,
64 addition, reduction, or improvement, the property shall be
65 assessed as provided in this subsection.

66 (6) In the event of a termination of homestead status, the
67 property shall be assessed as provided by general law.

68 (7) The provisions of this amendment are severable. If any
69 of the provisions of this amendment shall be held
70 unconstitutional by any court of competent jurisdiction, the
71 decision of such court shall not affect or impair any remaining
72 provisions of this amendment.

73 (8)a. A person who establishes a new homestead as of
74 January 1 and who has received a homestead exemption pursuant to
75 Section 6 of this Article as of January 1 of any of the three

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2026F Legislature

76 years immediately preceding the establishment of the new
77 homestead is entitled to have the new homestead assessed at less
78 than just value. The assessed value of the newly established
79 homestead shall be determined as follows:

80 1. If the just value of the new homestead is greater than
81 or equal to the just value of the prior homestead as of January
82 1 of the year in which the prior homestead was abandoned, the
83 assessed value of the new homestead shall be the just value of
84 the new homestead minus an amount equal to the lesser of
85 \$500,000 or the difference between the just value and the
86 assessed value of the prior homestead as of January 1 of the
87 year in which the prior homestead was abandoned. Thereafter, the
88 homestead shall be assessed as provided in this subsection.

89 2. If the just value of the new homestead is less than the
90 just value of the prior homestead as of January 1 of the year in
91 which the prior homestead was abandoned, the assessed value of
92 the new homestead shall be equal to the just value of the new
93 homestead divided by the just value of the prior homestead and
94 multiplied by the assessed value of the prior homestead.
95 However, if the difference between the just value of the new
96 homestead and the assessed value of the new homestead calculated
97 pursuant to this sub-subparagraph is greater than \$500,000, the
98 assessed value of the new homestead shall be increased so that
99 the difference between the just value and the assessed value
100 equals \$500,000. Thereafter, the homestead shall be assessed as

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provided in this subsection.

b. By general law and subject to conditions specified therein, the legislature shall provide for application of this paragraph to property owned by more than one person.

(e) The legislature may, by general law, for assessment purposes and subject to the provisions of this subsection, allow counties and municipalities to authorize by ordinance that historic property may be assessed solely on the basis of character or use. Such character or use assessment shall apply only to the jurisdiction adopting the ordinance. The requirements for eligible properties must be specified by general law.

(f) A county may, in the manner prescribed by general law, provide for a reduction in the assessed value of homestead property to the extent of any increase in the assessed value of that property which results from the construction or reconstruction of the property for the purpose of providing living quarters for one or more natural or adoptive grandparents or parents of the owner of the property or of the owner's spouse if at least one of the grandparents or parents for whom the living quarters are provided is 62 years of age or older. Such a reduction may not exceed the lesser of the following:

(1) The increase in assessed value resulting from construction or reconstruction of the property.

(2) Twenty percent of the total assessed value of the

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2026F Legislature

property as improved.

(g) For all levies other than school district levies, assessments of residential real property, as defined by general law, which contains nine units or fewer and which is not subject to the assessment limitations set forth in subsections (a) through (d) shall change only as provided in this subsection.

(1) Assessments subject to this subsection shall be changed annually on the date of assessment provided by law; but those changes in assessments shall not exceed the following percentages ~~ten percent (10%)~~ of the assessment for the prior year:

a. Before January 1, 2027, ten percent (10%).

b. Beginning January 1, 2027, five percent (5%).

(2) No assessment shall exceed just value.

(3) After a change of ownership or control, as defined by general law, including any change of ownership of a legal entity that owns the property, such property shall be assessed at just value as of the next assessment date. Thereafter, such property shall be assessed as provided in this subsection.

(4) Changes, additions, reductions, or improvements to such property shall be assessed as provided for by general law; however, after the adjustment for any change, addition, reduction, or improvement, the property shall be assessed as provided in this subsection.

(h) For all levies other than school district levies,

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2026F Legislature

assessments of real property that is not subject to the assessment limitations set forth in subsections (a) through (d) and (g) shall change only as provided in this subsection.

(1) Assessments subject to this subsection shall be changed annually on the date of assessment provided by law; but those changes in assessments shall not exceed the following percentages ~~ten percent (10%)~~ of the assessment for the prior year:

a. Before January 1, 2027, ten percent (10%).

b. Beginning January 1, 2027, five percent (5%).

(2) No assessment shall exceed just value.

(3) The legislature must provide that such property shall be assessed at just value as of the next assessment date after a qualifying improvement, as defined by general law, is made to such property. Thereafter, such property shall be assessed as provided in this subsection.

(4) The legislature may provide that such property shall be assessed at just value as of the next assessment date after a change of ownership or control, as defined by general law, including any change of ownership of the legal entity that owns the property. Thereafter, such property shall be assessed as provided in this subsection.

(5) Changes, additions, reductions, or improvements to such property shall be assessed as provided for by general law; however, after the adjustment for any change, addition,

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2026F Legislature

176 reduction, or improvement, the property shall be assessed as
177 provided in this subsection.

178 (i) The legislature, by general law and subject to
179 conditions specified therein, may prohibit the consideration of
180 the following in the determination of the assessed value of real
181 property:

182 (1) Any change or improvement to real property used for
183 residential purposes made to improve the property's resistance
184 to wind damage.

185 (2) The installation of a solar or renewable energy source
186 device.

187 (j)

188 (1) The assessment of the following working waterfront
189 properties shall be based upon the current use of the property:

190 a. Land used predominantly for commercial fishing
191 purposes.

192 b. Land that is accessible to the public and used for
193 vessel launches into waters that are navigable.

194 c. Marinas and drystacks that are open to the public.

195 d. Water-dependent marine manufacturing facilities,
196 commercial fishing facilities, and marine vessel construction
197 and repair facilities and their support activities.

198 (2) The assessment benefit provided by this subsection is
199 subject to conditions and limitations and reasonable definitions
200 as specified by the legislature by general law.

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2026F Legislature

201 SECTION 6. Homestead exemptions.—

202 (a) (1) a. Every person who has the legal or equitable title
203 to real estate and maintains thereon the permanent residence of
204 the owner, or another legally or naturally dependent upon the
205 owner, shall be exempt from taxation thereon, except assessments
206 for special benefits, as follows:

207 1. ~~a.~~ For school district levies, up to the assessed
208 valuation of twenty-five thousand dollars; and

209 2. ~~b.~~ For all levies other than school district levies,
210 I. Beginning on January 1, 2027, up to the assessed
211 valuation of one hundred and fifty thousand dollars.

212 II. Beginning on January 1, 2028, up to the assessed
213 valuation of two hundred and fifty thousand dollars.

214 b. Every person who, on or after January 1, 2027, has the
215 legal or equitable title to real estate and maintains thereon
216 the permanent residence of the owner, or another legally or
217 naturally dependent upon the owner, who had not maintained a
218 permanent residence in this state as of December 31, 2026, shall
219 be exempt from taxation thereon, except assessments for special
220 benefits, as follows:

221 1. For school district levies, up to the assessed
222 valuation of twenty-five thousand dollars; and

223 2. For all levies other than school district levies, up to
224 the assessed valuation of fifty thousand dollars. Unless
225 otherwise revised under sub-subparagraph (4)a.2., beginning with

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CS/HJR 1F

2026F Legislature

226 the fifth year of exemption under this subparagraph, such person
 227 shall be exempt up to the amount of assessed valuation provided
 228 by sub-sub-subparagraph a.2.II., as adjusted pursuant to
 229 subparagraph (2)a. The legislature shall, by general law,
 230 prescribe uniform procedures to administer this subparagraph.

231
 232 The exemptions provided by this paragraph apply only greater
 233 than fifty thousand dollars and up to seventy-five thousand
 234 dollars, upon establishment of right thereto in the manner
 235 prescribed by law. The real estate may be held by legal or
 236 equitable title, by the entireties, jointly, in common, as a
 237 condominium, or indirectly by stock ownership or membership
 238 representing the owner's or member's proprietary interest in a
 239 corporation owning a fee or a leasehold initially in excess of
 240 ninety-eight years. The exemptions ~~exemption~~ shall not apply
 241 with respect to any assessment roll until such roll is first
 242 determined to be in compliance with the provisions of section 4
 243 by a state agency designated by general law. These exemptions
 244 are ~~This exemption is~~ repealed on the effective date of any
 245 amendment to this Article which provides for the assessment of
 246 homestead property at less than just value.

247 (2)a. ~~The twenty-five thousand dollar~~ amount of assessed
 248 valuation exempt from taxation provided in sub-sub-subparagraph
 249 (1)a.2.II. ~~subparagraph (a)(1)b.~~ shall be adjusted annually for
 250 inflation beginning on January 1, 2029, and of each year

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CS/HJR 1F

2026F Legislature

thereafter, ~~for inflation~~ using the percent change in the Consumer Price Index for All Urban Consumers, U.S. City Average, all items 1967=100, or successor reports for the preceding calendar year as initially reported by the United States Department of Labor, Bureau of Labor Statistics, if such percent change is positive.

b. The amount of assessed valuation exempt from taxation provided in sub-subparagraph (1)b.2. shall be adjusted annually for inflation beginning on January 1, 2028, and each year thereafter, using the percent change in the Consumer Price Index for All Urban Consumers, U.S. City Average, all items 1967=100, or successor reports for the preceding calendar year as initially reported by the United States Department of Labor, Bureau of Labor Statistics, if such percent change is positive.

(3) Except for the exemptions provided in sub-subparagraphs (1)a.2. and b.2. and paragraph (4), the amount of assessed valuation exempt from taxation for which every person who has the legal or equitable title to real estate and maintains thereon the permanent residence of the owner, or another person legally or naturally dependent upon the owner, is eligible, and which applies solely to levies other than school district levies, that is added to this constitution after January 1, 2025, shall be adjusted annually on January 1 of each year for inflation using the percent change in the Consumer Price Index for All Urban Consumers, U.S. City Average, all

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CS/HJR 1F

2026F Legislature

items 1967=100, or successor reports for the preceding calendar year as initially reported by the United States Department of Labor, Bureau of Labor Statistics, if such percent change is positive, beginning the year following the effective date of such exemption.

(4)a.1. 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.

2. Beginning on or after January 1, 2030, a county or municipality, by two-thirds vote of the membership of the governing body, may determine that a reduction of the five-year requirement provided under sub-subparagraph (1)b.2. is warranted for a critical local need.

b.1. A special district may, upon approval by referendum by the electors of the district, increase the amount of assessed valuation exempt from taxation under sub-subparagraphs (1)a.2. and b.2., for its respective levy, up to all remaining assessed valuation. By general law, the legislature shall provide the manner in which a referendum may be called; the frequency with which such referendum may be held, which may not be more than once in a 12-month period; a ballot statement and question of such referendum; and other requirements for the referendum not inconsistent with this paragraph. The approved exemption

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CS/HJR 1F

2026F Legislature

301 increase shall take effect on and first apply beginning on the
302 January 1 immediately succeeding approval by referendum.

303 2. A special district may adjust the amount of assessed
304 valuation exempt from taxation as approved under sub-
305 subparagraph 1. annually on January 1 of each year for inflation
306 using the percent change in the Consumer Price Index for All
307 Urban Consumers, U.S. City Average, all items 1967=100, or
308 successor reports for the preceding calendar year as initially
309 reported by the United States Department of Labor, Bureau of
310 Labor Statistics, if such percent change is positive.

311 (b) Not more than one exemption shall be allowed any
312 individual or family unit or with respect to any residential
313 unit. No exemption shall exceed the value of the real estate
314 assessable to the owner or, in case of ownership through stock
315 or membership in a corporation, the value of the proportion
316 which the interest in the corporation bears to the assessed
317 value of the property.

318 (c) By general law and subject to conditions specified
319 therein, the Legislature may provide to renters, who are
320 permanent residents, ad valorem tax relief on all ad valorem tax
321 levies. Such ad valorem tax relief shall be in the form and
322 amount established by general law.

323 (d) The legislature may, by general law, allow counties or
324 municipalities, for the purpose of their respective tax levies
325 and subject to the provisions of general law, to grant either or

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CS/HJR 1F

2026F Legislature

both of the following additional homestead tax exemptions:

(1) An exemption not exceeding fifty thousand dollars to a person who has the legal or equitable title to real estate and maintains thereon the permanent residence of the owner, who has attained age sixty-five, and whose household income, as defined by general law, does not exceed twenty thousand dollars; or

(2) An exemption equal to the assessed value of the property to a person who has the legal or equitable title to real estate with a just value less than two hundred and fifty thousand dollars, as determined in the first tax year that the owner applies and is eligible for the exemption, and who has maintained thereon the permanent residence of the owner for not less than twenty-five years, who has attained age sixty-five, and whose household income does not exceed the income limitation prescribed in paragraph (1).

The general law must allow counties and municipalities to grant these additional exemptions, within the limits prescribed in this subsection, by ordinance adopted in the manner prescribed by general law, and must provide for the periodic adjustment of the income limitation prescribed in this subsection for changes in the cost of living.

(e)

(1) Each veteran who is age 65 or older who is partially or totally permanently disabled shall receive a discount from

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CS/HJR 1F

2026F Legislature

the amount of the ad valorem tax otherwise owed on homestead property the veteran owns and resides in if the disability was combat related and the veteran was honorably discharged upon separation from military service. The discount shall be in a percentage equal to the percentage of the veteran's permanent, service-connected disability as determined by the United States Department of Veterans Affairs. To qualify for the discount granted by this paragraph, an applicant must submit to the county property appraiser, by March 1, an official letter from the United States Department of Veterans Affairs stating the percentage of the veteran's service-connected disability and such evidence that reasonably identifies the disability as combat related and a copy of the veteran's honorable discharge. If the property appraiser denies the request for a discount, the appraiser must notify the applicant in writing of the reasons for the denial, and the veteran may reapply. The Legislature may, by general law, waive the annual application requirement in subsequent years.

(2) If a veteran who receives the discount described in paragraph (1) predeceases his or her spouse, and if, upon the death of the veteran, the surviving spouse holds the legal or beneficial title to the homestead property and permanently resides thereon, the discount carries over to the surviving spouse until he or she remarries or sells or otherwise disposes of the homestead property. If the surviving spouse sells or

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CS/HJR 1F

2026F Legislature

otherwise disposes of the property, a discount not to exceed the dollar amount granted from the most recent ad valorem tax roll may be transferred to the surviving spouse's new homestead property, if used as his or her permanent residence and he or she has not remarried.

(3) This subsection is self-executing and does not require implementing legislation.

(f) By general law and subject to conditions and limitations specified therein, the Legislature may provide ad valorem tax relief equal to the total amount or a portion of the ad valorem tax otherwise owed on homestead property to:

(1) The surviving spouse of a veteran who died from service-connected causes while on active duty as a member of the United States Armed Forces.

(2) The surviving spouse of a first responder who died in the line of duty.

(3) A first responder who is totally and permanently disabled as a result of an injury or injuries sustained in the line of duty. Causal connection between a disability and service in the line of duty shall not be presumed but must be determined as provided by general law. For purposes of this paragraph, the term "disability" does not include a chronic condition or chronic disease, unless the injury sustained in the line of duty was the sole cause of the chronic condition or chronic disease.

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CS/HJR 1F

2026F Legislature

As used in this subsection and as further defined by general law, the term "first responder" means a law enforcement officer, a correctional officer, a firefighter, an emergency medical technician, or a paramedic, and the term "in the line of duty" means arising out of and in the actual performance of duty required by employment as a first responder.

SECTION 9. Local taxes.—

(a) (1) Counties, school districts, and municipalities shall, and special districts may, be authorized by law to levy ad valorem taxes and may be authorized by general law to levy other taxes, for their respective purposes, except ad valorem taxes on intangible personal property and taxes prohibited by this constitution.

(2) Ad valorem taxes levied by counties and municipalities shall be used only to:

a. Provide for public safety, including law enforcement, fire service, and emergency medical service;

b. Provide funding for education and public schools;

c. Finance or refinance infrastructure, including expenditures on road and bridge construction and maintenance and stormwater control;

d. Finance or refinance natural resource projects, including flood control measures;

e. Issue local bonds for uses consistent with this paragraph and to make debt service payments for existing

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CS/HJR 1F

2026F Legislature

426 | obligations;

427 | f. Meet obligations for retirement benefits of local
428 | government employees; or

429 | g. Fund the operations and administration of county
430 | officers and commissioners established under Article VIII and
431 | municipalities, and the expenditures approved by such county
432 | officers or county or municipal governing bodies, except those
433 | expenditures prohibited by general law.

434 | (b) Ad valorem taxes, exclusive of taxes levied for the
435 | payment of bonds and taxes levied for periods not longer than
436 | two years when authorized by vote of the electors who are the
437 | owners of freeholds therein not wholly exempt from taxation,
438 | shall not be levied in excess of the following millages upon the
439 | assessed value of real estate and tangible personal property:
440 | for all county purposes, ten mills; for all municipal purposes,
441 | ten mills; for all school purposes, ten mills; for water
442 | management purposes for the northwest portion of the state lying
443 | west of the line between ranges two and three east, 0.05 mill;
444 | for water management purposes for the remaining portions of the
445 | state, 1.0 mill; and for all other special districts a millage
446 | authorized by law approved by vote of the electors who are
447 | owners of freeholds therein not wholly exempt from taxation. A
448 | county furnishing municipal services may, to the extent
449 | authorized by law, levy additional taxes within the limits fixed
450 | for municipal purposes.

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CS/HJR 1F

2026F Legislature

ARTICLE XII

SCHEDULE

Limitation on the assessment of real property, homestead property exemptions, and local government revenue.—This section and the amendments to Sections 4 and 6 of Article VII, relating to a limitation on the assessed value of real property, an increase to the homestead property tax exemption, and the creation of a new homestead exemption beginning January 1, 2027, and the amendment to Section 9 of Article VII, relating to the uses of certain revenues by counties and municipalities, shall take effect January 1, 2027.

BE IT FURTHER RESOLVED that the following statement be placed on the ballot:

CONSTITUTIONAL AMENDMENT

ARTICLE VII, SECTIONS 4, 6, AND 9

ARTICLE XII

SAVE OUR HOMES FROM EXCESSIVE PROPERTY TAXES.—This amendment benefits Florida taxpayers by:

Exempting homestead properties from taxation. Exempts the first \$250,000 of a homestead's value from taxation for all levies other than school district levies and requires, through general law, a schedule for full elimination.

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CS/HJR 1F

2026F Legislature

476 Ensuring funding for core services. Requires local
477 governments to use remaining property taxes solely for core
478 public needs including public safety, education and schools,
479 infrastructure, and natural resources.

480

481 Protecting small businesses. Limits future property tax
482 assessments on businesses.

483

484 Ensuring fairness for Florida residents. Requires any
485 person who establishes Florida residency after January 1, 2027,
486 to maintain Florida residency for five years prior to receiving
487 the increased homestead exemption.

488

489 If approved, the amendment would take effect on January 1,
490 2027.