

## Florida Property Tax Amendment – House Joint Resolution 1-F

2026 Ballot – Voter Information Guide

During a June 1-3 special session [called by the Governor](#), the Florida Legislature approved a proposed constitutional amendment that would make significant changes to the state’s property tax system. The proposal, contained in [House Joint Resolution 1-F](#), must be approved by at least 60 percent of Florida voters during the November 3, 2026 general election before it can take effect.

If approved, the amendment would become effective January 1, 2027.

### KEY PROVISIONS OF HOUSE JOINT RESOLUTION 1-F

<p><b>Increased Homestead Exemption</b></p>	<p>The amendment would increase the homestead exemption for non-school property taxes. Under the proposal, the exemption would rise to \$150,000 in 2027 and increase to \$250,000 beginning in 2028. The exemption would increase thereafter based on an inflation index.</p> <p>The proposal also includes a residency requirement for individuals who were not permanent Florida residents by December 31, 2026. Those homeowners would become eligible for the full exemption after establishing Florida residency for five years.</p>
<p><b>Changes to Non-Homestead Property Assessments</b></p>	<p>The amendment would reduce the annual cap on increases to non-school assessments for non-homestead property from 10 percent to 5 percent. Non-homestead property generally includes commercial, real estate, rental properties, second homes, and other property that does not qualify for the homestead exemption.</p>
<p><b>Limits on Use of Property Tax Revenue</b></p>	<p>The proposal would place constitutional restrictions on how counties and municipalities may spend property tax revenue collected through ad valorem taxes. The amendment would limit the use of property tax revenues for specified governmental purposes, including public safety, education, infrastructure, environmental and flood-control projects, debt obligations, public employee retirement commitments, and government operations.</p>
<p><b>Future Local Exemptions</b></p>	<p>The amendment would require the Legislature to establish a uniform process allowing counties, municipalities, and school districts to increase property tax exemptions. It would also permit special districts to increase exemptions through voter approval.</p>

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### IMPACT ON COMMERCIAL PROPERTY OWNERS

For owners of commercial property, a permanent reduction of the non-homestead assessment cap from 10 percent to 5 percent would represent a significant change to Florida's property tax system. Combined with larger exemptions for homeowners, the change could place additional fiscal pressure on local governments, potentially shifting more of the tax burden to commercial properties. The proposal may also have long-term implications for tax planning, property valuation, and maintaining favorable assessments through the appeals process.

### FISCAL IMPACT

Legislative staff estimates indicate the proposal could reduce local government property tax revenues by approximately \$4.6 billion during Fiscal Year 2027-28 and \$8.4 billion during Fiscal Year 2028-29. An official statewide fiscal impact statement has not yet been finalized.

### RELATED LEGISLATION

The Legislature also passed [Senate Bill 4-F](#), which revises how local governments calculate maximum millage rates and allows for a longer ballot summary to explain the proposed constitutional amendment to voters.