

## **2025 Florida Property Tax Legislation**

It appears that the big tax issue for this session will be property taxes. The Governor, House Speaker, and Senate President have all stated that they want to lower property taxes, including the possibility of eliminating/replacing them. Over 70 bills and proposed constitutional amendments dealing with property taxes have been filed so far, including SB 852 which directs the Office of Economic and Demographic Research to study and make recommendations on the elimination and replacement of property taxes

### **MAJOR PROPOSALS**

HJR 357 - \$100,00 exemption for all property, all levies

SJR 1016 - Increase the homestead exemption from \$50,000 to \$75,000 and increase it annually by inflation. The \$75,000 exemption would apply to all levies but the inflation indexing would not apply to school levies.

HJR 773/SJR 1092 - Replaces Save Our Homes by assessing homestead property at the most recent purchase price, or, in the case of new construction, the cost of construction. Assessment will not change unless sold or improved.

SJR 326/HJR 1025 – Limits the assessed value of the homestead property of low-income seniors to the value of the property when the senior turned 65. SJR 326 would use just value, HJR 1025 would use assessed value.

HB 787/SB 996 - Provides that the maximum millage rate local governments may levy is 102 percent of the rolled-back rate. In addition, all of the values currently excluded from the rolled-back rate calculation--such as new construction and additions--would be included, resulting in a lower rate.

SB 852 - Requires the Office of Economic and Demographic Research to study the elimination and replacement of property taxes

SB 1308 – Allows counties or municipalities, by ordinance, to establish an ad valorem tax rebate program for property owners in designated areas where the municipality determines it is necessary for the health, safety, and welfare of its residents.

### **SMALLER EXEMPTIONS**

HB 39/SB 218 Disabled Vets – increase exemption from \$5,000 to \$10,000

SJR 318/HJR 1215 - Tangible personal property on agricultural land

SJR 174/HJR 1039/SJR 1090 - Homestead improvements to mitigate flood damage

SB 1176/HB 1339 – Residential property improvements to resist wind damage

HB 589/SB 786 - improvements used for an agricultural purpose located on agricultural lands

HB 163/SB 750 - Surviving spouses of quadriplegics

HB 923/SB 1594 - Expands the affordable housing exemption

HB 227/SB 378 - Extend the exemption for property used for charitable, religious, scientific, or literary activities to property that has taken “affirmative steps” to prepare the property

HB 298/SB 321 – expands exemption for non-profit homes for the aged

HB 411/SB 488 - Expands the exemption of land that is owned by a non-profit and used for affordable housing to land leased from a Housing Finance Authority

HJR 1257/SJR 1510 - Extends homestead exemptions and Save Our Homes to property subject to a written lease of 6 months or more and is owned by a person receiving a homestead exemption.

SB 1306 - Exempting any portion of property used as a child care facility that has achieved Gold Seal Quality status.

## **PROPERTY TAX ADMINISTRATION**

SB 708/HB 1037 - Requires all property listing platforms to include estimated ad valorem taxes

SB 192/HB 1303 - Modifies various statutes primarily related to property appraisers and non-ad valorem assessments

SB 556/HB 1425 - Requires property appraisers to consider the limitation of resale-restricted affordable housing in determining assessed value.

SB 1598 - Extends the deadline (April 1 to July 1) for property appraisals to determine if an applicant is entitled to a refund of taxes for residential improvements rendered uninhabitable by a catastrophic event.

HB 761/SB 882 - Limits eligibility for tax deferrals to homesteads valued under \$1 million or less. Increases the minimum value of a tax certificate eligible for public auction or electronic sale from \$250 to \$500.

SB 180 - For one year only, counties impacted by Hurricanes Debby, Helene, and Milton, agricultural tangible personal property will be valued as salvage.

HB 217/SB 290 – Authorizes surviving spouses of veterans who die before the issuance of a government disability letter to provide this letter to the property appraiser as evidence for entitlement to a tax exemption.

See [2025 Tax Legislation](#) for a listing of all bills impacting other taxes that have been filed.

Source: Florida TaxWatch, March 2025.