

**Revenue Estimating Conference
Documentary Stamp Tax Revenue
Last Conference Held: November 14, 2006**

Executive Summary

The new forecast reflects conditions that prove Florida to be well into the end of the real estate boom, with a slow return to a more sustainable growth pattern in the future. As the primary driver of the five-year run-up in total documentary stamp tax collections, the state of Florida's housing market is inextricably linked to this revenue source.

The boom, characterized by double-digit growth in home sales and price appreciation, played a significant role in Florida's past economic performance. Among other things, recent data has indicated year-over year sales of existing homes have dropped in all of the state's metropolitan statistical areas, and median sales prices have declined in more than half.

According to the latest Florida Economic Conference, housing starts will continue falling through Fiscal Year 2007-08 before beginning a modest rebound. Single-family starts are the primary driver, staying in decline until Fiscal Year 2008-09. Total construction expenditures follow a similar pattern, never returning to the 2005-06 level during the immediate forecast (Fiscal Year 2009-10). On the other hand, growth in private nonresidential construction is projected to accelerate to 10.1% this year, and then moderate in the out-years. Meanwhile, after posting a 7.8% increase last year, public construction activity is projected to expand 5.7% this fiscal year and 6.2% next year, before stabilizing around that level.

Even though tax collections remained historically high through the third quarter of the last fiscal year, they were buoyed in large part by the continuing house price appreciation. As the real estate market correction continues to play out through price adjustments, tax collections are falling from the prior record-breaking levels.

**Documentary Stamp Tax Collections and Distributions
Nov-06**

Statutory %'s	F.S.	Statutory % Distributions	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
7.00%	201.15	Total Documentary Stamp Tax Collections	3,102.8	2,883.0	3,037.4	3,261.0	3,526.8	3,755.9	3,963.9	4,149.4	4,331.5	4,572.1
		Less: General Revenue Service Charge	217.2	201.8	212.6	228.3	246.9	262.9	277.5	290.5	303.2	320.0
		Net Available for Distribution	2,885.6	2,681.2	2,824.8	3,032.7	3,279.9	3,493.0	3,686.4	3,858.9	4,028.3	4,252.1
62.63%	201.15(1)	Distribution for General Revenue and Debt Service	1,807.3	1,679.2	1,769.2	1,899.4	2,054.2	2,187.7	2,308.8	2,416.8	2,522.9	2,663.1
	201.15(1)	P2000/Florida Forever/Everglades Rest. Debt Service	364.9	363.6	363.2	363.0	362.7	362.7	362.8	97.6	97.6	97.5
	201.15(1)	New Debt Service Authorized	0.0	19.7	21.9	21.9	21.9	21.9	21.9	21.9	21.9	21.9
	201.15(11)	Ecosystem Management & Restoration Trust Func	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0
	201.15(11)	Marine Resources Conservation Trust Func	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
	201.15(11)	General Inspection Trust Fund, oyster management and restoration	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
	201.15(1)(d)	State Transportation Trust Fund	541.8	541.8	541.8	541.8	541.8	541.8	541.8	541.8	541.8	541.8
	201.15(1)(d)	Water Protection and Sustainability Program Trust Func	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	201.15(1)(d)	Public Education Capital Outlay and Debt Service Trust Func	105.0	105.0	105.0	105.0	105.0	105.0	105.0	105.0	105.0	105.0
	201.15(1)(d)	Dept. of Community Affairs Grants and Donations Trust Func	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3
		Subtotal Other Distributions	1,147.2	1,165.6	1,167.4	1,167.2	1,166.9	1,166.9	1,167.0	901.8	901.8	901.7
		General Revenue by Formula	660.1	513.6	601.8	732.2	887.3	1,020.8	1,141.8	1,515.0	1,621.1	1,761.4
	201.15(18)	Additional General Revenue due to Trust Fund Caps	0.0	406.8	448.6	513.8	592.6	662.4	725.3	781.4	835.8	906.0
		Total General Revenue	660.1	920.4	1,050.4	1,246.0	1,479.9	1,683.2	1,867.1	2,296.4	2,456.9	2,667.4
	201.15(12)	DOR Administrative Costs (Administrative Trust Fund)	8.8	10.7	11.5	12.3	13.2	14.2	15.2	16.3	17.5	18.8
		Available for Other Distributions To Other Trust Funds	1,069.5	991.3	1,044.1	1,121.0	1,212.5	1,291.1	1,362.4	1,425.8	1,487.9	1,570.2
7.5600%	201.15(2)	Land Acquisition Trust Fund (LATF)	216.4	84.9	86.0	86.5	86.8	86.5	86.4	86.2	86.2	86.6
1.9400%	201.15(3)	LATF - Coastal Lands Acquisition & Debt Service	55.5	26.0	26.0	26.0	26.0	26.0	26.0	26.0	26.0	26.0
4.2000%	201.15(4)	Water Management Lands Trust Fund	120.2	60.5	61.1	61.4	61.5	61.4	61.3	61.2	61.2	61.4
3.8010%	201.15(5)	Conservation and Recreation Lands (CARL) Trust Func	108.8	100.8	106.2	114.0	123.3	131.3	138.6	145.0	151.3	159.7
0.3990%	201.15(5)	State Game Trust Fund (from CARL) - Land Managemen	11.4	10.6	11.1	12.0	12.9	13.8	14.5	15.2	15.9	16.8
2.2800%	201.15(6)	Invasive Plant Control Trust Fund	65.3	36.1	36.4	36.6	36.7	36.6	36.5	36.5	36.5	36.6
0.5000%	201.15(7)	State Game Trust Fund - Lake Restoration 2020 Program	14.3	9.3	9.4	9.4	9.4	9.4	9.4	9.4	9.4	9.4
0.2500%	201.15(8)	Water Quality Assurance Trust Fund	7.2	6.6	7.0	7.5	8.1	8.6	9.1	9.5	10.0	10.5
0.2500%	201.15(8)	General Inspection Trust Fund	7.2	6.6	7.0	7.5	8.1	8.6	9.1	9.5	10.0	10.5
3.7650%	201.15(9)(a)	State Housing Trust Fund	107.8	53.5	54.0	54.3	54.4	54.3	54.2	54.1	54.1	54.3
3.7650%	201.15(9)(b)	Local Government Housing Trust Fund	107.8	53.5	54.0	54.3	54.4	54.3	54.2	54.1	54.1	54.3
1.0825%	201.15(10)(a)	State Housing Trust Func	31.0	17.0	17.2	17.2	17.3	17.2	17.2	17.2	17.2	17.2
7.5775%	201.15(10)(b)	Local Government Housing Trust Func	216.9	119.0	120.1	120.6	120.9	120.6	120.5	120.3	120.3	120.7
37.37%		Subtotal Statutory % Distributions	1,069.5	584.5	595.5	607.2	619.9	628.7	637.1	644.4	652.1	664.2

Note: Effective July 1, 2007, certain of the above trust funds have their distributions capped as follows:

F.S.	Trust Fund
201.15(2)	Land Acquisition Trust Fund (LATF)
201.15(3)	LATF - Coastal Lands Acquisition & Debt Service
201.15(4)	Water Management Lands Trust Fund
201.15(6)	Invasive Plant Control Trust Fund
201.15(7)	State Game Trust Fund - Lake Restoration 2020 Program
201.15(9)(a)	State Housing Trust Fund
201.15(9)(b)	Local Government Housing Trust Fund
201.15(10)(a)	State Housing Trust Fund
201.15(10)(b)	Local Government Housing Trust Fund

Effective July 1, 2008, the caps are increased by 10% of the growth of total collections from the prior fiscal year, multiplied by the fund's applicable statutory percentage, except for the 215.15(3) cap, which receives no adjustment.