

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Elevation of Homestead Property

Bill Number(s): SB 176/ CS/HB 1041

Entire Bill

Partial Bill:

Sponsor(s): Senator DiCeglie; Representatives Berfield and Anderson

Month/Year Impact Begins: January 1st, 2027

Date(s) Conference Reviewed: March 7th, 2025; March 17th, 2025; March 21st, 2025

Section 1: Narrative

- a. Current Law:** Homestead properties are assessed at just value under section 193.155 of the Florida Statutes. Any changes to the property must be assessed at just value on the first January 1st after the additions are completed. In case construction was done to replace damage or destruction caused by calamity, the assessment will be calculated using the assessed value prior to the date on which the damage was sustained, provided that the square footage of the homestead with improvements does not exceed 110% of its prior area or does not exceed a total of 1500 square feet.
- b. Proposed Change:** In the event of calamity damage prevention and/or mitigation, all homestead properties that are elevated in compliance with the regulations from the National Flood Insurance Program or Florida building code will be assessed at the property's assessed value as of January 1 in the year prior to the addition of the elevation improvements; provided that the elevated property does not exceed 110% of its prior square footage or exceed a total of 2,000 square feet. In the case that the additions cause the homestead to exceed 110% of its preexisting area or a total of 2,000 square feet, the assessed value of the property must be increased by the just value of the elevation improvements.

Section 2: Description of Data and Sources

FEMA NFIP 2024 Florida Policies by County

FEMA NFIP 2024 Florida Policies by Flood Zone

2024 Final NAL Real Property Tax Roll

Aggregate Millage based on Proposed Millages from Each Taxing Authority Provided in December 2024

Results of the Ad Valorem Estimating Conference, March 5, 2025

Bay and Gulf County Hurricane Michael Reconstruction Statistics, *Property Tax Oversight*

Section 3: Methodology (Include Assumptions and Attach Details)

Voluntary Elevation

FEMA's National Flood Insurance Program is a federal program enabling property owners in participating communities to purchase flood insurance as protection against flood losses while requiring state and local governments to enforce floodplain management ordinances that aim to reduce flood damage. Since law prohibits federally regulated insurance agencies from covering properties on floodplains (Special Flood Hazard Areas, or SFHAs) without flood insurance coverage, the Florida NFIP policy counts were used as a reasonable proxy for the number of parcels situated in flood zones. Data regarding private insurers is limited and assumed to consist of a small portion of the market.

Currently there are 1.79 million NFIP policies in Florida, out of which 1.2 million (69.6%) are in SFHAs. The 2024 NAL property roll was used to calculate the share of single-family, mobile, condominiums, and small-multi family homestead properties at the county level in order to estimate the share of flood insurance policies among these residential property types. Counties were classified as coastal or inland, and it was assumed that 1.5% and 0.25% of coastal and inland parcels would choose to elevate their homesteads under this language.

The average square feet of each residential property type were acquired through discussion with Property Appraisers who reported that the most common value for these elevation additions in single and multi-family homes were \$15, \$30, \$60 per square foot. To account for changes in construction costs across the years, the median value for elevation improvements for single and multi-family homes was assumed to be \$45. These values were used to estimate the high, middle, and low taxable values. Condos were assumed to have an additional value of \$52 per square foot. Furthermore, the Conference previously assumed that the mobile home participation rate would be 0% and thus the impact reflects the same.

Assuming that each year, an additional 1.5% of homestead property owners would choose to elevate their property, four cohorts were created for each year to capture the differential. The taxable value of the elevations for each property type

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were multiplied by the number of estimated participants in the cohort as well as the aggregate millage rates to arrive at the 2027 impact. For the subsequent years, the taxable value from the elevations of the additional participants was added to the prior year’s impact increased by the Save our Homes growth rates from the 2025 Ad Valorem Estimating Conference.

2000sqft Addition

Under both current and proposed law, homesteads that are reconstructed to be less than 110% of their prior area will be assessed using their assessed value prior to the construction, regardless of the homestead’s square footage. Thus, the impact only applies to homesteads that exceed the 110% of its prior square footage.

When looking at homesteads in Bay and Gulf counties in the wake of Hurricane Michael in 2018, there were 1,209 parcels that were damaged and were reconstructed to be over 1,500ft² that also exceeded 110% of their prior area. This was used to calculate the impact of the leeway afforded to the parcels that were previously in excess to arrive at a school and non-school taxable impact of \$10,667 and \$8,939 respectively.

The total impact of this bill, were it implemented in 2018, is \$19,606. Traditionally, hurricanes and calamities are not predicted; hence, the impact of this particular provision in the bill is zero/negative indeterminant.

This bill language is similar to [HB1379](#) presented in front of the Conference during the 2021 Legislative Session.

Note that CS/HB1041 has minor wording differences that don’t effect the impact below.

The implementing bill goes into effect in 2027. The impact of the implementing bill to the constitutional amendment is zero/negative indeterminant due to the requirement for a statewide referendum. The impact is zero if the constitutional amendment fails to pass and the below table if it passes.

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	\$0	\$(157.2 M)	\$0	\$(123.6 M)	\$0	\$(50.5 M)
2026-27	\$0	\$(157.2 M)	\$0	\$(123.6 M)	\$0	\$(50.5 M)
2027-28	\$(37.8 M)	\$(157.2 M)	\$(29.8 M)	\$(123.6 M)	\$(12.2 M)	\$(50.5 M)
2028-29	\$(76.6 M)	\$(157.2 M)	\$(60.5 M)	\$(123.6 M)	\$(24.6 M)	\$(50.5 M)
2029-30	\$(116.4 M)	\$(157.2 M)	\$(91.8 M)	\$(123.6 M)	\$(37.4 M)	\$(50.5 M)

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			\$0	(0/**)		
2026-27			\$0	(0/**)		
2027-28			(0/**)	(0/**)		
2028-29			(0/**)	(0/**)		
2029-30			(0/**)	(0/**)		

Revenue Distribution: Ad Valorem

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Revenue Source: Ad Valorem

Issue: Elevation of Homestead Property

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Section 5: Consensus Estimate (Adopted: 03/21/2025) The impact of the implementing bill to the constitutional amendment is zero/negative indeterminate due to the requirement for a statewide referendum.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	0.0	0.0	0.0	0.0	(0/**)	0.0	(0/**)
2026-27	0.0	0.0	0.0	0.0	0.0	(0/**)	0.0	(0/**)
2027-28	0.0	0.0	0.0	0.0	(0/**)	(0/**)	(0/**)	(0/**)
2028-29	0.0	0.0	0.0	0.0	(0/**)	(0/**)	(0/**)	(0/**)
2029-30	0.0	0.0	0.0	0.0	(0/**)	(0/**)	(0/**)	(0/**)

If the constitutional amendment does not pass, the impact is zero. If approved, the Conference adopted the following impacts:

Implementing the Constitutional Amendment for Homestead Elevation

	School		Non-School		Total Local/Other	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	(44.6)	0.0	(79.0)	0.0	(123.6)
2026-27	0.0	(44.6)	0.0	(79.0)	0.0	(123.6)
2027-28	(10.8)	(44.6)	(19.1)	(79.0)	(29.9)	(123.6)
2028-29	(21.8)	(44.6)	(38.6)	(79.0)	(60.4)	(123.6)
2029-30	(33.1)	(44.6)	(58.7)	(79.0)	(91.8)	(123.6)

Increasing the Square Footage Threshold for Reconstruction Following Calamity

	School		Non-School		Total Local/Other	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	0/**)	0.0	0/**)	0.0	0/**)
2026-27	0.0	0/**)	0.0	0/**)	0.0	0/**)
2027-28	0/**)	0/**)	0/**)	0/**)	0/**)	0/**)
2028-29	0/**)	0/**)	0/**)	0/**)	0/**)	0/**)
2029-30	0/**)	0/**)	0/**)	0/**)	0/**)	0/**)

	A	B	C	D	E	F	G	H
1								
2	2025 Statewide Aggregate Millage Rates							
3	School		5.9037					
4	Non-School		10.4586					
5								
6	<i>Total Number of Eligible Parcels (from County Parcels and Policies)</i>							
7		Single Family	Mobile Home	Condo	Multi-Family	Total	% of total policyholders affected by flooding	
8	Coastal	1,337,801	40,058	326,360	16,418	1,720,637		
9	Inland	62,653	5,809	2,056	225	70,743		100.0%
10	Total	1,400,454	45,866	328,416	16,643	1,791,380		
11								
12	<i>Percent of Annual Elevations</i>							
13		Single Family	Mobile Home	Condo	Multi-Family			
14	Coastal	1.50%	0.00%	1.50%	1.50%			
15	Inland	0.25%	0.00%	0.25%	0.25%			
16								
17	<i>Estimated Cohort of Annual Elevations</i>							
18		Single Family	Mobile Home	Condo	Multi-Family	YoY % increase in participants		
19	2027	20,224	-	4,901	247	1.5%		
20	2028	20,527	-	4,974	251			
21	2029	20,835	-	5,049	254			
22	2030	21,147	-	5,124	258			
23								
24	<i>Additonal value of added square feet - Per Parcel</i>							
25		Average Sqft	High	Middle	Low			
26	Single Family	1,700	\$ 60	\$ 45	\$ 15			
27			\$ 102,000	\$ 76,500	\$ 25,500			
28	Mobile Home	1,200	\$ -	\$ -	\$ -			
29			\$ -	\$ -	\$ -			
30	Condo	1,000	\$ 45	\$ 52	\$ 45			
31			\$ 45,000	\$ 52,000	\$ 45,000			
32	Multi-Family	2,000	\$ 60	\$ 45	\$ 15			
33			\$ 120,000	\$ 90,000	\$ 30,000			
34								
35	<i>Total Additional Taxable Value - Annual</i>							
36	<u>2027</u>	High	Middle	Low				
37	Single Family	\$ 2,062,811,407	\$ 1,547,108,555	\$ 515,702,852				
38	Mobile Home	\$ -	\$ -	\$ -				
39	Condo	\$ 220,524,574	\$ 254,828,397	\$ 220,524,574				
40	Multi-Family	\$ 29,620,268	\$ 22,215,201	\$ 7,405,067				
41	Total	\$ 2,312,956,249	\$ 1,824,152,153	\$ 743,632,493				
42								
43	<i>Total Additional Taxable Value - Annual</i>							
44	<u>2028</u>	High	Middle	Low				
45	Single Family	\$ 2,093,753,578	\$ 1,570,315,183	\$ 523,438,394				
46	Mobile Home	\$ -	\$ -	\$ -				
47	Condo	\$ 223,832,443	\$ 258,650,822	\$ 223,832,443				
48	Multi-Family	\$ 30,064,572	\$ 22,548,429	\$ 7,516,143				
49	Total	\$ 2,347,650,592	\$ 1,851,514,435	\$ 754,786,980				
50								
51	<i>Total Additional Taxable Value - Annual</i>							
52	<u>2029</u>	High	Middle	Low				
53	Single Family	\$ 2,125,159,881	\$ 1,593,869,911	\$ 531,289,970				
54	Mobile Home	\$ -	\$ -	\$ -				
55	Condo	\$ 227,189,929	\$ 262,530,585	\$ 227,189,929				
56	Multi-Family	\$ 30,515,541	\$ 22,886,655	\$ 7,628,885				
57	Total	\$ 2,382,865,351	\$ 1,879,287,151	\$ 766,108,785				
58								
59								

	A	B	C	D	E	F	G	H
60								
61	<i>Year over Year Save Our Homes Growth Rates</i>							
62	Year	Rates						
63	2025	1.0290%						
64	2026	1.0299%						
65	2027	1.0308%						
66	2028	1.0317%						
67	2029	1.0326%						
68	2030	1.0335%						
69	<i>3/25 Ad Valorem Estimating Conference</i>							
70								
71	<i>High</i>							
72		2027 Cohort	2028 Cohort	2029 Cohort	2030 Cohort	Total		
73	2027	\$ 2,312,956,249	-	-		\$ 2,312,956,249		
74	2028	\$ 2,336,819,018	\$ 2,347,650,592	-		\$ 4,684,469,610		
75	2029	\$ 2,360,949,011	\$ 2,371,892,432	\$ 2,382,865,351		\$ 7,115,706,795		
76	2030	\$ 2,385,349,419	\$ 2,396,405,941	\$ 2,407,492,265	\$ 2,418,608,331	\$ 9,607,855,956		
77								
78	<i>Middle</i>							
79		2027 Cohort	2028 Cohort	2029 Cohort	2030 Cohort	Total		
80	2027	\$ 1,824,152,153	-	-		\$ 1,824,152,153		
81	2028	\$ 1,842,971,930	\$ 1,851,514,435	-		\$ 3,694,486,365		
82	2029	\$ 1,862,002,458	\$ 1,870,633,173	\$ 1,879,287,151		\$ 5,611,922,783		
83	2030	\$ 1,881,246,254	\$ 1,889,966,167	\$ 1,898,709,584	\$ 1,884,336,761	\$ 7,554,258,766		
84								
85	<i>Low</i>							
86		2027 Cohort	2028 Cohort	2029 Cohort	2030 Cohort	Total		
87	2027	\$ 743,632,493	-	-		\$ 743,632,493		
88	2028	\$ 751,304,549	\$ 754,786,980	-		\$ 1,506,091,529		
89	2029	\$ 759,062,520	\$ 762,580,910	\$ 766,108,785		\$ 2,287,752,215		
90	2030	\$ 766,907,431	\$ 770,462,184	\$ 774,026,519	\$ 777,600,416	\$ 3,088,996,550		
91								
92	<i>Impact on School</i>							
93		High		Middle		Low		
94		Cash	Recurring	Cash	Recurring	Cash	Recurring	
95	2025-26	\$0	\$(56.7 M)	\$0	\$(44.6 M)	\$0	\$(18.2 M)	
96	2026-27	\$0	\$(56.7 M)	\$0	\$(44.6 M)	\$0	\$(18.2 M)	
97	2027-28	\$(13.7 M)	\$(56.7 M)	\$(10.8 M)	\$(44.6 M)	\$(4.4 M)	\$(18.2 M)	
98	2028-29	\$(27.7 M)	\$(56.7 M)	\$(21.8 M)	\$(44.6 M)	\$(8.9 M)	\$(18.2 M)	
99	2029-30	\$(42.0 M)	\$(56.7 M)	\$(33.1 M)	\$(44.6 M)	\$(13.5 M)	\$(18.2 M)	
100								
101	<i>Impact on Non-School</i>							
102		High		Middle		Low		
103		Cash	Recurring	Cash	Recurring	Cash	Recurring	
104	2025-26	\$0	\$(100.5 M)	\$0	\$(79.0 M)	\$0	\$(32.3 M)	
105	2026-27	\$0	\$(100.5 M)	\$0	\$(79.0 M)	\$0	\$(32.3 M)	
106	2027-28	\$(24.2 M)	\$(100.5 M)	\$(19.1 M)	\$(79.0 M)	\$(7.8 M)	\$(32.3 M)	
107	2028-29	\$(49.0 M)	\$(100.5 M)	\$(38.6 M)	\$(79.0 M)	\$(15.8 M)	\$(32.3 M)	
108	2029-30	\$(74.4 M)	\$(100.5 M)	\$(58.7 M)	\$(79.0 M)	\$(23.9 M)	\$(32.3 M)	
109								
110	<i>Total Impact</i>							
111		High		Middle		Low		
112		Cash	Recurring	Cash	Recurring	Cash	Recurring	
113	2025-26	\$0	\$(157.2 M)	\$0	\$(123.6 M)	\$0	\$(50.5 M)	
114	2026-27	\$0	\$(157.2 M)	\$0	\$(123.6 M)	\$0	\$(50.5 M)	
115	2027-28	\$(37.8 M)	\$(157.2 M)	\$(29.8 M)	\$(123.6 M)	\$(12.2 M)	\$(50.5 M)	
116	2028-29	\$(76.6 M)	\$(157.2 M)	\$(60.5 M)	\$(123.6 M)	\$(24.6 M)	\$(50.5 M)	
117	2029-30	\$(116.4 M)	\$(157.2 M)	\$(91.8 M)	\$(123.6 M)	\$(37.4 M)	\$(50.5 M)	
118								

	A	B	C	D	E	F	G	H	I
1									
2	<i>Example</i>								
3	Starting sqft	1,350							
4	Growth %	200%							
5	Final sqft	4,050							
6									
7									
8		Current Law	Bill	Impact					
9	over 110%	2,565	2,565						
10	over 1500 or 2000	2,550	2,050						
11	Pay for SQFT:	2,550	2,050	(500)					
12	<i>(under 1500 to over 2000, can get up to 500)</i>								
13									
14									
15	<i>Total Impact</i>								
16		School	Non-school	Total					
17	Bay	(8,910.63)	(8,910.63)	(17,821.26)					
18	Gulf	(1,755.89)	(28.44)	(1,784.33)					
19	Total	(10,666.52)	(8,939.07)	(19,605.59)					
20									
21									
22									
23									
24									
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26									
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REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem
Issue: Hurricane Damage TPP Assessments
Bill Number(s): CS/SB 180

- Entire Bill**
- Partial Bill:** Section 2

Sponsor(s): Senator DiCeglie
Month/Year Impact Begins: January 1st, 2025
Date(s) Conference Reviewed: March 21st, 2025

Section 1: Narrative

- a. **Current Law:** Section 193.4518 of the Florida Statutes provides for assessment of agricultural equipment rendered unusable for 60 days due to Hurricane Idalia were deemed to have a market value of no greater than its salvage value for the 2024 tax roll.
- b. **Proposed Change:** Retroactively extends the assessment provisions for agricultural equipment affected by Hurricanes Milton, Helene, and Debby in the 2025 Property Roll. This only applies to Alachua, Baker, Bradford, Brevard, Charlotte, Citrus, Clay, Collier, Columbia, DeSoto, Dixie, Duval, Flagler, Franklin, Gilchrist, Glades, Gulf, Hamilton, Hardee, Hendry, Hernando, Highlands, Hillsborough, Indian River, Jefferson, Lafayette, Lake, Lee, Leon, Levy, Madison, Manatee, Marion, Martin, Okeechobee, Orange, Osceola, Palm Beach, Pasco, Pinellas, Polk, Putnam, Sarasota, Seminole, St. Johns, St. Lucie, Sumter, Suwannee, Taylor, Union, Volusia, and Wakulla county.

Section 2: Description of Data and Sources

Aggregate Millage based on Proposed Millages from Each Taxing Authority Provided in August 2025
 Results of the Ad Valorem Estimating Conference, March 5th, 2025
 2024 Final NAP Tangible Personal Property Tax Roll

Section 3: Methodology (Include Assumptions and Attach Details)

Specific NAICS codes specific to agriculture and manufacturing related classification were identified in the 2024 Final Tangible Personal Property roll of the designated 52 counties. County by county assumptions are made on the share of equipment within the county that was rendered unusable for at least 60 days by Milton, Helene, and Debby. The assessed value of each property was formulated by growing the 2024 roll by the 4.02% TPP growth rate from the 2025 Ad Valorem Estimating Conference to numerate the taxable value in 2025 in absence of the bill. To estimate the salvage value of the property, the assessed value was reduced by 90% and the exemptions are scaled as a minimum of either the 2025 estimated exemption amount or the salvage assessed value, and the taxable value under the bill is estimated. The difference between the taxable value absent the bill and under the bill is the impact to taxable value of the bill.

The high assumes that 50% of the agricultural NAICS codes and 25% of the relevant manufacturing codes include agricultural equipment eligible under this bill. In the middle, it is assumed that 20% and 15% of the agricultural and ag manufacturing are eligible and the low assumes 10% of both categories. Applying these shares results in a high, middle, and low taxable value impact. The 2025 aggregate millage rates are applied to arrive at the impact below.

This methodology is similar to the [Proposed Language](#) brought before the Conference in the 2023 Special Session updated for data specific to hurricanes Helene, Michael, and Debby.

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	\$(13.4 M)	\$0	\$(6.7 M)	\$0	\$(4.1 M)	\$0
2026-27	\$0	\$0	\$0	\$0	\$0	\$0
2027-28	\$0	\$0	\$0	\$0	\$0	\$0
2028-29	\$0	\$0	\$0	\$0	\$0	\$0
2029-30	\$0	\$0	\$0	\$0	\$0	\$0

Revenue Distribution: Ad Valorem

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Hurricane Damage TPP Assessments

Bill Number(s): CS/SB 180

Section 5: Consensus Estimate (Adopted: 03/21/2025) The Conference adopted the middle estimate.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	0.0	0.0	0.0	(6.7)	0.0	(6.7)	0.0
2026-27	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2027-28	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2028-29	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2029-30	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

	School		Non-School		Total Local/Other	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	(2.4)	0.0	(4.3)	0.0	(6.7)	0.0
2026-27	0.0	0.0	0.0	0.0	0.0	0.0
2027-28	0.0	0.0	0.0	0.0	0.0	0.0
2028-29	0.0	0.0	0.0	0.0	0.0	0.0
2029-30	0.0	0.0	0.0	0.0	0.0	0.0

2	2025 Aggregate Millage Rates								
3	School	5.904							
4	Non-School	10.459							
5									
6	County number	County	Percent of Ag TPP Included	County number	County number	Percent of Ag TPP Included	County number	County	Percent of Ag TPP Included
7									
8	1	Alachua	75%	25	Hardee	100%	49	Osceola	100%
9	2	Baker	75%	26	Hendry	25%	50	Palm Beach	25%
10	4	Bradford	75%	27	Hernando	75%	51	Pasco	75%
11	5	Brevard	75%	28	Highlands	75%	52	Pinellas	100%
12	8	Charlotte	75%	29	Hillsborough	100%	53	Polk	100%
13	9	Citrus	75%	31	Indian River	75%	54	Putnam	75%
14	10	Clay	75%	33	Jefferson	100%	58	Sarasota	100%
15	11	Collier	25%	34	Lafayette	100%	59	Seminole	25%
16	12	Columbia	75%	35	Lake	75%	55	St. Johns	75%
17	14	DeSoto	100%	36	Lee	75%	56	St. Lucie	75%
18	15	Dixie	100%	37	Leon	75%	60	Sumter	75%
19	16	Duval	25%	38	Levy	75%	61	Suwannee	100%
20	18	Flagler	75%	40	Madison	100%	62	Taylor	100%
21	19	Franklin	75%	41	Manatee	100%	63	Union	75%
22	21	Gilchrist	75%	42	Marion	75%	64	Volusia	75%
23	22	Glades	75%	43	Martin	25%	65	Wakulla	100%
24	23	Gulf	25%	47	Okeechobee	75%			
25	24	Hamilton	100%	48	Orange	100%			
26									
27	Assumptions**								
28	TPP Growth	4.02%							
29	Salvage Reduction	90%							
30	**If no exemption in 24, none in 25								
31									
32	Group	Naics	Naics Name	2025 Estimate		2025 Bill Estimate		Taxable Value with County Share	
33				Assessed Value	Taxable Value	Assessed Value	Taxable Value		
34	Agriculture	111	Crop Production	1,014,197,296	946,427,621	101,419,730	55,477,865	\$ (520,409,834)	
35	Agriculture	112	Animal Production and Aquaculture	407,861,773	349,528,624	40,786,177	29,467,379	\$ (153,065,950)	
36	Agriculture	113	Forestry and Logging	62,020,433	55,745,391	6,202,043	3,845,093	\$ (20,267,906)	
37	Agriculture	114	Fishing, Hunting, and Trapping	7,152,356	6,149,239	715,236	408,586	\$ (2,715,111)	
38	Agriculture	115	Support Activities for Agriculture and Forestry	191,124,520	176,260,517	19,112,452	9,426,853	\$ (88,983,859)	
39	Ag-Related Manufacturing	311	Food Manufacturing	2,484,155,898	2,392,729,161	248,415,590	61,529,166	\$ (1,262,569,819)	
40	Ag-Related Manufacturing	321	Wood Product Manufacturing	365,472,160	353,726,879	36,547,216	9,862,119	\$ (125,191,464)	
41	Ag-Related Manufacturing	3221	Pulp, Paper, and Paperboard Mills	874,502,349	873,872,547	87,450,235	607,324	\$ (312,477,868)	
42	Total			\$ 5,406,486,785	\$ 5,154,439,979	\$ 540,648,679	\$ 170,624,386	\$ (2,485,681,812)	

	A	B	C	D	E	F	G	H	I
43									
44	Group	Naics	Naics Name	<i>High</i>		<i>Middle</i>		<i>Low</i>	
45				Share TPP Damaged	TV Impact	Share TPP Damaged	TV Impact	Share TPP Damaged	TV Impact
46	Agriculture	111	Crop Production	50%	\$ (260,204,917)	20%	\$ (104,081,967)	10%	\$ (52,040,983)
47	Agriculture	112	Animal Production and Aquaculture	50%	\$ (76,532,975)	20%	\$ (30,613,190)	10%	\$ (15,306,595)
48	Agriculture	113	Forestry and Logging	50%	\$ (10,133,953)	20%	\$ (4,053,581)	10%	\$ (2,026,791)
49	Agriculture	114	Fishing, Hunting, and Trapping	50%	\$ (1,357,556)	20%	\$ (543,022)	10%	\$ (271,511)
50	Agriculture	115	Support Activities for Agriculture and Forestry	50%	\$ (44,491,930)	20%	\$ (17,796,772)	10%	\$ (8,898,386)
51	Ag-Related Manufacturing	311	Food Manufacturing	25%	\$ (315,642,455)	15%	\$ (189,385,473)	10%	\$ (126,256,982)
52	Ag-Related Manufacturing	321	Wood Product Manufacturing	25%	\$ (31,297,866)	15%	\$ (18,778,720)	10%	\$ (12,519,146)
53	Ag-Related Manufacturing	3221	Pulp, Paper, and Paperboard Mills	25%	\$ (78,119,467)	15%	\$ (46,871,680)	10%	\$ (31,247,787)
54	Total				\$ (817,781,118)		\$ (412,124,405)		\$ (248,568,181)
55									
56	<i>Impact on School</i>								
57		<i>High</i>		<i>Middle</i>		<i>Low</i>			
58		Cash	Recurring	Cash	Recurring	Cash	Recurring		
59	2025-26	\$(4.8 M)	\$0	\$(2.4 M)	\$0	\$(1.5 M)	\$0		
60	2026-27	\$0	\$0	\$0	\$0	\$0	\$0		
61	2027-28	\$0	\$0	\$0	\$0	\$0	\$0		
62	2028-29	\$0	\$0	\$0	\$0	\$0	\$0		
63	2029-30	\$0	\$0	\$0	\$0	\$0	\$0		
64									
65	<i>Impact on Non-School</i>								
66		<i>High</i>		<i>Middle</i>		<i>Low</i>			
67		Cash	Recurring	Cash	Recurring	Cash	Recurring		
68	2025-26	\$(8.6 M)	\$0	\$(4.3 M)	\$0	\$(2.6 M)	\$0		
69	2026-27	\$0	\$0	\$0	\$0	\$0	\$0		
70	2027-28	\$0	\$0	\$0	\$0	\$0	\$0		
71	2028-29	\$0	\$0	\$0	\$0	\$0	\$0		
72	2029-30	\$0	\$0	\$0	\$0	\$0	\$0		
73									
74	<i>Total Impact</i>								
75		<i>High</i>		<i>Middle</i>		<i>Low</i>			
76		Cash	Recurring	Cash	Recurring	Cash	Recurring		
77	2025-26	\$(13.4 M)	\$0	\$(6.7 M)	\$0	\$(4.1 M)	\$0		
78	2026-27	\$0	\$0	\$0	\$0	\$0	\$0		
79	2027-28	\$0	\$0	\$0	\$0	\$0	\$0		
80	2028-29	\$0	\$0	\$0	\$0	\$0	\$0		
81	2029-30	\$0	\$0	\$0	\$0	\$0	\$0		

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Residential Properties Subject to Long-Term Lease

Bill Number(s): HJR 1257

Entire Bill

Partial Bill:

Sponsor(s): Representative Busatta

Month/Year Impact Begins: January 2027

Date(s) Conference Reviewed: March 7th, 2025; March 17th 2025; March 21st 2025

Section 1: Narrative

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

a. Up to the assessed valuation of \$25,000; and

b. For all levies other than school district levies, on the assessed valuation greater than \$50,000 and up to \$75,000.

Further, the assessed value cannot grow faster than the lesser of 3% or the CPI level. Additionally, an individual cannot have more than one homestead. Building provisions for non-homestead properties is 3 years.

b. Proposed Change: The amendment to Section 6 of Article 7, which authorizes the legislature to provide the same exemptions and assessment limitations granted to homestead property to real property that, on January 1, is subject to a written lease of 6 months or more and is owned by a person who holds legal or equitable title to real estate receiving a homestead exemption, apply beginning with the 2027 tax roll.

Section 2: Description of Data and Sources

2011-2024 Final NAL Real Property Tax Roll

Aggregate Millage based on Proposed Millages from Each Taxing Authority Provided in Fall 2024

Results of the Ad Valorem Estimating Conference, July 31, 2024

Section 3: Methodology (Include Assumptions and Attach Details)

Any analysis involving assessment growth limitation will be extremely sensitive to the assumptions made regarding the future growth of just. This analysis estimates these growth rates three ways. A subset is created to act as a representative sample. This sample is only used for the purposes of calculating average growth rates. For a given year T , the NAL roll is used and reduced to just those parcels that have non-homestead residential (NHX) elements with no homestead elements. All parcels with any amount of deletion value or new construction value are removed. All parcels with any type of sale are removed. All parcels without more than \$30,000 in just and assessed value are removed, along with all parcels that are fully exempt. This sample is then matched to the roll for year $T+1$, and the same criteria are applied to that year's roll. Finally, parcels where the owner's name changed between the years are dropped. Parcel level growth rates for just value. This sampling is done for roll year's 2012 through 2024. For average growth calculations, only the most recent 8 years are used, as recommended by PTO, to avoid including negative growth from the great recession. There are 3 underlying JV growth rate options:

- For the "AV Conference" JV growth option, the year-over-year percentage changes in just value for the total non-homestead residential category from the Ad Valorem Estimating Conference are used. These values from the conference represent a snapshot of total value in one year and then in another, and, due to transfers between categories, does not represent the average growth of a given parcel. Non-homestead residential frequently has a negative net switch value, indicating more parcels leave the category than join it. As such, these growth rates underestimate a given parcel's growth rate.
- For the "Statewide" JV growth option, the median growth rates from the representative sample are calculated statewide.
- For the "By County" JV growth option, the median growth rates from the representative sample are calculated by county.

To estimate the impact, the 2024 final roll is used and reduced to only parcels with some amount of just value in the NHX category, no just value in the homestead category, and positive taxable value. For the use code 3 parcels, value was also considered in the non-residential component. Total exemptions are identified per parcel and shared to the NHX share using its share of the parcels total assessed value. Using the growth rates identified above for each scenario, just value is grown and school and non-school assessed value under current law [$av_sd=jv$, $av_nsd=\min(jv,av_nsd_prior*1.1)$] as well as school and non-

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Residential Properties Subject to Long-Term Lease

Bill Number(s): HJR 1257

school assessed value under the proposed change [$av_sd = \min(jv, av_sd_prior * SOH)$, $av_nsd = \min(jv, av_nsd_prior * SOH)$] are calculated. The new exemption 1 is calculated on the first \$25,000 of both school and non-school assessed value, and the new exemption 2 on the non-school assessed value between \$50,000 and \$75,000. School and non-school taxable values for both the current law and under the bill are calculated by subtracted the previously calculated exemption amount from the calculated school and non-school assessed values. For the “under the bill” scenario, the new exemption 1 is further removed for the school taxable value, and both are removed for the non-school taxable value. All taxable values are ensured to not be less than zero. Prior to the 2027 roll year, the current law scenario described is used. The impact for 2027 is then the aggregated school and non-school taxable value under the proposed law minus the aggregated school and non-school taxable value under the current law multiplied by the aggregated school and non-school millage rate. This is conducted for all years of the forecast period.

The high estimate uses all parcels with some amount of just value in the NHX category, no just value in the homestead category, and positive taxable value. It is shared down by 53% to account for Florida Homesteaded owners. The middle estimate only uses parcels where the own_state variable is some form of Florida. This is then shared down by to 75% to account for Florida Homestead owners. The low begins by identifying all homestead owners in the state, noting their address, then attempting to match those addresses to the NHX parcels. The resulting set is used for the low. All 3 assume a 34% share for 6+ rental agreements based on data provided by EDR. This number was suggested to be potentially lower, but the 34% was kept as this bill will incentivize 6+ month leases.

This implementing bill goes into effect in 2027. The joint resolution is not self-executing and as such the impact is \$0.

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			\$0	\$0		
2026-27			\$0	\$0		
2027-28			\$0	\$0		
2028-29			\$0	\$0		
2029-30			\$0	\$0		

Revenue Distribution: Ad Valorem

Section 5: Consensus Estimate (Adopted: 03/21/2025) The Conference adopted a zero impact since this is a joint resolution proposing an amendment to be submitted to the voters which is not self-executing.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2026-27	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2027-28	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2028-29	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2029-30	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

	A	B	C	D	E	F	G
1	2025 Statewide Aggregate Millage Rates						
2	School	5.9037					
3	Non-School	10.4586					
4							
5	Assumptions						
6	Use Codes	Description	Include? 1=Yes/0=No	3,264,008 Parcels Impacted			
7	1	Single Family Residential	1	1,685,840			
8	2	Mobile Homes	1	207,409			
9	3	Multifamily with 10 units or more	1	14,406			
10	4	Condominiums	1	1,007,484			
11	5	Cooperatives	1	30,874			
12	6	Retirement Homes	1	192			
13	7	Miscellaneous Residential (migrant camps, boarding homes, etc)	1	8,421			
14	8	Multifamily with less than 10 units	1	122,624			
15	9	Residential Common Elements/Areas	1	33,622			
16	Other (non-0)	Any other use code with non-homestead residential value on the parcel and no homestead value on the parcel.	1	153,136			
17		Just Value Growth Rates	By County				
18		Sharedown for Florida Homesteader Owned (High)	50%	Of the 4,461,887 parcels with NHX JV and no HX JV, 3,131,448 are Florida Owned, or 70.18%			
19		Sharedown for Florida Homesteader Owned (Mid)	75%				
20		Share-Down Total for 6+ Month Rental Agreements	34%	1,118,191			
21							

	A	B	C	D	E	F	G
22		High	Middle	Low			
23	Assumption:	All parcels with no homestead value and a positive non-homestead residential value, shared down to 50.% for Ownership by Florida Homesteaders and down to 34.3% of that for long term rental rates.	Parcels with no homestead value, a positive non-homestead residential value, and the Owner State field indicating Florida, shared down to 75.% for Ownership by a Homesteader and down to 34.3% of that for long term rental rates.	Owner Addresses were identified for all Florida Homesteads and then matched to the list of all parcels with no homestead value and a positive non-homestead residential value. This is shared down to 34.3% for long term rental rates.			
24	Inferred Parcels Considered:	561,540	370,022	101,799			
25							
26	Impact on School						
27		High		Middle		Low	
28		Cash	Recurring	Cash	Recurring	Cash	Recurring
29	2025-26	\$0	\$(646.8 M)	\$0	\$(552.9 M)	\$0	\$(170.4 M)
30	2026-27	\$0	\$(646.8 M)	\$0	\$(552.9 M)	\$0	\$(170.4 M)
31	2027-28	\$(186.6 M)	\$(646.8 M)	\$(170.4 M)	\$(552.9 M)	\$(56.5 M)	\$(170.4 M)
32	2028-29	\$(327.8 M)	\$(646.8 M)	\$(287.9 M)	\$(552.9 M)	\$(91.4 M)	\$(170.4 M)
33	2029-30	\$(479.5 M)	\$(646.8 M)	\$(413.9 M)	\$(552.9 M)	\$(128.9 M)	\$(170.4 M)
34							
35	Impact on Non-School						
36		High		Middle		Low	
37		Cash	Recurring	Cash	Recurring	Cash	Recurring
38	2025-26	\$0	\$(1,240.3 M)	\$0	\$(1,083.5 M)	\$0	\$(338.0 M)
39	2026-27	\$0	\$(1,240.3 M)	\$0	\$(1,083.5 M)	\$0	\$(338.0 M)
40	2027-28	\$(457.1 M)	\$(1,240.3 M)	\$(432.9 M)	\$(1,083.5 M)	\$(147.9 M)	\$(338.0 M)
41	2028-29	\$(698.5 M)	\$(1,240.3 M)	\$(633.5 M)	\$(1,083.5 M)	\$(206.4 M)	\$(338.0 M)
42	2029-30	\$(956.5 M)	\$(1,240.3 M)	\$(847.8 M)	\$(1,083.5 M)	\$(269.0 M)	\$(338.0 M)
43							
44	Total Impact						
45		High		Middle		Low	
46		Cash	Recurring	Cash	Recurring	Cash	Recurring
47	2025-26	\$0	\$(1,887.1 M)	\$0	\$(1,636.4 M)	\$0	\$(508.4 M)
48	2026-27	\$0	\$(1,887.1 M)	\$0	\$(1,636.4 M)	\$0	\$(508.4 M)
49	2027-28	\$(643.7 M)	\$(1,887.1 M)	\$(603.3 M)	\$(1,636.4 M)	\$(204.4 M)	\$(508.4 M)
50	2028-29	\$(1,026.3 M)	\$(1,887.1 M)	\$(921.3 M)	\$(1,636.4 M)	\$(297.8 M)	\$(508.4 M)
51	2029-30	\$(1,436.0 M)	\$(1,887.1 M)	\$(1,261.7 M)	\$(1,636.4 M)	\$(397.9 M)	\$(508.4 M)

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Low: Just Value Growth Rates of Non-Homestead Residential Parcels - Ad Valorem Conference				Middle: Median Growth of Non-Homestead Residential Parcels (unsold, undamaged, no construction)										
2	Roll Year	Just Value NHX	Growth		Roll Year	Median Just Value Growth	Parcels								
3	2024	1,214,309.57			2012	(3.61)	1,676,734								
4	2025	1,271,418.51	4.70		2013	1.98	1,647,592								
5	2026	1,332,314.36	4.79		2014	9.99	1,707,752								
6	2027	1,395,798.52	4.76		2015	8.00	1,734,773								
7	2028	1,460,760.83	4.65		2016	6.79	1,793,381								
8	2029	1,527,822.65	4.59		2017	6.31	1,851,246								
9	2030	1,597,229.21	4.54		2018	6.02	1,874,578								
10					2019	4.86	1,858,112								
11					2020	3.48	1,932,043								
12					2021	6.14	1,883,453								
13					2022	25.71	1,829,926								
14					2023	16.66	1,868,284								
15					2024	4.73	2,034,659								
16					8 Year Average:	9.24									
17															

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
18	High: Median Growth of Non-Homestead Residential Parcels by County (unsold, undamaged, no construction)														
19	Median JV Growth	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	8 year average
20	Alachua	(5.10)	(1.38)	(0.24)	0.19	-	8.90	4.43	5.35	2.10	6.61	9.14	12.60	10.38	7.44
21	Baker	#N/A	#N/A	#N/A	-	-	2.21	2.79	4.45	7.67	5.58	29.18	7.29	4.22	7.92
22	Bay	(4.59)	(0.96)	-	-	-	-	2.23	0.77	5.94	6.06	14.95	18.31	2.74	6.37
23	Bradford	(5.20)	(3.73)	-	0.91	1.93	1.25	2.13	1.42	2.04	5.63	18.11	17.03	12.15	7.47
24	Brevard	(3.08)	6.68	10.20	11.00	11.04	9.78	11.31	5.77	3.18	7.54	32.04	10.92	2.11	10.33
25	Broward	0.03	7.34	18.30	11.44	7.40	7.27	6.92	5.48	3.69	5.10	17.21	19.49	9.04	9.27
26	Calhoun	(2.54)	(0.68)	(4.37)	-	(0.07)	(0.53)	-	(0.74)	4.88	-	16.63	(0.49)	16.86	4.58
27	Charlotte	(5.66)	3.98	11.41	8.45	10.38	8.14	7.02	3.33	1.50	4.00	34.25	19.66	-	9.74
28	Citrus	(7.45)	(3.47)	(1.58)	0.62	6.01	5.64	10.55	9.20	7.30	9.36	29.44	17.25	3.12	11.48
29	Clay	(3.70)	0.05	3.84	2.04	5.17	5.88	7.21	4.52	3.82	6.02	26.22	16.69	2.09	9.06
30	Collier	(1.62)	-	6.58	10.88	11.43	5.48	1.34	0.45	1.23	2.57	38.29	21.43	-	8.85
31	Columbia	(5.24)	0.79	(1.56)	1.32	0.40	-	4.21	6.96	4.86	7.15	16.83	14.77	7.68	7.81
32	Miami-Dade	(0.33)	5.00	17.93	11.93	8.76	5.60	4.79	1.19	-	3.00	19.62	22.00	10.00	8.27
33	De Soto	(4.64)	(0.55)	(0.52)	1.65	6.70	12.52	11.70	13.06	1.70	9.41	41.28	5.02	2.90	12.20
34	Dixie	-	-	-	-	-	-	-	-	8.37	3.90	18.00	10.60	5.83	5.84
35	Duval	(5.12)	(2.66)	6.23	5.78	5.53	5.57	7.64	6.70	3.72	7.14	27.04	12.64	0.58	8.88
36	Escambia	(4.23)	-	6.95	3.43	3.62	1.88	7.18	5.29	5.06	10.40	21.98	13.85	4.89	8.82
37	Flagler	(5.13)	1.24	9.63	7.68	4.28	5.55	6.20	9.89	0.75	10.19	35.00	2.38	0.75	8.84
38	Franklin	(9.36)	-	-	-	-	-	-	5.65	-	3.11	8.86	14.97	10.54	5.39
39	Gadsden	(6.63)	(1.25)	(0.81)	(1.39)	(1.03)	(1.32)	-	-	(1.18)	6.00	21.41	9.84	5.00	4.97
40	Gilchrist	(7.14)	(1.52)	(0.69)	-	-	-	1.90	1.08	4.53	11.84	18.86	16.52	10.05	8.10
41	Glades	(3.72)	(0.17)	(1.86)	(1.01)	2.12	5.61	-	5.42	1.39	15.16	26.79	11.72	4.43	8.81
42	Gulf	(7.57)	(0.51)	(0.52)	(0.47)	-	7.95	-	(7.37)	5.00	2.02	33.00	14.69	-	6.91
43	Hamilton	(2.62)	(0.73)	(0.87)	(0.97)	(0.94)	1.80	3.43	7.95	2.57	12.50	31.26	8.65	3.02	8.90
44	Hardee	(1.34)	(1.33)	0.26	4.63	6.33	2.93	6.82	8.32	2.62	14.43	26.94	16.23	9.93	11.03
45	Hendry	(0.93)	-	2.97	2.23	7.24	9.25	8.43	8.88	4.94	17.50	38.28	16.99	-	13.03
46	Hernando	(8.07)	-	4.23	4.50	4.90	11.96	11.26	11.85	6.20	9.91	42.74	12.17	2.15	13.53
47	Highlands	(8.69)	(3.26)	(0.28)	2.19	9.01	7.30	5.53	4.78	7.77	10.19	25.81	17.75	5.05	10.52
48	Hillsborough	(8.33)	9.76	11.93	6.54	9.66	10.00	12.83	6.75	6.33	11.11	31.59	6.84	5.44	11.36
49	Holmes	(3.15)	-	-	-	6.68	-	-	0.95	-	4.15	5.60	5.04	7.52	2.91
50	Indian River	(2.21)	-	5.24	9.49	10.00	6.06	7.05	5.14	2.41	3.00	25.62	21.43	-	8.84
51	Jackson	(2.22)	(1.00)	(0.13)	0.46	(0.50)	(0.52)	(0.22)	(1.17)	0.42	12.21	20.34	20.18	2.55	6.72
52	Jefferson	(2.82)	(0.85)	(0.81)	(1.20)	(1.35)	-	3.56	1.00	0.29	4.02	12.33	16.26	0.96	4.80
53	Lafayette	#N/A	#N/A	#N/A	-	(0.03)	-	-	0.10	0.69	6.34	14.08	12.39	1.81	4.43
54	Lake	(5.87)	-	2.13	1.62	1.78	-	8.09	4.40	1.10	3.28	22.77	12.65	2.41	6.84
55	Lee	1.21	7.06	12.26	7.66	10.78	8.81	0.71	-	1.62	6.60	34.96	20.24	0.70	9.21
56	Leon	(5.89)	(0.65)	2.52	1.89	2.73	2.63	5.17	4.13	3.97	5.48	14.02	11.21	6.24	6.61
57	Levy	(13.56)	(1.10)	-	0.68	0.54	2.82	3.83	1.10	3.54	10.19	31.55	16.76	7.65	9.68
58	Liberty	-	-	-	-	-	-	2.97	(0.58)	2.60	4.68	(0.64)	-	-	1.13
59	Madison	(6.20)	(2.27)	(0.14)	-	(0.77)	(0.17)	0.69	(0.14)	18.17	3.43	35.11	24.18	1.63	10.36
60	Manatee	(5.00)	1.39	9.00	12.13	8.17	8.00	4.70	4.90	2.24	3.82	34.09	19.18	-	9.62
61	Marion	(7.38)	(0.42)	4.23	2.59	6.16	3.38	4.45	6.07	3.85	13.14	29.37	16.03	4.04	10.04
62	Martin	(4.75)	-	5.15	6.06	8.57	9.18	4.79	6.24	2.78	6.23	24.93	20.00	3.70	9.73
63	Monroe	(0.25)	3.61	6.29	4.53	7.92	7.75	0.25	0.68	1.21	1.86	33.63	20.90	3.52	8.72
64	Nassau	(7.94)	(0.35)	2.14	5.50	-	4.40	4.46	5.36	7.14	8.88	23.73	18.38	3.00	9.42
65	Okaloosa	(3.75)	-	3.68	3.53	4.52	3.23	4.96	5.84	6.67	8.06	25.72	10.59	0.92	8.25
66	Okeechobee	(4.75)	-	-	5.65	6.23	8.22	15.59	8.82	6.93	8.68	26.50	19.76	4.19	12.34
67	Orange	(2.24)	2.46	14.98	10.48	5.63	6.42	9.17	9.38	4.99	4.10	17.47	16.54	6.41	9.31
68	Osceola	(1.90)	7.12	13.59	8.84	3.52	4.75	6.78	9.23	6.99	5.74	25.11	19.75	2.70	10.13
69	Palm Beach	(2.59)	4.75	15.52	12.64	9.65	6.99	5.17	5.13	3.33	6.70	28.90	19.85	4.78	10.11
70	Pasco	(8.44)	(0.44)	4.78	3.44	4.55	8.10	10.12	6.76	2.53	10.75	24.78	21.01	4.52	11.07
71	Pinellas	(6.11)	4.18	11.98	11.42	9.74	10.03	8.99	6.33	7.14	7.83	26.84	16.59	6.48	11.28
72	Polk	(6.58)	4.43	9.49	6.70	4.94	5.62	8.03	5.96	5.70	6.07	29.84	13.72	2.40	9.67
73	Putnam	(7.39)	(0.50)	(0.22)	(1.24)	(0.30)	4.61	5.28	3.50	7.66	7.46	26.31	18.63	4.99	9.81
74	St. Johns	(4.39)	-	5.08	7.47	6.00	5.14	4.89	4.57	5.20	5.28	31.18	13.46	0.20	8.74
75	St. Lucie	(1.29)	0.20	6.84	8.91	19.02	12.32	10.14	8.86	0.66	10.73	35.08	16.08	3.87	12.22
76	Santa Rosa	(3.02)	(0.50)	5.44	-	3.30	3.43	6.16	3.89	7.06	12.46	24.28	7.71	2.58	8.44
77	Sarasota	(2.47)	7.01	10.12	7.27	11.77	4.83	4.30	1.26	0.28	7.18	39.40	10.21	(2.38)	8.13
78	Seminole	(4.76)	2.03	10.43	4.57	5.14	8.89	9.23	10.31	5.52	6.36	20.37	15.05	5.36	10.14
79	Sumter	(0.87)	3.63	12.47	2.52	0.23	(0.70)	(0.70)	14.38	0.01	-	28.16	8.47	-	6.20
80	Suwannee	#N/A	#N/A	#N/A	-	-	-	-	-	-	6.68	12.80	14.29	6.19	5.00
81	Taylor	#N/A	#N/A	#N/A	(0.00)	(1.40)	(0.79)	(0.84)	1.00	(0.92)	27.33	22.10	18.42	5.65	9.00
82	Union	(2.70)	(0.55)	(1.00)	(0.90)	(0.79)	(0.58)	(0.03)	0.56	0.27	(0.25)	16.75	(1.00)	1.90	2.20
83	Volusia	(0.28)	3.05	9.99	8.58	7.84	10.07	10.41	8.72	5.72	6.97	25.40	14.87	3.70	10.73
84	Wakulla	(0.78)	(5.07)	(1.10)	1.03	0.48	2.84	3.23	10.10	4.15	3.89	5.56	6.85	9.65	5.78
85	Walton	(0.89)	-	5.01	6.27	4.30	5.00	3.00	3.00	2.37	10.00	34.51	13.96	-	8.98
86	Washington	(4.70)	(1.44)	(2.39)	-	-	(0.29)	0.95	2.25	4.90	11.78	20.24	9.97	9.32	7.39

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Residential Properties Subject to Long-Term Lease (Implementing Bill)

Bill Number(s): HB 1259

Entire Bill

Partial Bill:

Sponsor(s): Representative Busatta

Month/Year Impact Begins: January 2027

Date(s) Conference Reviewed: March 7th, 2025; March 17th 2025; March 21st 2025

Section 1: Narrative

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

a. Up to the assessed valuation of \$25,000; and

b. For all levies other than school district levies, on the assessed valuation greater than \$50,000 and up to \$75,000.

Further, the assessed value cannot grow faster than the lesser of 3% or the CPI level. Additionally, an individual cannot have more than one homestead. Building provisions for non-homestead properties is 3 years.

b. Proposed Change: Increases the duration of building provisions for non-homestead properties to 5 years. Alters the assessment calculations for these parcels from the 10% cap to the lesser of 3% or the CPI level. Creates an exemption up to \$25,000 on the assessed value for certain residential property subject to a long-term lease given that the owner of the property holds the legal title to a separate parcel that receives the current homestead exemption.

Section 2: Description of Data and Sources

2011-2024 Final NAL Real Property Tax Roll

Aggregate Millage based on Proposed Millages from Each Taxing Authority Provided in Fall 2024

Results of the Ad Valorem Estimating Conference, July 31, 2024

Section 3: Methodology (Include Assumptions and Attach Details)

Any analysis involving assessment growth limitation will be extremely sensitive to the assumptions made regarding the future growth of just. This analysis estimates these growth rates three ways. A subset is created to act as a representative sample. This sample is only used for the purposes of calculating average growth rates. For a given year T , the NAL roll is used and reduced to just those parcels that have non-homestead residential (NHX) elements with no homestead elements. All parcels with any amount of deletion value or new construction value are removed. All parcels with any type of sale are removed. All parcels without more than \$30,000 in just and assessed value are removed, along with all parcels that are fully exempt. This sample is then matched to the roll for year $T+1$, and the same criteria are applied to that year's roll. Finally, parcels where the owner's name changed between the years are dropped. Parcel level growth rates for just value. This sampling is done for roll year's 2012 through 2024. For average growth calculations, only the most recent 8 years are used, as recommended by PTO, to avoid including negative growth from the great recession. There are 3 underlying JV growth rate options:

- For the "AV Conference" JV growth option, the year-over-year percentage changes in just value for the total non-homestead residential category from the Ad Valorem Estimating Conference are used. These values from the conference represent a snapshot of total value in one year and then in another, and, due to transfers between categories, does not represent the average growth of a given parcel. Non-homestead residential frequently has a negative net switch value, indicating more parcels leave the category than join it. As such, these growth rates underestimate a given parcel's growth rate.
- For the "Statewide" JV growth option, the median growth rates from the representative sample are calculated statewide.
- For the "By County" JV growth option, the median growth rates from the representative sample are calculated by county.

To estimate the impact, the 2024 final roll is used and reduced to only parcels with some amount of just value in the NHX category, no just value in the homestead category, and positive taxable value. For the use code 3 parcels, value was also considered in the non-residential component. Total exemptions are identified per parcel and shared to the NHX share using its share of the parcels total assessed value. Using the growth rates identified above for each scenario, just value is grown and school and non-school assessed value under current law [$av_sd=jv$, $av_nsd=\min(jv,av_nsd_prior*1.1)$] as well as school and non-

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Residential Properties Subject to Long-Term Lease (Implementing Bill)

Bill Number(s): HB 1259

school assessed value under the proposed change [av_sd=min(jv,av_sd_prior*SOH), av_nsd=min(jv,av_nsd_prior*SOH)] are calculated. The new exemption 1 is calculated on the first \$25,000 of both school and non-school assessed value, and the new exemption 2 on the non-school assessed value between \$50,000 and \$75,000. School and non-school taxable values for both the current law and under the bill are calculated by subtracted the previously calculated exemption amount from the calculated school and non-school assessed values. For the “under the bill” scenario, the new exemption 1 is further removed for the school taxable value, and both are removed for the non-school taxable value. All taxable values are ensured to not be less than zero. Prior to the 2027 roll year, the current law scenario described is used. The impact for 2027 is then the aggregated school and non-school taxable value under the proposed law minus the aggregated school and non-school taxable value under the current law multiplied by the aggregated school and non-school millage rate. This is conducted for all years of the forecast period.

The high estimate uses all parcels with some amount of just value in the NHX category, no just value in the homestead category, and positive taxable value. It is shared down by 53% to account for Florida Homesteaded owners. The middle estimate only uses parcels where the own_state variable is some form of Florida. This is then shared down by to 75% to account for Florida Homestead owners. The low begins by identifying all homestead owners in the state, noting their address, then attempting to match those addresses to the NHX parcels. The resulting set is used for the low. All 3 assume a 34% share for 6+ rental agreements based on data provided by EDR. This number was suggested to be potentially lower, but the 34% was kept as this bill will incentivize 6+ month leases.

This implementing bill goes into effect in 2027. The impact of the implementing bill to the constitutional amendment is zero/negative indeterminate due to the requirement for a statewide referendum. The impact is zero if the constitutional amendment fails to pass and the below table if it passes.

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	\$0	\$(1,986.5 M)	\$0	\$(1,636.4 M)	\$0	\$(508.6 M)
2026-27	\$0	\$(1,986.5 M)	\$0	\$(1,636.4 M)	\$0	\$(508.6 M)
2027-28	\$(677.6 M)	\$(1,986.5 M)	\$(603.3 M)	\$(1,636.4 M)	\$(204.5 M)	\$(508.6 M)
2028-29	\$(1,080.4 M)	\$(1,986.5 M)	\$(921.3 M)	\$(1,636.4 M)	\$(297.8 M)	\$(508.6 M)
2029-30	\$(1,511.7 M)	\$(1,986.5 M)	\$(1,261.7 M)	\$(1,636.4 M)	\$(398.0 M)	\$(508.6 M)

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			\$0	(0/**)		
2026-27			\$0	(0/**)		
2027-28			(0/**)	(0/**)		
2028-29			(0/**)	(0/**)		
2029-30			(0/**)	(0/**)		

Revenue Distribution: Ad Valorem

Section 5: Consensus Estimate (Adopted: 03/21/25) The impact of the implementing bill to the constitutional amendment is zero/negative indeterminate due to the requirement for a statewide referendum.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	0.0	0.0	0.0	0.0	0/(**)	0.0	0/(**)
2026-27	0.0	0.0	0.0	0.0	0.0	0/(**)	0.0	0/(**)
2027-28	0.0	0.0	0.0	0.0	0/(**)	0/(**)	0/(**)	0/(**)
2028-29	0.0	0.0	0.0	0.0	0/(**)	0/(**)	0/(**)	0/(**)
2029-30	0.0	0.0	0.0	0.0	0/(**)	0/(**)	0/(**)	0/(**)

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Residential Properties Subject to Long-Term Lease (Implementing Bill)

Bill Number(s): HB 1259

The impact is zero if the constitutional amendment fails to pass and the below table if it passes.

	School		Non-School		Total Local/Other	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	(646.8)	0.0	(1,240.3)	0.0	(1,887.1)
2026-27	0.0	(646.8)	0.0	(1,240.3)	0.0	(1,887.1)
2027-28	(186.6)	(646.8)	(457.1)	(1,240.3)	(643.7)	(1,887.1)
2028-29	(327.8)	(646.8)	(698.5)	(1,240.3)	(1,026.3)	(1,887.1)
2029-30	(479.5)	(646.8)	(956.5)	(1,240.3)	(1,436.0)	(1,887.1)

	A	B	C	D	E	F	G
1	2025 Statewide Aggregate Millage Rates						
2	School	5.9037					
3	Non-School	10.4586					
4							
5	Assumptions						
6	Use Codes	Description	Include? 1=Yes/0=No	3,264,008 Parcels Impacted			
7	1	Single Family Residential	1	1,685,840			
8	2	Mobile Homes	1	207,409			
9	3	Multifamily with 10 units or more	1	14,406			
10	4	Condominiums	1	1,007,484			
11	5	Cooperatives	1	30,874			
12	6	Retirement Homes	1	192			
13	7	Miscellaneous Residential (migrant camps, boarding homes, etc)	1	8,421			
14	8	Multifamily with less than 10 units	1	122,624			
15	9	Residential Common Elements/Areas	1	33,622			
16	Other (non-0)	Any other use code with non-homestead residential value on the parcel and no homestead value on the parcel.	1	153,136			
17		Just Value Growth Rates	By County				
18		Sharedown for Florida Homesteader Owned (High)	50%	Of the 4,461,887 parcels with NHX JV and no HX JV, 3,131,448 are Florida Owned, or 70.18%			
19		Sharedown for Florida Homesteader Owned (Mid)	75%				
20		Share-Down Total for 6+ Month Rental Agreements	34%	1,118,191			
21							

	A	B	C	D	E	F	G
22		High	Middle	Low			
23	Assumption:	All parcels with no homestead value and a positive non-homestead residential value, shared down to 50.% for Ownership by Florida Homesteaders and down to 34.3% of that for long term rental rates.	Parcels with no homestead value, a positive non-homestead residential value, and the Owner State field indicating Florida, shared down to 75.% for Ownership by a Homesteader and down to 34.3% of that for long term rental rates.	Owner Addresses were identified for all Florida Homesteads and then matched to the list of all parcels with no homestead value and a positive non-homestead residential value. This is shared down to 34.3% for long term rental rates.			
24	Inferred Parcels Considered:	561,540	370,022	101,799			
25							
26	Impact on School						
27		High		Middle		Low	
28		Cash	Recurring	Cash	Recurring	Cash	Recurring
29	2025-26	\$0	\$(646.8 M)	\$0	\$(552.9 M)	\$0	\$(170.4 M)
30	2026-27	\$0	\$(646.8 M)	\$0	\$(552.9 M)	\$0	\$(170.4 M)
31	2027-28	\$(186.6 M)	\$(646.8 M)	\$(170.4 M)	\$(552.9 M)	\$(56.5 M)	\$(170.4 M)
32	2028-29	\$(327.8 M)	\$(646.8 M)	\$(287.9 M)	\$(552.9 M)	\$(91.4 M)	\$(170.4 M)
33	2029-30	\$(479.5 M)	\$(646.8 M)	\$(413.9 M)	\$(552.9 M)	\$(128.9 M)	\$(170.4 M)
34							
35	Impact on Non-School						
36		High		Middle		Low	
37		Cash	Recurring	Cash	Recurring	Cash	Recurring
38	2025-26	\$0	\$(1,240.3 M)	\$0	\$(1,083.5 M)	\$0	\$(338.0 M)
39	2026-27	\$0	\$(1,240.3 M)	\$0	\$(1,083.5 M)	\$0	\$(338.0 M)
40	2027-28	\$(457.1 M)	\$(1,240.3 M)	\$(432.9 M)	\$(1,083.5 M)	\$(147.9 M)	\$(338.0 M)
41	2028-29	\$(698.5 M)	\$(1,240.3 M)	\$(633.5 M)	\$(1,083.5 M)	\$(206.4 M)	\$(338.0 M)
42	2029-30	\$(956.5 M)	\$(1,240.3 M)	\$(847.8 M)	\$(1,083.5 M)	\$(269.0 M)	\$(338.0 M)
43							
44	Total Impact						
45		High		Middle		Low	
46		Cash	Recurring	Cash	Recurring	Cash	Recurring
47	2025-26	\$0	\$(1,887.1 M)	\$0	\$(1,636.4 M)	\$0	\$(508.4 M)
48	2026-27	\$0	\$(1,887.1 M)	\$0	\$(1,636.4 M)	\$0	\$(508.4 M)
49	2027-28	\$(643.7 M)	\$(1,887.1 M)	\$(603.3 M)	\$(1,636.4 M)	\$(204.4 M)	\$(508.4 M)
50	2028-29	\$(1,026.3 M)	\$(1,887.1 M)	\$(921.3 M)	\$(1,636.4 M)	\$(297.8 M)	\$(508.4 M)
51	2029-30	\$(1,436.0 M)	\$(1,887.1 M)	\$(1,261.7 M)	\$(1,636.4 M)	\$(397.9 M)	\$(508.4 M)

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Low: Just Value Growth Rates of Non-Homestead Residential Parcels - Ad Valorem Conference				Middle: Median Growth of Non-Homestead Residential Parcels (unsold, undamaged, no construction)										
2	Roll Year	Just Value NHX	Growth		Roll Year	Median Just Value Growth	Parcels								
3	2024	1,214,309.57			2012	(3.61)	1,676,734								
4	2025	1,271,418.51	4.70		2013	1.98	1,647,592								
5	2026	1,332,314.36	4.79		2014	9.99	1,707,752								
6	2027	1,395,798.52	4.76		2015	8.00	1,734,773								
7	2028	1,460,760.83	4.65		2016	6.79	1,793,381								
8	2029	1,527,822.65	4.59		2017	6.31	1,851,246								
9	2030	1,597,229.21	4.54		2018	6.02	1,874,578								
10					2019	4.86	1,858,112								
11					2020	3.48	1,932,043								
12					2021	6.14	1,883,453								
13					2022	25.71	1,829,926								
14					2023	16.66	1,868,284								
15					2024	4.73	2,034,659								
16					8 Year Average:	9.24									
17															

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
18	High: Median Growth of Non-Homestead Residential Parcels by County (unsold, undamaged, no construction)														
19	Median JV Growth	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	8 year average
20	Alachua	(5.10)	(1.38)	(0.24)	0.19	-	8.90	4.43	5.35	2.10	6.61	9.14	12.60	10.38	7.44
21	Baker	#N/A	#N/A	#N/A	-	-	2.21	2.79	4.45	7.67	5.58	29.18	7.29	4.22	7.92
22	Bay	(4.59)	(0.96)	-	-	-	-	2.23	0.77	5.94	6.06	14.95	18.31	2.74	6.37
23	Bradford	(5.20)	(3.73)	-	0.91	1.93	1.25	2.13	1.42	2.04	5.63	18.11	17.03	12.15	7.47
24	Brevard	(3.08)	6.68	10.20	11.00	11.04	9.78	11.31	5.77	3.18	7.54	32.04	10.92	2.11	10.33
25	Broward	0.03	7.34	18.30	11.44	7.40	7.27	6.92	5.48	3.69	5.10	17.21	19.49	9.04	9.27
26	Calhoun	(2.54)	(0.68)	(4.37)	-	(0.07)	(0.53)	-	(0.74)	4.88	-	16.63	(0.49)	16.86	4.58
27	Charlotte	(5.66)	3.98	11.41	8.45	10.38	8.14	7.02	3.33	1.50	4.00	34.25	19.66	-	9.74
28	Citrus	(7.45)	(3.47)	(1.58)	0.62	6.01	5.64	10.55	9.20	7.30	9.36	29.44	17.25	3.12	11.48
29	Clay	(3.70)	0.05	3.84	2.04	5.17	5.88	7.21	4.52	3.82	6.02	26.22	16.69	2.09	9.06
30	Collier	(1.62)	-	6.58	10.88	11.43	5.48	1.34	0.45	1.23	2.57	38.29	21.43	-	8.85
31	Columbia	(5.24)	0.79	(1.56)	1.32	0.40	-	4.21	6.96	4.86	7.15	16.83	14.77	7.68	7.81
32	Miami-Dade	(0.33)	5.00	17.93	11.93	8.76	5.60	4.79	1.19	-	3.00	19.62	22.00	10.00	8.27
33	De Soto	(4.64)	(0.55)	(0.52)	1.65	6.70	12.52	11.70	13.06	1.70	9.41	41.28	5.02	2.90	12.20
34	Dixie	-	-	-	-	-	-	-	-	8.37	3.90	18.00	10.60	5.83	5.84
35	Duval	(5.12)	(2.66)	6.23	5.78	5.53	5.57	7.64	6.70	3.72	7.14	27.04	12.64	0.58	8.88
36	Escambia	(4.23)	-	6.95	3.43	3.62	1.88	7.18	5.29	5.06	10.40	21.98	13.85	4.89	8.82
37	Flagler	(5.13)	1.24	9.63	7.68	4.28	5.55	6.20	9.89	0.75	10.19	35.00	2.38	0.75	8.84
38	Franklin	(9.36)	-	-	-	-	-	-	5.65	-	3.11	8.86	14.97	10.54	5.39
39	Gadsden	(6.63)	(1.25)	(0.81)	(1.39)	(1.03)	(1.32)	-	-	(1.18)	6.00	21.41	9.84	5.00	4.97
40	Gilchrist	(7.14)	(1.52)	(0.69)	-	-	-	1.90	1.08	4.53	11.84	18.86	16.52	10.05	8.10
41	Glades	(3.72)	(0.17)	(1.86)	(1.01)	2.12	5.61	-	5.42	1.39	15.16	26.79	11.72	4.43	8.81
42	Gulf	(7.57)	(0.51)	(0.52)	(0.47)	-	7.95	-	(7.37)	5.00	2.02	33.00	14.69	-	6.91
43	Hamilton	(2.62)	(0.73)	(0.87)	(0.97)	(0.94)	1.80	3.43	7.95	2.57	12.50	31.26	8.65	3.02	8.90
44	Hardee	(1.34)	(1.33)	0.26	4.63	6.33	2.93	6.82	8.32	2.62	14.43	26.94	16.23	9.93	11.03
45	Hendry	(0.93)	-	2.97	2.23	7.24	9.25	8.43	8.88	4.94	17.50	38.28	16.99	-	13.03
46	Hernando	(8.07)	-	4.23	4.50	4.90	11.96	11.26	11.85	6.20	9.91	42.74	12.17	2.15	13.53
47	Highlands	(8.69)	(3.26)	(0.28)	2.19	9.01	7.30	5.53	4.78	7.77	10.19	25.81	17.75	5.05	10.52
48	Hillsborough	(8.33)	9.76	11.93	6.54	9.66	10.00	12.83	6.75	6.33	11.11	31.59	6.84	5.44	11.36
49	Holmes	(3.15)	-	-	-	6.68	-	-	0.95	-	4.15	5.60	5.04	7.52	2.91
50	Indian River	(2.21)	-	5.24	9.49	10.00	6.06	7.05	5.14	2.41	3.00	25.62	21.43	-	8.84
51	Jackson	(2.22)	(1.00)	(0.13)	0.46	(0.50)	(0.52)	(0.22)	(1.17)	0.42	12.21	20.34	20.18	2.55	6.72
52	Jefferson	(2.82)	(0.85)	(0.81)	(1.20)	(1.35)	-	3.56	1.00	0.29	4.02	12.33	16.26	0.96	4.80
53	Lafayette	#N/A	#N/A	#N/A	-	(0.03)	-	-	0.10	0.69	6.34	14.08	12.39	1.81	4.43
54	Lake	(5.87)	-	2.13	1.62	1.78	-	8.09	4.40	1.10	3.28	22.77	12.65	2.41	6.84
55	Lee	1.21	7.06	12.26	7.66	10.78	8.81	0.71	-	1.62	6.60	34.96	20.24	0.70	9.21
56	Leon	(5.89)	(0.65)	2.52	1.89	2.73	2.63	5.17	4.13	3.97	5.48	14.02	11.21	6.24	6.61
57	Levy	(13.56)	(1.10)	-	0.68	0.54	2.82	3.83	1.10	3.54	10.19	31.55	16.76	7.65	9.68
58	Liberty	-	-	-	-	-	-	2.97	(0.58)	2.60	4.68	(0.64)	-	-	1.13
59	Madison	(6.20)	(2.27)	(0.14)	-	(0.77)	(0.17)	0.69	(0.14)	18.17	3.43	35.11	24.18	1.63	10.36
60	Manatee	(5.00)	1.39	9.00	12.13	8.17	8.00	4.70	4.90	2.24	3.82	34.09	19.18	-	9.62
61	Marion	(7.38)	(0.42)	4.23	2.59	6.16	3.38	4.45	6.07	3.85	13.14	29.37	16.03	4.04	10.04
62	Martin	(4.75)	-	5.15	6.06	8.57	9.18	4.79	6.24	2.78	6.23	24.93	20.00	3.70	9.73
63	Monroe	(0.25)	3.61	6.29	4.53	7.92	7.75	0.25	0.68	1.21	1.86	33.63	20.90	3.52	8.72
64	Nassau	(7.94)	(0.35)	2.14	5.50	-	4.40	4.46	5.36	7.14	8.88	23.73	18.38	3.00	9.42
65	Okaloosa	(3.75)	-	3.68	3.53	4.52	3.23	4.96	5.84	6.67	8.06	25.72	10.59	0.92	8.25
66	Okeechobee	(4.75)	-	-	5.65	6.23	8.22	15.59	8.82	6.93	8.68	26.50	19.76	4.19	12.34
67	Orange	(2.24)	2.46	14.98	10.48	5.63	6.42	9.17	9.38	4.99	4.10	17.47	16.54	6.41	9.31
68	Osceola	(1.90)	7.12	13.59	8.84	3.52	4.75	6.78	9.23	6.99	5.74	25.11	19.75	2.70	10.13
69	Palm Beach	(2.59)	4.75	15.52	12.64	9.65	6.99	5.17	5.13	3.33	6.70	28.90	19.85	4.78	10.11
70	Pasco	(8.44)	(0.44)	4.78	3.44	4.55	8.10	10.12	6.76	2.53	10.75	24.78	21.01	4.52	11.07
71	Pinellas	(6.11)	4.18	11.98	11.42	9.74	10.03	8.99	6.33	7.14	7.83	26.84	16.59	6.48	11.28
72	Polk	(6.58)	4.43	9.49	6.70	4.94	5.62	8.03	5.96	5.70	6.07	29.84	13.72	2.40	9.67
73	Putnam	(7.39)	(0.50)	(0.22)	(1.24)	(0.30)	4.61	5.28	3.50	7.66	7.46	26.31	18.63	4.99	9.81
74	St. Johns	(4.39)	-	5.08	7.47	6.00	5.14	4.89	4.57	5.20	5.28	31.18	13.46	0.20	8.74
75	St. Lucie	(1.29)	0.20	6.84	8.91	19.02	12.32	10.14	8.86	0.66	10.73	35.08	16.08	3.87	12.22
76	Santa Rosa	(3.02)	(0.50)	5.44	-	3.30	3.43	6.16	3.89	7.06	12.46	24.28	7.71	2.58	8.44
77	Sarasota	(2.47)	7.01	10.12	7.27	11.77	4.83	4.30	1.26	0.28	7.18	39.40	10.21	(2.38)	8.13
78	Seminole	(4.76)	2.03	10.43	4.57	5.14	8.89	9.23	10.31	5.52	6.36	20.37	15.05	5.36	10.14
79	Sumter	(0.87)	3.63	12.47	2.52	0.23	(0.70)	(0.70)	14.38	0.01	-	28.16	8.47	-	6.20
80	Suwannee	#N/A	#N/A	#N/A	-	-	-	-	-	-	6.68	12.80	14.29	6.19	5.00
81	Taylor	#N/A	#N/A	#N/A	(0.00)	(1.40)	(0.79)	(0.84)	1.00	(0.92)	27.33	22.10	18.42	5.65	9.00
82	Union	(2.70)	(0.55)	(1.00)	(0.90)	(0.79)	(0.58)	(0.03)	0.56	0.27	(0.25)	16.75	(1.00)	1.90	2.20
83	Volusia	(0.28)	3.05	9.99	8.58	7.84	10.07	10.41	8.72	5.72	6.97	25.40	14.87	3.70	10.73
84	Wakulla	(0.78)	(5.07)	(1.10)	1.03	0.48	2.84	3.23	10.10	4.15	3.89	5.56	6.85	9.65	5.78
85	Walton	(0.89)	-	5.01	6.27	4.30	5.00	3.00	3.00	2.37	10.00	34.51	13.96	-	8.98
86	Washington	(4.70)	(1.44)	(2.39)	-	-	(0.29)	0.95	2.25	4.90	11.78	20.24	9.97	9.32	7.39

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Wind Damage Resistance Improvements Residential

Bill Number(s): HB 1339/SB 1176

Entire Bill

Partial Bill:

Sponsor(s): Representative Overdorf; Senator Leek

Month/Year Impact Begins: January 1st, 2026

Date(s) Conference Reviewed: March 21st, 2025

Section 1: Narrative

a. Current Law: No law currently exists.

b. Proposed Change: An increase in just value of a residential property from improvements to resist wind damage will not be considered when determining a property’s assessed value. These changes include strengthening roof deck attachments & roof-to-wall connections, and the installation of wind-resistant shingles, secondary water barriers, gable-end bracing, storm shutters, and opening protections.

Section 2: Description of Data and Sources

Section 3: Methodology (Include Assumptions and Attach Details)

Historically, Property Appraisers have considered roof replacements and other wind damage prevention construction to be a part of routine home maintenance and thus not included in the property’s assessment. This functions similarly to the implementation in s. 193.624 for renewable energy source devices. The only known exception to this was Sarasota County until a 2023 VAB hearing.

Since the bill is codifying current law, current administration, the impact of this bill is zero.

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			\$0	\$0		
2026-27			\$0	\$0		
2027-28			\$0	\$0		
2028-29			\$0	\$0		
2029-30			\$0	\$0		

Revenue Distribution: Ad Valorem

Section 5: Consensus Estimate (Adopted: 03/21/2025) The Conference adopted the proposed estimate.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2026-27	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2027-28	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2028-29	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2029-30	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

REVENUE ESTIMATING CONFERENCE

Revenue Source: Article V Fees/Other Taxes and Fees/Highway Safety Fees

Issue: Traffic Infractions

Bill Number(s): SB 1210

Entire Bill

Partial Bill:

Sponsor(s): Senator Martin

Month/Year Impact Begins: 10/01/2025

Date(s) Conference Reviewed: 03/21/2025

Section 1: Narrative

- a. Current Law:** Section 318.14(5), F.S. states that any person either electing to or required to appear before a designated official as a result of certain traffic offenses shall be deemed to have waived his or her right to the civil penalty provisions of section 318.18, F.S. After a hearing, the official shall make a determination as to whether an infraction has been committed. There are mandatory additional penalties and driver license suspensions for some offenses, such as any infraction which causes the death of another person, any infraction which causes the serious bodily injury of another person, and any infraction which causes the death or serious bodily injury of a vulnerable road user. Amounts received from the mandatory civil penalties imposed pursuant to this subsection upon persons for infractions which causes the death of another person, or the serious bodily injury of another person, shall be remitted to the Department of Revenue and deposited into the Department of Health Emergency Medical Services Trust Fund. Section 318.19, F.S. lists which traffic infractions require a mandatory hearing. Section 324.023, F.S. establishes financial responsibility upon every owner or operator of a motor vehicle required to be registered.
- b. Proposed Change:** Section 318.19, F.S. is revised so that a person is required to appear before a designated official if found to have committed a traffic infraction imposed for failure to obey a traffic signal, failure to obey a stop sign, or failure to obey the rules of a four way stop and the infraction resulted in a crash with another vehicle. Section 318.14(5), F.S. is revised so that when an individual is required to appear before a designated official for these violations, the following additional penalties are imposed:
- For a first offense, a \$500 fine.
 - For a second offense, a \$1,000 fine and a six-month suspension of driver license.
 - For a third or subsequent offense, a \$1,000 fine and a one-year suspension of driver license.
- Section 324.023, F.S. is revised to conform to changes made elsewhere in the bill.

Section 2: Description of Data and Sources

https://cdn.ymaws.com/www.flclerks.com/resource/resmgr/publicationsanddocuments/2024_Distribution_Schedule_-.pdf

<https://pubmed.ncbi.nlm.nih.gov/10487344/>

https://www.flhsmv.gov/pdf/crashreports/crash_facts_2023.pdf

February 2025 Article V REC

Contact with HSMV and CCOC staff

Section 3: Methodology (Include Assumptions and Attach Details)

There will be positive impacts to GR, local funds, and various state trust funds from additional fines and driver license reinstatement fees. The number of crashes in 2023 came from the HSMV website. It is assumed that 40% of crashes occur at intersections, all of which involve either a failure to obey a traffic symbol or stop sign. Applying the 40% assumption to the total crashes yields an estimate for Florida crashes at intersections in 2023. This amount was grown by the Allocated Traffic growth rates from the most recent Article V REC. It is further assumed that 80% of violations are first-time violations, 15% are second violations, 5% are third or subsequent violations and the collection rate is 90%. These assumptions were used to estimate the new stream of fine collections and the new driver license reinstatement fees. The cash analysis was adjusted for the October effective date and driver license suspension periods.

REVENUE ESTIMATING CONFERENCE

Revenue Source: Article V Fees/Other Taxes and Fees/Highway Safety Fees

Issue: Traffic Infractions

Bill Number(s): SB 1210

Section 4: Proposed Revenue Impact

Article V Fees

GR	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			11.1	16.7		
2026-27			16.8	16.8		
2027-28			17.0	17.0		
2028-29			17.1	17.1		
2029-30			17.1	17.1		

Trust	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			12.1	18.2		
2026-27			18.4	18.4		
2027-28			18.5	18.5		
2028-29			18.7	18.7		
2029-30			18.7	18.7		

Local	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			37.6	56.4		
2026-27			57.0	57.0		
2027-28			57.4	57.4		
2028-29			57.8	57.8		
2029-30			58.0	58.0		

Other Taxes and Fees

Trust	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			0.2	0.3		
2026-27			0.3	0.3		
2027-28			0.3	0.3		
2028-29			0.4	0.4		
2029-30			0.4	0.4		

Local	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			0.7	1.1		
2026-27			1.1	1.1		
2027-28			1.1	1.1		
2028-29			1.1	1.1		
2029-30			1.1	1.1		

Highway Safety Fees

GR	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			0.2	1.2		
2026-27			1.1	1.2		
2027-28			1.2	1.2		
2028-29			1.2	1.2		
2029-30			1.2	1.2		

REVENUE ESTIMATING CONFERENCE

Revenue Source: Article V Fees/Other Taxes and Fees/Highway Safety Fees

Issue: Traffic Infractions

Bill Number(s): SB 1210

Trust	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			0.1	0.7		
2026-27			0.7	0.7		
2027-28			0.7	0.7		
2028-29			0.7	0.7		
2029-30			0.7	0.7		

Local	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			0.1	0.7		
2026-27			0.6	0.7		
2027-28			0.7	0.7		
2028-29			0.7	0.7		
2029-30			0.7	0.7		

Revenue Distribution:

General Revenue, Local Trust Funds, Multiple State Trust Funds (see attached spreadsheet)

Section 5: Consensus Estimate (Adopted: 03/21/2025) The Conference adopted the middle estimate as presented.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	12.3	19.4	11.5	17.7	38.4	58.2	62.2	95.3
2026-27	19.4	19.5	17.9	17.9	58.7	58.8	96.0	96.2
2027-28	19.7	19.7	18.0	18.0	59.2	59.2	96.9	96.9
2028-29	19.9	19.9	18.2	18.2	59.6	59.6	97.7	97.7
2029-30	19.9	19.9	18.2	18.2	59.8	59.8	97.9	97.9

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
1	Data and Assumptions				Allocated Traffic														
2	FI HSMV Crashes 2023		395,175		Growth Rates														
3	US % of Crashes in Intersections		40%		2023-2024		6.4%												
4	FI Crashes in Intersection 2023		158,070		2024-2025		0.6%												
5	% 1st Violation		80.0%		2025-2026		1.5%												
6	% 2nd Violation		15.0%		2026-2027		1.1%												
7	% 3rd + Violation		5.0%		2027-2028		0.7%												
8	Collection Rate		90.0%		2028-2029		0.7%												
9					2029-2030		0.4%												
10																			
11	Violations: New																		
12		Number of Violations	1st Violation @ \$500	2nd Violation @ \$1,000	3rd + Violation @ \$1,000	Total Fines Collected	10% Clerks	Child Welfare Trust Fund	Juv. Justice Trust Fund	Clerks	County PRMTF	GR 20.6%	EMS TF 7.2%	ACC TF 5.1%	B&SC TF 8.2%	DOR G&D TF 2.0%	Clerk 0.5%	Clerk or County 56.4%	
14	2023-2024	168,130																	
15	2024-2025	169,075																	
16	2025-2026	171,552	\$ 61,758,684	\$ 23,159,507	\$ 7,719,836	\$ 92,638,026	\$ 9,263,803	\$ 171,552	\$ 171,552	\$ 1,072,199	\$ 1,072,199	\$ 16,662,664	\$ 5,823,844	\$ 4,125,223	\$ 6,632,711	\$ 1,617,734	\$ 404,434	\$ 45,620,111	
17	2026-2027	173,410	\$ 62,427,564	\$ 23,410,337	\$ 7,803,446	\$ 93,641,346	\$ 9,364,135	\$ 173,410	\$ 173,410	\$ 1,083,812	\$ 1,083,812	\$ 16,843,130	\$ 5,886,919	\$ 4,169,901	\$ 6,704,547	\$ 1,635,255	\$ 408,814	\$ 46,114,201	
18	2027-2028	174,649	\$ 62,873,460	\$ 23,577,548	\$ 7,859,183	\$ 94,310,190	\$ 9,431,019	\$ 174,649	\$ 174,649	\$ 1,091,553	\$ 1,091,553	\$ 16,963,434	\$ 5,928,967	\$ 4,199,685	\$ 6,752,435	\$ 1,646,935	\$ 411,734	\$ 46,443,577	
19	2028-2029	175,887	\$ 63,319,356	\$ 23,744,759	\$ 7,914,920	\$ 94,979,034	\$ 9,497,903	\$ 175,887	\$ 175,887	\$ 1,099,294	\$ 1,099,294	\$ 17,083,738	\$ 5,971,015	\$ 4,229,469	\$ 6,800,323	\$ 1,658,615	\$ 414,654	\$ 46,772,953	
20	2029-2030	176,506	\$ 63,542,304	\$ 23,828,364	\$ 7,942,788	\$ 95,313,456	\$ 9,531,346	\$ 176,506	\$ 176,506	\$ 1,103,165	\$ 1,103,165	\$ 17,143,890	\$ 5,992,039	\$ 4,244,361	\$ 6,824,267	\$ 1,664,455	\$ 416,114	\$ 46,937,641	
21																			
22	DL Suspensions: New																		
23		Number of Violations	Violations Subject to DL Suspension	Total Reinstatement Fees	GR	HSOTF	Tax Collector												
24	2025-2026	171,552	34,310	\$ 2,573,279	\$ 1,200,863	\$ 715,028	\$ 657,387												
25	2025-2026 (cash)		6,433	\$ 482,490	\$ 225,162	\$ 134,068	\$ 123,260												
26	2026-2027	173,410	34,682	\$ 2,601,149	\$ 1,213,869	\$ 722,772	\$ 664,507												
27	2026-2027 (cash)		32,514	\$ 2,438,577	\$ 1,138,002	\$ 677,599	\$ 622,975												
28	2027-2028	174,649	34,930	\$ 2,619,728	\$ 1,222,540	\$ 727,935	\$ 669,253												
29	2028-2029	175,887	35,177	\$ 2,638,307	\$ 1,231,210	\$ 733,097	\$ 673,999												
30	2029-2030	176,506	35,301	\$ 2,647,596	\$ 1,235,545	\$ 735,679	\$ 676,373												
31																			
32	Article V Impact																		
33		GR	Trust	Local															
34	2025-2026	\$ 16.7	\$ 18.2	\$ 56.4															
35	2026-2027	\$ 16.8	\$ 18.4	\$ 57.0															
36	2027-2028	\$ 17.0	\$ 18.5	\$ 57.4															
37	2028-2029	\$ 17.1	\$ 18.7	\$ 57.8															
38	2029-2030	\$ 17.1	\$ 18.7	\$ 58.0															
39																			
40	Other Taxes and Fees Impact																		
41		GR	Trust	Local															
42	2025-2026	\$ -	\$ 0.3	\$ 1.1															
43	2026-2027	\$ -	\$ 0.3	\$ 1.1															
44	2027-2028	\$ -	\$ 0.3	\$ 1.1															
45	2028-2029	\$ -	\$ 0.4	\$ 1.1															
46	2029-2030	\$ -	\$ 0.4	\$ 1.1															
47																			
48	Driver License Impact																		
49		GR	Trust	Local															
50	2025-2026	\$ 1.2	\$ 0.7	\$ 0.7															
51	2025-2026 (cash)	\$ 0.2	\$ 0.1	\$ 0.1															
52	2026-2027	\$ 1.2	\$ 0.7	\$ 0.7															
53	2026-2027 (cash)	\$ 1.1	\$ 0.7	\$ 0.6															
54	2027-2028	\$ 1.2	\$ 0.7	\$ 0.7															
55	2028-2029	\$ 1.2	\$ 0.7	\$ 0.7															
56	2029-2030	\$ 1.2	\$ 0.7	\$ 0.7															

ArtV

GR	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			11.1	16.7		
2026-27			16.8	16.8		
2027-28			17.0	17.0		
2028-29			17.1	17.1		
2029-30			17.1	17.1		

Trust	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			12.1	18.2		
2026-27			18.4	18.4		
2027-28			18.5	18.5		
2028-29			18.7	18.7		
2029-30			18.7	18.7		

Local	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			37.6	56.4		
2026-27			57.0	57.0		
2027-28			57.4	57.4		
2028-29			57.8	57.8		
2029-30			58.0	58.0		

Other

Trust	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			0.2	0.3		
2026-27			0.3	0.3		
2027-28			0.3	0.3		
2028-29			0.4	0.4		
2029-30			0.4	0.4		

Local	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			0.7	1.1		
2026-27			1.1	1.1		
2027-28			1.1	1.1		
2028-29			1.1	1.1		
2029-30			1.1	1.1		

DL

GR	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			0.2	1.2		
2026-27			1.1	1.2		
2027-28			1.2	1.2		
2028-29			1.2	1.2		
2029-30			1.2	1.2		

Trust	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			0.1	0.7		
2026-27			0.7	0.7		
2027-28			0.7	0.7		
2028-29			0.7	0.7		
2029-30			0.7	0.7		

Local	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			0.1	0.7		
2026-27			0.6	0.7		
2027-28			0.7	0.7		
2028-29			0.7	0.7		
2029-30			0.7	0.7		

GR Serice Charge Adjustments

ArtV

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	12.1	18.2	11.2	16.7	37.6	56.4	60.9	91.3
2026-27	18.3	18.3	16.9	16.9	57.0	57.0	92.2	92.2
2027-28	18.5	18.5	17.0	17.0	57.4	57.4	92.9	92.9
2028-29	18.6	18.6	17.2	17.2	57.8	57.8	93.6	93.6
2029-30	18.6	18.6	17.2	17.2	58.0	58.0	93.8	93.8

Other

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	*	*	0.2	0.3	0.7	1.1	0.9	1.4
2026-27	*	*	0.3	0.3	1.1	1.1	1.4	1.4
2027-28	*	*	0.3	0.3	1.1	1.1	1.4	1.4
2028-29	*	*	0.4	0.4	1.1	1.1	1.5	1.5
2029-30	*	*	0.4	0.4	1.1	1.1	1.5	1.5

DL

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.2	1.3	0.1	0.6	0.1	0.7	0.4	2.6
2026-27	1.2	1.3	0.6	0.6	0.6	0.7	2.4	2.6
2027-28	1.3	1.3	0.6	0.6	0.7	0.7	2.6	2.6
2028-29	1.3	1.3	0.6	0.6	0.7	0.7	2.6	2.6
2029-30	1.3	1.3	0.6	0.6	0.7	0.7	2.6	2.6

Total

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	12.3	19.4	11.5	17.7	38.4	58.2	62.2	95.3
2026-27	19.4	19.5	17.9	17.9	58.7	58.8	96.0	96.2
2027-28	19.7	19.7	18.0	18.0	59.2	59.2	96.9	96.9
2028-29	19.9	19.9	18.2	18.2	59.6	59.6	97.7	97.7
2029-30	19.9	19.9	18.2	18.2	59.8	59.8	97.9	97.9

REVENUE ESTIMATING CONFERENCE

Revenue Source: Communication Services
Issue: Rural Communities
Bill Number(s): CS/SB 110, First Engrossed

- Entire Bill**
 Partial Bill: Section 4
Sponsor(s): Senator Simon
Month/Year Impact Begins: July 2025
Date(s) Conference Reviewed: March 21st, 2025

Section 1: Narrative

- a. Current Law:** After allocating 55.9% of Direct-to-Home Satellite Sales Tax to the state, 70% of the remainder shall be distributed pursuant to s. 218.61 and 30% of the remainder is distributed pursuant to s. 218.67.
- b. Proposed Change:** After allocating 55.9% of Direct-to-Home Satellite Sales Tax to the state, 100% of the remainder is distributed pursuant to s. 218.61.

Section 2: Description of Data and Sources

FEB 25-Post Conference CST GRUT REC Package

Section 3: Methodology (Include Assumptions and Attach Details)

The proceeds previously distributed to the fiscally constrained counties by s. 202.18 would henceforth be transferred to the Local Government Half-Cent Clearing trust fund to be distributed pursuant to 218.61. While this would shift funds between local trust funds, it has no impact on state revenues.

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			\$0 M	\$0 M		
2026-27			\$0 M	\$0 M		
2027-28			\$0 M	\$0 M		
2028-29			\$0 M	\$0 M		
2029-30			\$0 M	\$0 M		

Revenue Distribution: Communication Services

Section 5: Consensus Estimate (Adopted: 03/21/2025) The Conference adopted the proposed estimate.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2026-27	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2027-28	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2028-29	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2029-30	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

REVENUE ESTIMATING CONFERENCE

Revenue Source: Corporate Income Tax
Issue: Resilient Building Tax Credit Program
Bill Number(s): CS/HB143

- Entire Bill**
- Partial Bill:**

Sponsor(s): Representative Barnaby
Month/Year Impact Begins: January 1, 2026
Date(s) Conference Reviewed: 03/21/2025

Section 1: Narrative

- a. Current Law:** Currently there is no tax credit for LEED certified buildings
- b. Proposed Change:** This bill creates the Resilient Building Tax Credit Program, which provides a 5-year corporate income tax credit to owners of resilient buildings that have received certain Leadership in Energy and Environmental Design (LEED) certifications. The amount of the tax credit varies depending on the level of LEED certification the building has received with BD+C silver and gold receiving \$0.50 per sq. ft of the building, BD+C Platinum receiving \$1 per sq ft. O+M gold and silver receiving \$1 per sq ft and O+M Platinum receiving \$2 per sq ft.

Section 2: Description of Data and Sources

LEED Project directory
 FL construction expenditures commercial growth rates.

Section 3: Methodology (Include Assumptions and Attach Details)

The starting point of this analysis was using the LEED project directory in order to find LEED certified buildings within Florida as well as their eligible sq footage for the credit. The BD+C registrations and the O+M registrations are broken down separately due to different credit amounts per sq ft, then using the sq footage from the directory we can get to credits generated for each level certification. Using 2024 as a jumping off point the high uses a 4-year average of growth from total credits generated between 21-22 and 24-25 totaling 12.3% growth annually. The low estimate uses FL construction expenditure growth rates for commercial from the latest conference to get to a potential impact. Because the credit is applied for 5 years there is a stacking effect taking place fully reaching 5 cohorts of credits being granted each year by 2029-30.

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	(\$11.3 M)	(\$80.9 M)			(\$10.6 M)	(\$62.1 M)
2026-27	(\$23.9 M)	(\$80.9 M)			(\$21.8 M)	(\$62.1 M)
2027-28	(\$38.2 M)	(\$80.9 M)			(\$33.6 M)	(\$62.1 M)
2028-29	(\$54.1 M)	(\$80.9 M)			(\$46.1 M)	(\$62.1 M)
2029-30	(\$72.1 M)	(\$80.9 M)			(\$59.1 M)	(\$62.1 M)

Revenue Distribution:

Section 5: Consensus Estimate (Adopted: 03/21/2025) The Conference adopted the high estimate with the fifth year cash as the recurring impact.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	(11.3)	(72.1)	0.0	0.0	0.0	0.0	(11.3)	(72.1)
2026-27	(23.9)	(72.1)	0.0	0.0	0.0	0.0	(23.9)	(72.1)
2027-28	(38.2)	(72.1)	0.0	0.0	0.0	0.0	(38.2)	(72.1)
2028-29	(54.1)	(72.1)	0.0	0.0	0.0	0.0	(54.1)	(72.1)
2029-30	(72.1)	(72.1)	0.0	0.0	0.0	0.0	(72.1)	(72.1)

BD+C registrations Count	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26
Gold	28	35	15	19	18	15	20	
Platinum	34	62	1	5	2	1	19	
Silver	30	23	24	19	22	23	21	6
Total	92	120	40	43	42	39	60	6
		23.3%	-200.0%	7.0%	-2.4%	-7.7%	35.0%	

BD+C registrations Sq Ft.	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26
Gold	3,386,424	1,609,046	1,408,557	1,105,390	3,141,816	1,835,593	3,391,251	
Platinum	120,147	364,010	189,480	1,372,586	299,896	282,967	701,407	
Silver	4,912,189	1,352,030	4,880,025	3,999,699	3,058,178	2,734,176	4,749,254	1,060,491
Total	8,418,760	3,325,086	6,478,062	6,477,675	6,499,890	4,852,736	8,841,912	1,060,491
		-153.2%	48.7%	0.0%	0.3%	-33.9%	45.1%	

BD+C credit per sq ft.	
Gold	\$ 0.50
Platinum	\$ 1.00
Silver	\$ 0.50

BD+C credit	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26
Gold	\$ 1,693,212	\$ 804,523	\$ 704,279	\$ 552,695	\$ 1,570,908	\$ 917,797	\$ 1,695,626	\$ -
Platinum	\$ 120,147	\$ 364,010	\$ 189,480	\$ 1,372,586	\$ 299,896	\$ 282,967	\$ 701,407	\$ -
Silver	\$ 2,456,095	\$ 676,015	\$ 2,440,013	\$ 1,999,850	\$ 1,529,089	\$ 1,367,088	\$ 2,374,627	\$ 530,246
Total	4,269,454	1,844,548	3,333,771	3,925,131	3,399,893	2,567,852	4,771,660	530,246
		-131.5%	44.7%	15.1%	-15.4%	-32.4%	46.2%	

28.7% if you take out 2023

O+M registrations Count	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26
Gold	8	2	2	4	1	11	12	1
Platinum								
Silver	5	1		3	5		6	1
Total	13	3	2	7	6	11	18	2
		-333.3%	-50.0%	71.4%	-16.7%	45.5%	38.9%	

O+M registrations Sq Ft.	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26
Gold	5,199,319	754,832	403,008	1,077,998	1,722,812	1,250,322	3,429,015	5,315
Platinum								
Silver	469,001	587,066		493,735	733,509		1,840,417	560,893
Total	5,668,320	1,341,898	403,008	1,571,733	2,456,321	1,250,322	5,269,432	566,208
		-322.4%	-233.0%	74.4%	36.0%	-96.5%	76.3%	-830.7%

O+M credit per sq ft.	
Gold	\$ 1.00
Platinum	\$ 2.00
Silver	\$ 1.00

O+M credit	20-21	21-22	22-23	23-24	24-25	25-26
Gold	\$ 403,008	\$ 1,077,998	\$ 1,722,812	\$ 1,250,322	\$ 3,429,015	\$ 5,315
Platinum	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Silver	\$ -	\$ 493,735	\$ 733,509	\$ -	\$ 1,840,417	\$ 560,893
Total	403,008	1,571,733	2,456,321	1,250,322	5,269,432	566,208
		74.4%	36.0%	-96.5%	76.3%	

Total Credit per year	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
High	3,736,779	5,496,864	5,856,214	3,818,174	10,041,092	11,276,146	12,663,112	14,220,674	15,969,817	17,934,105	20,140,000
Low		32.0%	6.1%	-53.4%	62.0%	10,624,479	11,205,638	11,808,501	12,424,905	13,034,968	13,674,985

Growth rates	5 year	fl constr. exp. Commercial
2025-26	12.3%	5.8%
2026-27	12.3%	5.5%
2027-28	12.3%	5.4%
2028-29	12.3%	5.2%
2029-30	12.3%	4.9%
2030-31	12.3%	4.9%

High	25-26	26-27	27-28	28-29	29-30	30-31	Low	25-26	26-27	27-28	28-29	29-30	30-31
\$	11,276,146	12,663,112	14,220,674	15,969,817	17,934,105	20,140,000	\$	10,624,479	11,205,638	11,808,501	12,424,905	13,034,968	13,674,985
		\$	11,276,146	\$	11,276,146	\$	11,276,146	\$	10,624,479	\$	10,624,479	\$	10,624,479
			\$	12,663,112	\$	12,663,112	\$	12,663,112	\$	11,205,638	\$	11,205,638	\$
			\$	14,220,674	\$	14,220,674	\$	14,220,674	\$	11,808,501	\$	11,808,501	\$
				\$	15,969,817	\$	15,969,817	\$	17,934,105	\$	12,424,905	\$	13,034,968

Proposed Revenue Impact						
Year	High			low		
	Cash	Recurring		Cash	Recurring	
2025-26	\$ 11.3 M	\$ 80.9 M		\$ 10.6 M	\$ 62.1 M	
2026-27	\$ 23.9 M	\$ 80.9 M		\$ 21.8 M	\$ 62.1 M	
2027-28	\$ 38.2 M	\$ 80.9 M		\$ 33.6 M	\$ 62.1 M	
2028-29	\$ 54.1 M	\$ 80.9 M		\$ 46.1 M	\$ 62.1 M	
2029-30	\$ 72.1 M	\$ 80.9 M		\$ 59.1 M	\$ 62.1 M	

REVENUE ESTIMATING CONFERENCE

Revenue Source: Local Taxes and Fees

Issue: Requires Certain Local Option Taxes to be Enacted or Reenacted in a Specified Manner

Bill Number(s): PCS for HB 1221

Entire Bill

Partial Bill

Sponsor(s): Ways and Means Committee and Representative Miller

Month/Year Impact Begins: July 1, 2025

Date(s) Conference Reviewed: March 21, 2025

Section 1: Narrative

a. Current Law:

Tourist Development Taxes

Section 125.0104, F.S., authorizes five separate tourist development taxes (TDTs) that county governments may levy. Depending on a county's eligibility to levy, the tax rate applied to transient rental transactions may vary from a minimum of 3 percent to a maximum of 6 percent. The five levies are each subject to referendum approval. The tax proceeds are used generally for capital construction of tourist-related facilities, tourist promotion, and beach and shoreline maintenance; however, the authorized uses vary according to the particular levy. The five TDTs, and the number of eligible counties levying as of January 2025,¹ are listed below.

1. 1 or 2 Percent Tax [s. 125.0104(3)(c), F.S.] – levied by 62 of 67 eligible counties.
2. Additional 1 Percent Tax [s. 125.0104(3)(d), F.S.] – levied by 56 of 59 eligible counties.
3. Professional Sports Franchise Facility Tax [s. 125.0104(3)(l), F.S.] – levied by 46 of 67 eligible counties.
4. High Tourism Impact Tax [s. 125.0104(3)(m), F.S.] – levied by 11 of 15 eligible counties.
5. Additional Professional Sports Franchise Facility Tax [s. 125.0104(3)(n), F.S.] – levied by 37 of 65 eligible counties.

Pursuant to s. 125.0104(6), F.S., an ordinance enacted or renewed by a county levying a TDT shall not take effect until the ordinance levying and imposing the tax has been approved in a referendum held at a general election, as defined in s. 97.021, F.S., by a majority of the electors voting in such election in the county or by a majority of the electors voting in the subcounty special tax district affected by the tax. Furthermore, a referendum to reenact an expiring TDT must be held at a general election occurring within the 48-month period immediately preceding the effective date of the reenacted tax, and the referendum may appear on the ballot only once within the 48-month period.

Local Option Food and Beverage Taxes

Section 212.0306, F.S., authorizes any county, as defined in s. 125.011(1), F.S., [i.e., Miami-Dade County] to impose two separate taxes by ordinance adopted by a majority vote of the county's governing body. A 2 percent tax may be imposed on the sale of food, beverages, and alcoholic beverages in hotels and motels. The proceeds are used for promoting the county and its constituent municipalities as a destination site for conventions, trade shows, and pleasure travel. With some exceptions, a 1 percent tax may be imposed on the sale of food, beverages, and alcoholic beverages in establishments that are licensed by the state to sell alcoholic beverages for consumption on the premises, except for hotels and motels. Not less than 15 percent of the proceeds are used for construction and operation of domestic violence centers. The remainder is used for programs to assist the homeless or those about to become homeless.

Sales in those municipalities presently imposing the Municipal Resort Tax, as authorized by Chapter 67-930, L.O.F., (i.e., Bal Harbour, Miami Beach, and Surfside) are exempt from these taxes. However, the 1 percent tax may be levied if the municipality's governing body adopts an ordinance that is subsequently approved by a majority of voters voting in a referendum held at a general election as defined in s. 97.021, F.S. The tax would take effect on the first day of January following the general election in which the ordinance was approved. A referendum to reenact an expiring 1 percent tax must be held at a general election occurring within the 48-month period immediately preceding the effective date of the reenacted tax, and the referendum may appear on the ballot only once within the 48-month period.

¹ Office of Economic and Demographic Research, *2025 Local Option Tourist / Food and Beverage / Tax Rates in Florida's Counties*, available at <https://edr.state.fl.us/Content/local-government/data/county-municipal/2025LOTTRates.pdf> (last updated 1/8/2025).

REVENUE ESTIMATING CONFERENCE

Revenue Source: Local Taxes and Fees

Issue: Requires Certain Local Option Taxes to be Enacted or Reenacted in a Specified Manner

Bill Number(s): PCS for HB 1221

Local Discretionary Sales Surtaxes

Nine separate local discretionary sales surtaxes (LDSSs), also known as local option sales taxes, are currently authorized in s. 212.055, F.S., and represent potential revenue sources for county governments generally. With particular surtax levies, municipal governments and school districts may receive all or some of the revenue proceeds. The use of the surtax proceeds varies according to the particular levy. The nine LDSSs, and the number of eligible counties levying as of December 2024,² are listed below.

1. Charter County and Regional Transportation System Surtax [s. 212.055(1), F.S.] – levied by 3 of 23 eligible counties.
2. Local Government Infrastructure Surtax [s. 212.055(2), F.S.] – levied by 27 of 67 eligible counties.
3. Small County Surtax [s. 212.055(3), F.S.] – levied by 30 of 31 eligible counties.
4. Indigent Care and Trauma Center Surtax [s. 212.055(4), F.S.] – levied by 1 of 66 eligible counties.
5. County Public Hospital Surtax [s. 212.055(5), F.S.] – levied by Miami-Dade County, the only eligible county.
6. School Capital Outlay Surtax [s. 212.055(6), F.S.] – levied by 31 of 67 eligible school districts.
7. Voter-Approved Indigent Care Surtax [s. 212.055(7), F.S.] – levied by 5 of 59 eligible counties.
8. Emergency Fire Rescue Services and Facilities Surtax [s. 212.055(8), F.S.] – levied by 2 of 65 eligible counties.
9. Pension Liability Surtax [s. 212.055(9), F.S.] – levied by none of the 27 eligible counties.

Pursuant to s. 212.055(10), F.S., a referendum to adopt, amend, or reenact a LDSS must be held at a general election as defined in s. 97.021. A referendum to reenact an expiring surtax must be held at a general election occurring within the 48-month period immediately preceding the effective date of the reenacted surtax. Such a referendum may appear on the ballot only once within the 48-month period.

b. Proposed Changes:

Tourist Development Taxes

The bill would require that any TDT in effect on June 30, 2025, must be renewed by an ordinance approved in a referendum on or before January 1, 2033, in order to remain in effect after January 1, 2033. Any such referendum must be held at a general election, pursuant to the provisions of s. 125.0104(6), F.S. An ordinance to levy and impose a TDT expires eight years after the ordinance's effective date that is approved by referendum. The TDT may be renewed for subsequent eight-year periods, if each eight-year period is approved by the required referendum.

The bill would provide an exception to these eight-year renewal periods. A new or reenacted TDT may be levied for a term of no more than 30 years, if all three of the following conditions are met.

1. The TDT proceeds will be used for the purpose of servicing bond indebtedness.
2. The ordinance enacting a new TDT, or reenacting an existing TDT, specifies that the tax proceeds will be used for the purpose of servicing bond indebtedness; the maximum duration of such bond indebtedness, not to exceed 30 years; and provides specificity regarding what those purposes are.
3. The ballot referendum question specifies that the TDT proceeds will be used for the purpose of servicing bond indebtedness and includes a brief and general description of the purposes for which the indebtedness will be incurred.

Under the bill, the State would covenant with holders of bonds or other instruments of indebtedness issued by counties before July 1, 2025, that it will not impair or materially alter the rights of those holders or relieve counties of the duty to meet their obligations as a result of previous pledges or assignments entered into under s. 125.0104, F.S., as it existed before July 1, 2025. However, the proposed renewal provisions would not apply in any case in which the proceeds of a TDT levied on or before June 30, 2025, have been pledged to secure and liquidate revenue bonds or revenue refunding bonds, unless such bonds are retired before January 1, 2033. If the bonds are not retired before January 1, 2033, the proposed renewal provisions would apply as though January 1, 2033, were instead replaced with January 1 of the year following the retirement of such bonds.

² Office of Economic and Demographic Research, *2025 Local Discretionary Sales Surtax Rates in Florida's Counties*, available at <https://edr.state.fl.us/Content/local-government/data/county-municipal/2025LDSSrates.pdf> (last updated 12/11/2024).

REVENUE ESTIMATING CONFERENCE

Revenue Source: Local Taxes and Fees

Issue: Requires Certain Local Option Taxes to be Enacted or Reenacted in a Specified Manner

Bill Number(s): PCS for HB 1221

Local Option Food and Beverage Taxes

The bill would require that an ordinance, adopted by Bal Harbour, Miami Beach, or Surfside, which levies and imposes the 1 percent tax expires eight years after the effective date of the ordinance that is approved in a referendum. However, an ordinance may be reenacted for subsequent eight-year periods if each eight-year period is approved in referendum.

Local Discretionary Sales Surtaxes

The bill would require that any LDSS in effect on June 30, 2025, which is required to be approved by voters in a referendum, must be renewed by an ordinance, or resolution, approved in a referendum on or before January 1, 2033, in order to remain in effect after January 1, 2033. Any such referendum must be held at a general election, pursuant to the provisions of s. 212.055(10), F.S. Except as provided in s. 212.055(4)(b), F.S., any new or reenacted LDSS levied on or after July 1, 2025, may not be levied for more than eight years unless reenacted by ordinance or resolution and approved by referendum held pursuant to s. 212.055(10), F.S.

Section 212.055(4)(b), F.S., authorizes non-consolidated counties having a population of less than 800,000 to levy a 0.25% Indigent Care and Trauma Center Surtax for the sole purpose of funding trauma services provided by a trauma center licensed under Chapter 395, F.S. Under current law, this surtax expires four years after its effective date, unless reenacted by ordinance and approved by voters in a subsequent referendum. This bill does not alter this surtax's four-year renewal period.

The bill would provide an exception to these eight-year renewal periods. A new or reenacted LDSS may be levied for a term of no more than 30 years, if all three of the following conditions are met.

1. The LDSS proceeds will be used for the purpose of servicing bond indebtedness.
2. The ordinance, or resolution, enacting a new LDSS, or reenacting an existing LDSS, specifies that the surtax proceeds will be used for the purpose of servicing bond indebtedness; the maximum duration of such bond indebtedness, not to exceed 30 years; and provides specificity regarding what those purposes are.
3. The ballot referendum question specifies that the LDSS proceeds will be used for the purpose of servicing bond indebtedness and includes a brief and general description of the purposes for which the indebtedness will be incurred and the maximum length of time the surtax may be imposed.

Under the bill, the State would covenant with holders of bonds or other instruments of indebtedness issued by counties or school boards before July 1, 2025, that it will not impair or materially alter the rights of those holders or relieve counties or school boards of the duty to meet their obligations as a result of previous pledges or assignments entered into under s. 212.055, F.S., as it existed before July 1, 2025. However, the proposed renewal provisions would not apply in any case in which the proceeds of a LDSS levied on or before June 30, 2025, have been pledged to secure and liquidate revenue bonds or revenue refunding bonds, unless such bonds are retired before January 1, 2033. If the bonds are not retired before January 1, 2033, the proposed renewal provisions would apply as though January 1, 2033, were instead replaced with January 1 of the year following the retirement of such bonds.

Finally, these limitations on surtax levy provisions do not apply to the enactment or reenactment of the Pension Liability Surtax, authorized pursuant to s. 212.055(9), F.S.

Section 2: Description of Data and Sources

During the 2024-25 state fiscal year, the 62 counties levying a TDT will realize an estimated \$2.10 billion in revenue.³ During the 2024-25 local fiscal year, the 60 county governments and 31 school districts levying one or more LDSSs will realize an estimated \$5.73 billion in revenue.⁴

³ Office of Economic and Demographic Research, *Local Option Tourist Tax Levies in Florida's Counties: Estimation of Realized and Unrealized Tax Revenues*, available at <https://edr.state.fl.us/Content/local-government/data/data-a-to-z/realizedtourism.xlsx> (last updated 1/8/2025).

⁴ Office of Economic and Demographic Research, *Local Discretionary Sales Surtax Levies in Florida's Counties: Estimation of Realized and Unrealized Tax Revenues*, available at <https://edr.state.fl.us/Content/local-government/data/data-a-to-z/realizedsales.xlsx> (last updated 1/9/2025).

REVENUE ESTIMATING CONFERENCE

Revenue Source: Local Taxes and Fees

Issue: Requires Certain Local Option Taxes to be Enacted or Reenacted in a Specified Manner

Bill Number(s): PCS for HB 1221

Section 3: Methodology (Include Assumptions and Attach Details)

In recent years, the Revenue Estimating Conference (REC) has reviewed several bills, which have proposed limitations on local option tax levies.

Following the 2019 Regular Legislative Session, the REC considered CS/CS/HB 5 – Section 1 that would have required a referendum to adopt or amend a local discretionary sales surtax to be held at a general election as defined in s. 97.021, F.S. On June 5, 2019, the REC adopted an estimate of zero cash/zero recurring. The Conference reasoned that the requirement did not directly impact current baseline revenue forecasts because they were based on current law / current administration and did not contain assumptions regarding future surtax enactments. That legislation was later codified as Chapter 2019-64, L.O.F.

After the 2022 Regular Legislative Session, the REC considered CS/CS/HB 777 that would have required a referendum to adopt or amend several local taxes to be held at a general election as defined in s. 97.021, F.S. On June 1, 2022, the REC adopted an estimate of zero cash/zero recurring and stated that the Conference does not account for future changes in the enactment of these taxes in its baseline. That legislation was later codified as Chapter 2022-214, L.O.F.

Furthermore, during the 2023 Regular Legislative Session, the REC considered HB 7063 that would have required a referendum to enact or renew several local taxes to be held at a general election as defined in s. 97.021, F.S. On April 7, 2023, the REC adopted an estimate of zero cash/zero recurring and stated that the Conference does not account for future changes in the enactment of these taxes in its baseline. That legislation was later codified as Chapter 2023-157, L.O.F.

Although the bill would potentially limit local government flexibility in implementing and maintaining these revenue sources to fund community infrastructure and services, it does not limit the authority of county governments and school districts to raise revenues. The bill would not increase or decrease local revenues; it only shifts the timing of revenues collected from local levies that must be approved by voters in future referenda. Consequently, a proposed fiscal impact of zero cash/zero recurring is recommended.

Section 4: Proposed Revenue Impact -

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			0.0	0.0		
2026-27			0.0	0.0		
2027-28			0.0	0.0		
2028-29			0.0	0.0		
2029-30			0.0	0.0		

Revenue Distribution: Local funds only

Section 5: Consensus Estimate (Adopted: 03/21/2025) The Conference adopted the proposed estimate. The Conference does not account for future changes in the enactment of these taxes in its baseline.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2026-27	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2027-28	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2028-29	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2029-30	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

REVENUE ESTIMATING CONFERENCE

Revenue Source: Local Taxes and Fees

Issue: Eliminates the Ability of County Governments to Levy and Collect Special Assessments

Bill Number(s): HB 771

Entire Bill

Partial Bill

Sponsor(s): Representative Steele

Month/Year Impact Begins: July 1, 2025

Date(s) Conference Reviewed: March 21, 2025

Section 1: Narrative

a. Current Law:

Special assessments (also known as non-ad valorem assessments) are a revenue source derived from local governments' home-rule powers and are used to construct and maintain capital facilities and fund certain services. As established by Florida case law, two requirements exist for the imposition of a valid special assessment. First, the assessed property must derive a special benefit from the improvement or service provided. Second, the assessment must be fairly and reasonably apportioned among the properties that receive the special benefit.

In order for an assessed property to derive a special benefit from the service provided, there should be a logical relationship between the provided service and the benefit to real property. This logical relationship to property legal test defines those services that can be funded by special assessments versus those that cannot. General government services, such as general law enforcement and indigent health care, fail to satisfy the logical relationship to property test and cannot be funded by special assessments.

Many improvements and services have been upheld by the courts as providing a special benefit to assessed properties. Examples of such improvements and services include beach renourishment and restoration, downtown redevelopment, garbage disposal, fire and rescue services, fire protection, parking facilities, sewer improvements, stormwater management services, street improvements, and water and sewer line extensions. Once the service or capital facility satisfies the special benefit test, the assessment should be fairly apportioned among the benefited property in a manner consistent with the logical relationship embodied in the special benefit requirement.

Whether imposed to fund capital projects or services, a special assessment is generally collected on the annual ad valorem tax bill. Under this collection procedure, the special assessment is characterized as a non-ad valorem assessment. Pursuant to s. 197.3632, F.S., county tax collectors are required to annually submit reports on non-ad valorem assessments collected on the property tax bill to the Department of Revenue. Non-ad valorem assessment rolls are prepared by local governments and certified to the county tax collector's office for collection. These assessments are collected beginning November 1st of each year and become delinquent April 1st of the following year.

b. Proposed Changes:

The bill amends s. 125.01, F.S., to eliminate the ability of governing bodies of county governments to levy and collect non-ad valorem assessments. Additionally, the bill creates s. 163.31635, F.S., to require certain ordinances or land development regulations to provide for reimbursement by the local government and make the local government responsible for payment of fees or taxes assessed for conservation easements for certain land development projects.

Section 2: Description of Data and Sources

Florida Department of Revenue, *Tax Collector Non-Ad Valorem Reports: 2008-09 through 2024-25*, available at https://floridarevenue.com/property/Pages/Cofficial_NonAdValoremReports.aspx

Section 3: Methodology (Include Assumptions and Attach Details)

Using county governments' non-ad valorem assessment revenues reported by the Department of Revenue, two separate Compound Annual Growth Rates (CAGR) were calculated. The first CAGR was calculated for the period of FYs 2009-10 through 2024-25, and this rate was used to generate the Low impact. The second CAGR was calculated for the period of FYs 2019-20 through 2024-25, and this rate was used to generate the High impact. Using the reported FY 2024-25 total assessments as the base year, the respective CAGRs were used to project assessment revenues into the forecast period.

REVENUE ESTIMATING CONFERENCE

Revenue Source: Local Taxes and Fees

Issue: Eliminates the Ability of County Governments to Levy and Collect Special Assessments

Bill Number(s): HB 771

Assuming county non-ad valorem assessments were eliminated as a funding source, the provision of county-funded solid waste and fire control services would be impacted the most. Although the relative proportion of non-ad valorem assessments by function vary from county to county, total statewide assessments for solid waste and fire control services constituted 52% and 22% of total county assessments, respectively, in FY 2024-25.

A number of counties would not appear to be impacted by this proposed law change. No non-ad valorem assessments have been reported in eight counties: Calhoun, Franklin, Gadsden, Glades, Hamilton, Holmes, Jackson, and Liberty counties. However, each of the following six counties: Brevard, Charlotte, Duval, Orange, Polk, and Sarasota counties had assessments totaling \$100 million to \$150 million in FY 2024-25. That same fiscal year, Hillsborough and Miami-Dade counties had assessments totaling \$241 million and \$274 million, respectively.¹

Section 4: Proposed Revenue Impact (\$ Millions)

Section 1 of the Bill: Eliminates the Ability of County Governments to Levy and Collect Special Assessments

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	(2,390)	(2,390)			(2,327)	(2,327)
2026-27	(2,585)	(2,585)			(2,452)	(2,452)
2027-28	(2,796)	(2,796)			(2,583)	(2,583)
2028-29	(3,024)	(3,024)			(2,722)	(2,722)
2029-30	(3,272)	(3,272)			(2,867)	(2,867)

Section 2 of the Bill: Making Local Governments Responsible for Payment of Fees or Taxes Assessed for Conservation Easements for Certain Land Development Projects

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			(**)	(**)		
2026-27			(**)	(**)		
2027-28			(**)	(**)		
2028-29			(**)	(**)		
2029-30			(**)	(**)		

Revenue Distribution: Local funds only.

Section 5: Consensus Estimate (Adopted: 03/21/2025) The Conference adopted the low estimate for Section 1. The Conference did not adopt an estimate for Section 2 because it relates to local government budgets.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	0.0	0.0	0.0	(2,327.4)	(2,327.4)	(2,327.4)	(2,327.4)
2026-27	0.0	0.0	0.0	0.0	(2,452.0)	(2,452.0)	(2,452.0)	(2,452.0)
2027-28	0.0	0.0	0.0	0.0	(2,583.3)	(2,583.3)	(2,583.3)	(2,583.3)
2028-29	0.0	0.0	0.0	0.0	(2,721.7)	(2,721.7)	(2,721.7)	(2,721.7)
2029-30	0.0	0.0	0.0	0.0	(2,867.5)	(2,867.5)	(2,867.5)	(2,867.5)

¹ Office of Economic and Demographic Research, *County Government Non-Ad Valorem Assessments*, available at <https://edr.state.fl.us/Content/local-government/data/data-a-to-z/nonadvalassessco.xlsx> (last updated 3/19/2025).

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	2025 HB 771 Special Assessments - Fiscal Impact Analysis												
2	Issue: Eliminates the Ability of County Governments to Levy and Collect Special Assessments												
3													
4													
5	Reported County Government Non-Ad Valorem Assessments by Function												
6	State Fiscal Years 2009-10 to 2024-25												
7	Fiscal Year	Community Development / Redevelopment	Drainage and Water Control / Management	Fire Control	Emergency Medical Services	Lighting	Mosquito Control	Water and Sewer	Solid Waste	Road Improvements	Other	Total	% Chg.
8	2009-10	\$ 3,214,087	\$ 34,055,152	\$ 202,023,723	\$ 42,604,587	\$ 37,043,060	\$ 520,515	\$ 39,258,024	\$ 552,958,946	\$ 11,418,933	\$ 86,872,785	\$ 1,009,969,813	-
9	2010-11	\$ 2,986,029	\$ 43,530,778	\$ 179,193,118	\$ 40,298,206	\$ 39,558,635	\$ 520,384	\$ 78,232,383	\$ 585,275,748	\$ 11,460,755	\$ 124,820,234	\$ 1,105,876,271	9.5%
10	2011-12	\$ 4,782,216	\$ 55,778,409	\$ 205,300,204	\$ 29,118,223	\$ 42,403,188	\$ 518,840	\$ 83,088,788	\$ 617,690,596	\$ 12,094,548	\$ 70,646,905	\$ 1,121,421,916	1.4%
11	2012-13	\$ 5,568,210	\$ 56,032,436	\$ 207,955,892	\$ 29,847,614	\$ 41,163,302	\$ 518,058	\$ 84,199,717	\$ 612,306,855	\$ 11,691,859	\$ 65,876,646	\$ 1,115,160,589	-0.6%
12	2013-14	\$ 51,135,572	\$ 75,797,956	\$ 226,693,639	\$ 29,841,463	\$ 42,019,842	\$ 511,496	\$ 90,242,731	\$ 616,970,864	\$ 11,107,099	\$ 67,310,774	\$ 1,211,631,437	8.7%
13	2014-15	\$ 9,446,952	\$ 86,804,230	\$ 225,397,181	\$ 29,914,539	\$ 42,204,054	\$ 510,839	\$ 87,315,620	\$ 628,570,030	\$ 11,197,860	\$ 55,825,105	\$ 1,177,186,409	-2.8%
14	2015-16	\$ 10,152,363	\$ 83,829,451	\$ 263,974,198	\$ 30,369,398	\$ 42,242,591	\$ 512,387	\$ 88,850,025	\$ 632,697,395	\$ 11,171,661	\$ 59,412,874	\$ 1,223,212,343	3.9%
15	2016-17	\$ 10,138,834	\$ 89,958,979	\$ 270,252,051	\$ 32,322,180	\$ 43,462,660	\$ 514,236	\$ 89,851,917	\$ 646,104,355	\$ 11,118,549	\$ 62,117,467	\$ 1,255,841,227	2.7%
16	2017-18	\$ 12,244,052	\$ 99,808,148	\$ 301,488,676	\$ 35,904,836	\$ 49,686,738	\$ 512,498	\$ 89,280,634	\$ 682,917,868	\$ 10,342,184	\$ 68,095,341	\$ 1,350,280,977	7.5%
17	2018-19	\$ 15,545,501	\$ 122,905,933	\$ 303,085,817	\$ 37,126,209	\$ 48,621,408	\$ 529,441	\$ 89,458,870	\$ 703,414,891	\$ 11,983,839	\$ 71,051,418	\$ 1,403,723,326	4.0%
18	2019-20	\$ 26,965,447	\$ 131,747,934	\$ 323,387,958	\$ 38,855,105	\$ 50,161,844	\$ 532,713	\$ 91,574,704	\$ 742,852,932	\$ 10,140,435	\$ 75,349,364	\$ 1,491,568,436	6.3%
19	2020-21	\$ 32,887,811	\$ 132,438,452	\$ 335,359,577	\$ 40,291,168	\$ 51,229,615	\$ 534,451	\$ 93,429,647	\$ 795,237,771	\$ 9,781,733	\$ 77,186,321	\$ 1,568,376,546	5.1%
20	2021-22	\$ 57,163,097	\$ 135,671,079	\$ 361,343,192	\$ 41,171,083	\$ 52,002,233	\$ 685,879	\$ 98,283,878	\$ 849,639,997	\$ 10,195,207	\$ 83,364,725	\$ 1,689,520,370	7.7%
21	2022-23	\$ 98,522,363	\$ 182,638,391	\$ 381,549,001	\$ 42,415,944	\$ 57,515,593	\$ 392,100	\$ 98,882,474	\$ 908,492,575	\$ 10,905,366	\$ 83,109,152	\$ 1,864,422,958	10.4%
22	2023-24	\$ 85,315,633	\$ 160,625,540	\$ 420,629,734	\$ 44,335,914	\$ 62,603,911	\$ 408,135	\$ 96,164,569	\$ 1,012,327,657	\$ 11,160,017	\$ 80,454,045	\$ 1,974,025,155	5.9%
23	2024-25	\$ 102,189,547	\$ 168,914,054	\$ 484,178,277	\$ 46,329,330	\$ 61,465,087	\$ 735,350	\$ 99,265,810	\$ 1,150,029,266	\$ 10,452,675	\$ 85,480,647	\$ 2,209,040,043	11.9%
24	Note: Pursuant to s. 197.3632, F.S., county tax collectors are required to annually submit reports on non-ad valorem assessments collected on the property tax bill to the Department of Revenue. Non-ad valorem assessment rolls are prepared by local governments and certified to the county tax collector's office for collection. These assessments are collected beginning November 1st of each year and become delinquent April 1st of the following year.												
25	Data Source: Florida Department of Revenue, Tax Collector Non-Ad Valorem Reports, available at http://floridarevenue.com/property/Pages/Cofficial_NonAdValoremReports.aspx .												
26													
27													
28	Calculation of CAGRs and Revenues into the Forecast Period												
29	Fiscal Year	Low Impact: 2009-10 to 2024-25		High Impact: 2019-20 to 2024-25									
30	2024-25	\$ 2,209,040,043		\$ 2,209,040,043									
31	CAGR	0.054		0.082									
32	2025-26	\$ 2,327,358,404		\$ 2,389,547,506									
33	2026-27	\$ 2,452,014,012		\$ 2,584,804,791									
34	2027-28	\$ 2,583,346,298		\$ 2,796,017,149									
35	2028-29	\$ 2,721,712,871		\$ 3,024,488,319									
36	2029-30	\$ 2,867,490,493		\$ 3,271,628,572									
37													
38													
39	Proposed Local Revenue Impact (\$ Millions)												
40	Fiscal Year	Low Impact: 2009-10 to 2024-25		High Impact: 2009-10 to 2024-25									
41	2025-26	\$ (2,327)		\$ (2,390)									
42	2026-27	\$ (2,452)		\$ (2,585)									
43	2027-28	\$ (2,583)		\$ (2,796)									
44	2028-29	\$ (2,722)		\$ (3,024)									
45	2029-30	\$ (2,867)		\$ (3,272)									

REVENUE ESTIMATING CONFERENCE

Revenue Source: Sales and Use Tax / Other Taxes and Fees

Issue: Vessel Licenses

Bill Number(s): SB 834 and HB 673

Entire Bill

Partial Bill:

Sponsor(s): Senator Truenow and Representative Cobb

Month/Year Impact Begins: 07/01/2025

Date(s) Conference Reviewed: 03/21/2025

Section 1: Narrative

a. Current Law: Section 379.354, F.S. states that a person may not operate any vessel wherein a fee is paid for the purpose of taking, attempting to take, or possessing saltwater fish for noncommercial purposes unless that person has obtained the following licenses:

- For a vessel designed to carry more than 10 customers costing \$800 per year.
- For a vessel designed to carry between 10 and 5 customers costing \$400 per year.
- For a vessel designed to carry 4 or less customers costing \$200 per year.
- To operate a vessel carrying more than 10 customers costing \$800 per year.
- To operate a vessel carrying between 10 and 5 customers costing \$400 per year.
- To operate a vessel carrying 4 or less customers costing \$200 per year.

There is also a license for a recreational vessel not for hire and used for taking or attempting to take saltwater fish for which no fee is paid by the guests costing \$2,000 per year. In addition to the fees above, each license is charged a \$1.50 tax collector fee per section 379.352, F.S. If the person operating an appropriately licensed vessel has appropriate scuba gear on the vessel, the individuals on that vessel using the scuba gear to take or attempt to take saltwater fish are not required to obtain individual fishing licenses. Section 212.06, F.S. states that tangible personal property used in another state, territory of the United States, or the District of Columbia for 6 months or longer before being imported into this state was not purchased for use in this state. In this scenario, sales and use tax is not owed. This exemption does not apply to a saltwater fishing vessel licensed per section 379.354, F.S. Section 379.353, F.S. exempts a person saltwater fishing from a vessel licensed per section 379.354, F.S. from the requirement to obtain a fishing license or permit.

b. Proposed Change: Section 379.354, F.S. is revised so that a person may not operate any vessel wherein a fee for the purpose of taking, attempting to take, or possessing saltwater or freshwater fish for noncommercial purposes unless that person has obtained the following licenses:

- For a vessel designed to carry more than 10 customers costing \$800 per year.
- For a vessel designed to carry between 10 and 5 customers costing \$400 per year.
- For a vessel designed to carry 4 or less customers costing \$200 per year.
- To operate a vessel carrying more than 10 customers costing \$800 per year.
- To operate a vessel carrying between 10 and 5 customers costing \$400 per year.
- To operate a vessel carrying 4 or less customers costing \$200 per year.

There is also a license for a recreational vessel not for hire and used for taking or attempting to take saltwater or freshwater fish for which no fee is paid by the guests costing \$2,000 per year. Section 212.06, F.S. is revised so that the statement stating that the sales and use tax exemption for out-of-state vessels does not apply to saltwater or freshwater fishing vessels licensed per section 379.354, F.S. Section 379.353, F.S. is revised so that a person saltwater or freshwater fishing from a vessel licensed per 379.354, F.S. from the requirement to obtain a fishing license or permit.

Section 2: Description of Data and Sources

Contact with staff from DOR and FWC

FY 2021-22 through FY 2023-24 charter and recreational fishing licenses per FWC staff

February 2025 Demographic Estimating Conference

February 2025 Economic Estimating Conference

February 2025 Highway Safety Revenue Estimating Conference

<https://myfwc.com/license/commercial/saltwater/charter/>

<https://myfwc.com/license/recreational/freshwater-fishing/>

<https://www.boatersworld.com/blog/the-average-cost-of-a-boat-in-florida--60287>

<https://www.basspro.com/l/fishing-boats>

https://edr.state.fl.us/Content/conferences/revenueimpact/archives/2024/_pdf/page738-740.pdf

REVENUE ESTIMATING CONFERENCE

Revenue Source: Sales and Use Tax / Other Taxes and Fees

Issue: Vessel Licenses

Bill Number(s): SB 834 and HB 673

<https://no-frills-sailing.com/charter-management-or-ownership/#:~:text=Charter%20companies%20are%20good%20and,years%20in%20second%20tier%20charter.>

Section 3: Methodology (Include Assumptions and Attach Details)

Freshwater Charter and Recreational Fishing License Impact

There are offsetting positive and negative impacts on freshwater charter and recreational license fees in this bill. Adding the phrase “or freshwater” to the licenses sold per section 379.354(7), F.S. will cause a positive impact to the State Game Trust Fund and local tax collectors through the \$1.50 tax collector fee. To calculate the initial positive impact, the ratio of recreational freshwater fishing licenses to recreational saltwater fishing licenses was applied to the current saltwater licenses per section 379.354(7), F.S. To get a FY 2025-26 through FY 2029-30 estimate of saltwater licenses, the FY 2023-24 actuals were grown by the vessel growth rates from the most recent Highway Safety REC for charter and recreational rental boats while charter captains was grown by an average of the growth rates for vessels per the most recent Highway Safety REC and population per the most recent FDEC. The high scenario used the freshwater to saltwater ratio without any adjustments, the middle scenario reduced to half, and the low scenario reduced to one quarter.

There is also a negative impact to recreational freshwater licenses and the \$1.50 tax collector fee because a recreational freshwater fishing license will no longer be required to fish on a vessel licensed per section 379.354(7), F.S. This analysis was only concerned about impacts to nonresident freshwater fishing licenses because the scenario that leads to a negative impact (an individual who would obtain a freshwater fishing license but chooses not to because they no longer need a license to fish from a charter boat) is far more likely for non-residents than residents. The FY 2023-24 recreational nonresident 1-year, 3-day, and 7-day freshwater fishing licenses were grown by the growth rate for visitors per the most recent FEEC. Assumed reductions to each were made for the high, middle, and low scenarios. The assumed reduction to the 3-day and 7-day were more aggressive than the assumed reduction to the 1-year because the short-term licenses are more likely to be substituted with charter experiences.

Because there are positive and negative offsets, to be consistent the high scenario always uses to most aggressive assumptions while the low scenario uses the least aggressive assumptions. For all three scenarios, there is slightly less than a half-month lag between cash and recurring. **There is no GR service charge.**

Further note that the analysis does not include the loss of federal grant dollars which are based upon the number of freshwater fishing licenses sold, which could potentially cause an additional negative impact to the State Game Trust Fund.

Sales and Use Tax Impact

Currently, there is a presumption that real property purchased outside the state of Florida and used for at least 6 months outside the state of Florida was not purchased with intent to use in Florida and is thus exempt from sales and use tax. This exemption does not apply to vessels licensed per section 379.354(7), F.S. Including freshwater vessels in section 379.354(7), F.S. licensing will have a positive impact on sales and use tax. The number of units newly licensed per section 379.354(7), F.S. was pulled from the high, middle, and low scenarios for the calculation of the impact to freshwater fishing license fees. These units were adjusted based on assumed turnover rate, out-of-state purchase rate, average price, and the length of time between purchase and entering Florida. In all three scenarios, the resulting positive impact was positive insignificant.

Section 4: Proposed Revenue Impact

Freshwater Charter and Recreational Fishing License Impact

Trust	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	*	*	(0.2)	(0.2)	(0.2)	(0.2)
2026-27	*	*	(0.2)	(0.2)	(0.2)	(0.2)
2027-28	*	*	(0.2)	(0.2)	(0.2)	(0.2)
2028-29	(*)	(*)	(0.2)	(0.2)	(0.2)	(0.2)
2029-30	(*)	(*)	(0.2)	(0.2)	(0.2)	(0.2)

REVENUE ESTIMATING CONFERENCE

Revenue Source: Sales and Use Tax / Other Taxes and Fees

Issue: Vessel Licenses

Bill Number(s): SB 834 and HB 673

Local	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	(*)	(*)	(*)	(*)	(*)	(*)
2026-27	(*)	(*)	(*)	(*)	(*)	(*)
2027-28	(*)	(*)	(*)	(*)	(*)	(*)
2028-29	(*)	(*)	(*)	(*)	(*)	(*)
2029-30	(*)	(*)	(*)	(*)	(*)	(*)

Sales and Use Tax Impact

Sales Tax	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	*	*	*	*	*	*
2026-27	*	*	*	*	*	*
2027-28	*	*	*	*	*	*
2028-29	*	*	*	*	*	*
2029-30	*	*	*	*	*	*

Revenue Distribution:

Sales Tax

State Game Trust Fund

Section 5: Consensus Estimate (Adopted: 03/21/2025)

Sales and Use Tax: The Conference adopted the low estimate.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	*	*	*	*	*	*	*	*
2026-27	*	*	*	*	*	*	*	*
2027-28	*	*	*	*	*	*	*	*
2028-29	*	*	*	*	*	*	*	*
2029-30	*	*	*	*	*	*	*	*

Other Taxes and Fees: The Conference adopted the low estimate.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	0.0	(0.2)	(0.2)	(Insignificant)	(Insignificant)	(0.2)	(0.2)
2026-27	0.0	0.0	(0.2)	(0.2)	(Insignificant)	(Insignificant)	(0.2)	(0.2)
2027-28	0.0	0.0	(0.2)	(0.2)	(Insignificant)	(Insignificant)	(0.2)	(0.2)
2028-29	0.0	0.0	(0.2)	(0.2)	(Insignificant)	(Insignificant)	(0.2)	(0.2)
2029-30	0.0	0.0	(0.2)	(0.2)	(Insignificant)	(Insignificant)	(0.2)	(0.2)

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1														
2		Sales and Use Tax Impact												
3		Assumptions												
4		Replacement Rate (years)	3											
5		Vessel Base Title #	177,411											
6		Vessel Out-of-State Title #	17,577											
7		% bought from out-of-state	10%											
8		Avg Price	\$ 23,839											
9		Moved into FL within 1 Year	100%											
10														
11			High				Middle				Low			
12			Total Units	Sold Units	Out-of-State Sales	Sales and Use Tax	Total Units	Sold Units	Out-of-State Sales	Sales and Use Tax	Total Units	Sold Units	Out-of-State Sales	Sales and Use Tax
13		2025-26	717	239	24	\$ 34,185	359	120	12	\$ 17,164	179	60	6	\$ 8,582
14		2026-27	715	238	24	\$ 34,042	358	119	12	\$ 17,021	179	60	6	\$ 8,582
15		2027-28	714	238	24	\$ 34,042	357	119	12	\$ 17,021	179	60	6	\$ 8,582
16		2028-29	713	238	24	\$ 34,042	357	119	12	\$ 17,021	178	59	6	\$ 8,439
17		2029-30	712	237	24	\$ 33,899	356	119	12	\$ 17,021	178	59	6	\$ 8,439
18														
19		Net Sales and Use Tax Impact												
20			High	Middle	Low									
21		2025-26	\$ 34,185	\$ 17,164	\$ 8,582									
22		2026-27	\$ 34,042	\$ 17,021	\$ 8,582									
23		2027-28	\$ 34,042	\$ 17,021	\$ 8,582									
24		2028-29	\$ 34,042	\$ 17,021	\$ 8,439									
25		2029-30	\$ 33,899	\$ 17,021	\$ 8,439									

	A	B	C	D	E	F	G	H	I	J
1		Freshwater Charter and Recreational Fishing License Impact								
2		Current Saltwater 379.354(7) Licenses (Boat)								
3		\$200			\$400		\$800		\$2,000	
4		Units	Collections	Units	Collections	Units	Collections	Units	Collections	
5	2021-22	204	\$ 40,800	1,008	\$ 403,200	150	\$ 120,000	54	\$ 108,000	
6	2022-23	224	\$ 44,800	1,018	\$ 407,200	141	\$ 112,800	54	\$ 108,000	
7	2023-24	191	\$ 38,200	968	\$ 387,200	141	\$ 112,800	49	\$ 98,000	
8										
9		Current Saltwater 379.354(7) Licenses (Captain)								
10		\$200			\$400		\$800			
11		Units	Collections	Units	Collections	Units	Collections			
12	2021-22	2,317	\$ 463,400	1,720	\$ 688,000	11	\$ 8,800			
13	2022-23	2,260	\$ 452,000	1,764	\$ 705,600	11	\$ 8,800			
14	2023-24	2,273	\$ 454,600	1,739	\$ 695,600	14	\$ 11,200			
15										
16		Resident Individual Fishing License Units in FY 2023-24								
17	Saltwater	475,439								
18	Freshwater	256,692								
19		Freshwater to Saltwater Ratio		0.540						
20										
21		Growth Rates per FDEC, FEEC, and HSREC								
22		Population	Vessels	AVG	Vistors					
23	2024-25	1.47%	-0.90%	0.29%	2.00%					
24	2025-26	1.33%	-0.60%	0.37%	3.80%					
25	2026-27	1.28%	-0.40%	0.44%	3.60%					
26	2027-28	1.22%	-0.20%	0.51%	3.40%					
27	2028-29	1.16%	-0.20%	0.48%	3.40%					
28	2029-30	1.09%	-0.10%	0.50%	3.30%					
29										
30		Estimated Freshwater 379.354(7) Licenses (Boat)								
31		\$200			\$400		\$800		\$2,000	
32		Units	Collections	Units	Collections	Units	Collections	Units	Collections	
33	2023-24	103		523		76		26		
34	2024-25	102		518		75		26		
35	2025-26	101	\$ 20,200	515	\$ 206,000	75	\$ 60,000	26	\$ 52,000	
36	2026-27	101	\$ 20,200	513	\$ 205,200	75	\$ 60,000	26	\$ 52,000	
37	2027-28	101	\$ 20,200	512	\$ 204,800	75	\$ 60,000	26	\$ 52,000	
38	2028-29	101	\$ 20,200	511	\$ 204,400	75	\$ 60,000	26	\$ 52,000	
39	2029-30	101	\$ 20,200	510	\$ 204,000	75	\$ 60,000	26	\$ 52,000	
40										
41		Estimated Freshwater 379.354(7) Licenses (Captain)								
42		\$200			\$400		\$800			
43		Units	Collections	Units	Collections	Units	Collections			
44	2023-24	1,227		939		8				
45	2024-25	1,230		942		8				
46	2025-26	1,234	\$ 246,800	945	\$ 378,000	8	\$ 6,400			
47	2026-27	1,239	\$ 247,800	949	\$ 379,600	8	\$ 6,400			
48	2027-28	1,245	\$ 249,000	954	\$ 381,600	8	\$ 6,400			
49	2028-29	1,251	\$ 250,200	959	\$ 383,600	8	\$ 6,400			
50	2029-30	1,257	\$ 251,400	964	\$ 385,600	8	\$ 6,400			
51										

A	B	C	D	E	F	G	H	I	J
52	Estimated Tax Collector Fee for Freshwater 379.354(7) Licenses (Boat and Captain)								
53	2025-26	\$ 4,356							
54	2026-27	\$ 4,367							
55	2027-28	\$ 4,382							
56	2028-29	\$ 4,397							
57	2029-30	\$ 4,412							
58									
59	Estimated Positive Impact from Additional Freshwater Licenses per 379.354(7)								
60		High		Middle		Low			
61		Trust	Local	Trust	Local	Trust	Local		
62	2025-26	\$ 969,400	\$ 4,356	\$ 484,700	\$ 2,178	\$ 242,350	\$ 1,089		
63	2026-27	\$ 971,200	\$ 4,367	\$ 485,600	\$ 2,183	\$ 242,800	\$ 1,092		
64	2027-28	\$ 974,000	\$ 4,382	\$ 487,000	\$ 2,191	\$ 243,500	\$ 1,095		
65	2028-29	\$ 976,800	\$ 4,397	\$ 488,400	\$ 2,198	\$ 244,200	\$ 1,099		
66	2029-30	\$ 979,600	\$ 4,412	\$ 489,800	\$ 2,206	\$ 244,900	\$ 1,103		
67	*high is based on freshwater to saltwater fishing license ratio, middle is half of high, low is quarter of high								
68									
69	Current and Forecasted Proceeds from Non-Resident Recreational Freshwater Fishing Licenses								
70		1 Year	3 Day	7 Day	Total			Estimated Tax Collector Fee	
71	2021-22	\$ 3,630,127	\$ 943,423	\$ 611,525	\$ 5,185,074				
72	2022-23	\$ 3,896,711	\$ 916,593	\$ 677,246	\$ 5,490,549				
73	2023-24	\$ 3,620,845	\$ 898,721	\$ 770,555	\$ 5,290,120				
74	2024-25	\$ 3,693,261	\$ 916,695	\$ 785,966	\$ 5,395,922				
75	2025-26	\$ 3,833,605	\$ 951,530	\$ 815,832	\$ 5,600,967		\$ 241,911		
76	2026-27	\$ 3,971,615	\$ 985,785	\$ 845,202	\$ 5,802,602		\$ 250,620		
77	2027-28	\$ 4,106,650	\$ 1,019,302	\$ 873,939	\$ 5,999,891		\$ 259,141		
78	2028-29	\$ 4,246,276	\$ 1,053,958	\$ 903,653	\$ 6,203,887		\$ 267,951		
79	2029-30	\$ 4,386,403	\$ 1,088,738	\$ 933,474	\$ 6,408,615		\$ 276,794		
80									
81	Assumed Reduction in Non-Resident Activity Due to New Freshwater Licenses per 379.354(7)								
82		1 Year	3 Day	7 Day					
83	High	-5.00%	-40.00%	-40.00%					
84	Middle	-3.00%	-30.00%	-30.00%					
85	Low	-1.50%	-20.00%	-20.00%					
86									
87	Estimated Loss to Non-Resident Recreational Freshwater Fishing Licenses								
88		High		Middle		Low			
89		Trust	Local	Trust	Local	Trust	Local		
90	2025-26	\$ (898,625)	\$ (53,942)	\$ (645,217)	\$ (39,539)	\$ (410,977)	\$ (25,748)		
91	2026-27	\$ (930,976)	\$ (55,884)	\$ (668,445)	\$ (40,962)	\$ (425,772)	\$ (26,674)		
92	2027-28	\$ (962,629)	\$ (57,784)	\$ (691,172)	\$ (42,355)	\$ (440,248)	\$ (27,581)		
93	2028-29	\$ (995,358)	\$ (59,749)	\$ (714,672)	\$ (43,795)	\$ (455,216)	\$ (28,519)		
94	2029-30	\$ (1,028,205)	\$ (61,720)	\$ (738,256)	\$ (45,240)	\$ (470,238)	\$ (29,460)		
95									
96	Net Impact								
97		High		Middle		Low			
98		Trust	Local	Trust	Local	Trust	Local		
99	2025-26	\$ 70,775	\$ (49,586)	\$ (160,517)	\$ (37,361)	\$ (168,627)	\$ (24,659)		
100	2026-27	\$ 40,224	\$ (51,518)	\$ (182,845)	\$ (38,779)	\$ (182,972)	\$ (25,583)		
101	2027-28	\$ 11,371	\$ (53,403)	\$ (204,172)	\$ (40,164)	\$ (196,748)	\$ (26,486)		
102	2028-29	\$ (18,558)	\$ (55,352)	\$ (226,272)	\$ (41,597)	\$ (211,016)	\$ (27,420)		
103	2029-30	\$ (48,605)	\$ (57,309)	\$ (248,456)	\$ (43,035)	\$ (225,338)	\$ (28,357)		
104									
105									

REVENUE ESTIMATING CONFERENCE

Revenue Source: Sales Tax

Issue: Disabled Veteran Exemption for Motor Vehicles

Bill Number(s): [Proposed Language](#)

Entire Bill

Partial Bill:

Sponsor(s): N.A.

Month/Year Impact Begins: 07/01/2025

Date(s) Conference Reviewed: 03/21/2025

Section 1: Narrative

- a. **Current Law:** Section 212.08, F.S. provides exemptions from sales and use tax. There are no sales and use tax exemptions for 100% disabled veterans purchasing motor vehicles.
- b. **Proposed Change:** Section 212.08, F.S. is revised to provide an exemption from sales and use tax for the purchase of a motor vehicle licensed pursuant to section 320.08(1), (2), 3(a), (b), (c), or (e), or (9), F.S. The vehicle must be licensed and titled in the name of a disabled veteran with a service-connected disability rating of 100% as evidenced by possession of an identification card issued by the Department of Veteran Affairs pursuant to section 295.17, F.S. Upon request, the Department of Revenue shall issue a consumer's certificate of exemption to any person who holds an identification card issued by the Department of Veteran Affairs pursuant to section 295.17, F.S.

Section 2: Description of Data and Sources

https://www.va.gov/vetdata/docs/SpecialReports/State_Summaries_Florida.pdf
https://www.data.va.gov/dataset/FY-2023-Disability-Compensation-Recipients-by-Coun/5uqy-ph6a/about_data
https://edr.state.fl.us/Content/conferences/revenueimpact/archives/2025/_pdf/page42-45.pdf
<https://www.bls.gov/cex/tables/geographic/mean/2022/cu-state-fl-income-quintiles-before-taxes-2-year-average-2022.htm>
<https://www.thezebra.com/resources/driving/average-length-of-car-ownership/>
<https://www.kbb.com/car-news/average-new-car-price-flirting-with-record/>
<https://www.consumerreports.org/cars/buying-a-car/when-to-buy-a-used-car-a6584238157/#:~:text=Pat%20Ryan%2C%20CEO%20of%20CoPilot,coincide%20with%20future%20rate%20cuts.>
<https://www.bts.gov/content/new-and-used-passenger-car-sales-and-leases-thousands-vehicles>

February 2025 Highway Safety REC

February 2025 National Economic Estimating Conference

Section 3: Methodology (Include Assumptions and Attach Details)

There will be a negative impact to sales and use tax collections from the new tax exemption for disabled veterans purchasing certain motor vehicles. The qualifying population in this proposed language is the same as the qualifying population in proposed language which the REC reviewed on 2/21/2025. Similar to that analysis, the number of 100% disabled veterans for the base year of FY 2023 was pulled from the National Center for Veteran Analysis and Statistics. Next, that amount was grown to generate a FY 2025-26 through FY 2029-30 forecast. The low scenario used a collection of growth rates consistent with the impacted population from the most recent FDEC. The high scenario used a more aggressive growth rate consistent with the historical growth rate of 100% disabled veterans. The middle scenario growth rate is an average of the high and low scenarios, consistent with what the REC adopted on 2/21/2025. From there, assumptions were made for vehicles per household and vehicle turnover rate. The percentage of impacted vehicles was calculated using data from the most recent Highway Safety REC. The average price was calculated by weighing an assumed average price of new and used vehicles by the percentage of vehicle sales that are new and used, then growing the result by the CPI. Finally, the negative impact from the new sales tax exemption was calculated by multiplying the number of disabled veterans by the vehicles per household, dividing by the vehicle turnover rate, multiplying by the percentage of vehicles applicable in the bill, multiplying by average price for each year, and multiplying by the 6% state sales and use tax rate. The cash analysis is adjusted for a one-month lag.

REVENUE ESTIMATING CONFERENCE

Revenue Source: Sales Tax

Issue: Disabled Veteran Exemption for Motor Vehicles

Bill Number(s): [Proposed Language](#)

Section 4: Proposed Revenue Impact

Sales Tax	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	(59.8)	(65.2)	(38.9)	(42.4)	(26.8)	(29.2)
2026-27	(75.6)	(75.6)	(46.8)	(46.8)	(30.7)	(30.7)
2027-28	(86.2)	(86.2)	(50.8)	(50.8)	(31.6)	(31.6)
2028-29	(98.6)	(98.6)	(55.4)	(55.4)	(32.7)	(32.7)
2029-30	(113.0)	(113.0)	(60.4)	(60.4)	(33.8)	(33.8)

Revenue Distribution:

Sales Tax

Section 5: Consensus Estimate (Adopted: 03/21/2025) The Conference adopted the middle estimate.

	GR		Trust		Revenue Sharing		Local Half Cent	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	(34.4)	(37.5)	(Insignificant)	(Insignificant)	(1.2)	(1.3)	(3.3)	(3.6)
2026-27	(41.4)	(41.4)	(Insignificant)	(Insignificant)	(1.4)	(1.4)	(4.0)	(4.0)
2027-28	(45.0)	(45.0)	(Insignificant)	(Insignificant)	(1.5)	(1.5)	(4.3)	(4.3)
2028-29	(49.1)	(49.1)	(Insignificant)	(Insignificant)	(1.6)	(1.6)	(4.7)	(4.7)
2029-30	(53.5)	(53.5)	(Insignificant)	(Insignificant)	(1.8)	(1.8)	(5.1)	(5.1)

	Local Option		Total Local		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	(1.0)	(1.1)	(5.5)	(6.0)	(39.9)	(43.5)
2026-27	(1.2)	(1.2)	(6.6)	(6.6)	(48.0)	(48.0)
2027-28	(1.2)	(1.2)	(7.0)	(7.0)	(52.0)	(52.0)
2028-29	(1.3)	(1.3)	(7.6)	(7.6)	(56.7)	(56.7)
2029-30	(1.4)	(1.4)	(8.3)	(8.3)	(61.8)	(61.8)

Note: Per s. 212.054(2)(b)1., F.S., the sales amount above \$5,000 on any tangible personal property shall not be subject to the discretionary sales surtax levied by the governing body of any county.

	A	B	C	D	E	F	G
1			Low	Middle	High		
2		\$100% Disabled FI Veterans in 2023	110,401	110,401	110,401		
3		<u>Growth Rates</u>					
4		2023-24	1.6%	6.8%	11.9%		
5		2024-25	1.5%	6.7%	11.9%		
6		2025-26	1.4%	6.7%	11.9%		
7		2026-27	1.3%	6.6%	11.9%		
8		2027-28	1.2%	6.6%	11.9%		
9		2028-29	1.2%	6.6%	11.9%		
10		2029-30	1.1%	6.5%	11.9%		
11		<u>Estimated \$100% Disabled FI Veterans</u>					
12		2023-24	112,167	117,853	123,539		
13		2024-25	113,895	125,773	138,240		
14		2025-26	115,489	134,137	154,690		
15		2026-27	116,991	142,990	173,099		
16		2027-28	118,395	152,356	193,697		
17		2028-29	119,815	162,335	216,747		
18		2029-30	121,133	172,887	242,540		
19		Vehicles Per Household	1.6	1.6	1.6		
20		Vehicle Turnover Rate (years)	10	8	6		
21		<u>2023-24 Registrations</u>					
22		320.08(1)	740,511	740,511	\$ 740,511		
23		320.08(2)	14,660,398	14,660,398	\$ 14,660,398		
24		320.08(3) (exclude (d))	1,889,015	1,889,015	\$ 1,889,015		
25		320.08(9)	289,227	289,227	\$ 289,227		
26		Applicable Vehicles	17,579,151	17,579,151	\$ 17,579,151		
27		All Registrations (Less Vessels and For-hire)	21,688,708	21,688,708	\$ 21,688,708		
28		Percentage of Sales Applicable in Bill	81.05%	81.05%	81.05%		
29		Average Price (new)	\$ 49,740	\$ 49,740	\$ 49,740		
30		Average Price (used)	\$ 26,134	\$ 26,134	\$ 26,134		
31		Percentage of Sales that are Used	76.1%	76.1%	76.1%		
32		<u>Average Price (all)</u>					CPI
33		2024-25	\$ 31,776	\$ 31,776	\$ 31,776		318.0
34		2025-26	\$ 32,525	\$ 32,525	\$ 32,525		325.5
35		2026-27	\$ 33,674	\$ 33,674	\$ 33,674		337.0
36		2027-28	\$ 34,314	\$ 34,314	\$ 34,314		343.4
37		2028-29	\$ 35,093	\$ 35,093	\$ 35,093		351.2
38		2029-30	\$ 35,913	\$ 35,913	\$ 35,913		359.4
39							
40		<u>Sales Tax Exemption</u>					
41			Low	Middle	High		
42		2025-26	\$ (29,227,933)	\$ (42,433,989)	\$ (65,248,164)		
43		2026-27	\$ (30,653,951)	\$ (46,832,784)	\$ (75,592,253)		
44		2027-28	\$ (31,610,937)	\$ (50,847,993)	\$ (86,194,145)		
45		2028-29	\$ (32,716,896)	\$ (55,409,150)	\$ (98,642,045)		
46		2029-30	\$ (33,849,076)	\$ (60,388,558)	\$ (112,957,669)		

REVENUE ESTIMATING CONFERENCE

Revenue Source: Various Taxes and Fees
Issue: Home Away From Home Tax Credit
Bill Number(s): SB 182

- Entire Bill**
 Partial Bill:

Sponsor(s): Senator Calatayud
Month/Year Impact Begins: July 1, 2025
Date(s) Conference Reviewed: 03/21/2025

Section 1: Narrative

- a. **Current Law:** under current law there is no tax credit for monetary compensations to eligible charitable organizations who house families of critically ill children at de minimus cost so the child can receive care.
- b. **Proposed Change:** the proposed change would allow \$2.5 million in credits against various taxes each calendar year to businesses who provide for monetary compensations to eligible charitable organizations who house families of critically ill children at de minimus cost so the child can receive care.

Section 2: Description of Data and Sources

Market Research

Section 3: Methodology (Include Assumptions and Attach Details)

The Home Away From Home tax credit would allow a tax credit of 100% of eligible contributions to be used on various taxes including CIT, IPT, Severance on oil and gas production, sales tax paid by direct pay permitholders, and alcoholic beverage tax. Market research on housing for critically ill children identified 8 Florida chapters of the Ronald McDonald House, each with multiple locations for families to stay as well as make a wish having a complex in central Florida for the same purposes. Because the credit can be used on various taxes there is more potential for various businesses to participate in the tax credit program based on their needs. The volume of housing for critically ill children also means each location would have to receive less than \$200k in contributions to hit the cap leading to an impact of \$2.5 million each fiscal year.

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			(\$2.5 M)	(\$2.5 M)		
2026-27			(\$2.5 M)	(\$2.5 M)		
2027-28			(\$2.5 M)	(\$2.5 M)		
2028-29			(\$2.5 M)	(\$2.5 M)		
2029-30			(\$2.5 M)	(\$2.5 M)		

Revenue Distribution:

Section 5: Consensus Estimate (Adopted: 03/21/2025) The Conference adopted the proposed estimate.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	(2.5)	(2.5)	0.0	0.0	0.0	0.0	(2.5)	(2.5)
2026-27	(2.5)	(2.5)	0.0	0.0	0.0	0.0	(2.5)	(2.5)
2027-28	(2.5)	(2.5)	0.0	0.0	0.0	0.0	(2.5)	(2.5)
2028-29	(2.5)	(2.5)	0.0	0.0	0.0	0.0	(2.5)	(2.5)
2029-30	(2.5)	(2.5)	0.0	0.0	0.0	0.0	(2.5)	(2.5)