

REVENUE ESTIMATING CONFERENCE

Revenue Source: Tobacco Tax and Surcharge

Issue: Heated Tobacco Products

Bill Number(s): HB 785

Entire Bill

Partial Bill:

Sponsor(s): Representative Tramont

Month/Year Impact Begins: 7/1/2025

Date(s) Conference Reviewed: 3/7/2025, 3/28/2025 (revised)

Section 1: Narrative

a. Current Law:

- The term “heated tobacco product” is not defined under current law.
- “Cigarette” is defined in s. 210.01(1), F.S. as “any roll for smoking, except one of which the tobacco is fully naturally fermented, without regard to the kind of tobacco or other substances used in the inner roll or the nature or composition of the material in which the roll is wrapped, which is made wholly or in part of tobacco irrespective of size or shape and whether such tobacco is flavored, adulterated or mixed with any other ingredient.”
- “Tobacco products” are defined in s. 210.25(12), F.S. as “loose tobacco suitable for smoking; snuff; snuff flour; cavendish; plug and twist tobacco; fine cuts and other chewing tobaccos; shorts; refuse scraps; clippings, cuttings, and sweepings of tobacco, and other kinds and forms of tobacco prepared in such manner as to be suitable for chewing; but “tobacco products” does not include cigarettes, as defined by s. 210.01(1), or cigars.”

b. Proposed Change:

- Subsection (6) is added to s. 210.25, F.S. to define “Heated tobacco product” as “a product containing tobacco which produces an inhalable aerosol by heating the tobacco without combustion of the tobacco or by the heat generated from a combustion source that only heats rather than burns the tobacco.”
- Section 210.01(1), F.S.: The definition of “cigarette” is amended to exclude “heated tobacco product.”
- Section 210.095(1)(i), F.S.: The definition of “tobacco products” is amended to include “heated tobacco products.”
- Section 210.25(12), F.S. is renumbered to s. 210.25(13), F.S.: The definition of “tobacco products” is amended to exclude “heated tobacco products.”
- Section 569.002(8), F.S.: The definition of “tobacco products” is amended to include “heated tobacco products.”
- Section 569.31(5)(a), F.S.: Incorporates the change to the “tobacco products” definition (s. 569.002, F.S.).
- Section 951.22(1)(d), F.S.: Replaces the reference to s. 210.25(12), F.S. with s. 210.25, F.S.
- Part II of Chapter 210, F.S. is renamed from “Tax on Tobacco Products other than Cigarettes or Cigars” to “Tax on Tobacco Products other than Cigarettes, Heated Tobacco Products, or Cigars.”

Section 2: Description of Data and Sources

- Data from DBPR, March 2025
- [DBPR Declaratory Statement \(DS 2025-002\), March 2025](#)
- [First District Court of Appeal – Global Hookah Distributors Inc. v. DBPR](#), February 26, 2025
- Securities and Exchange Commission (SEC) Reports:
 - [British American Tobacco 20-F](#), February 14, 2025
 - [Philip Morris International 10-K](#), February 6, 2025
- Centers for Disease Control and Prevention (CDC) Reports:
 - [CDC – Heated Tobacco Products](#), May 15, 2024
 - [CDC – Hookahs](#), October 17, 2024
- [American Lung Association – Hookahs](#), October 25, 2024
- [British Medical Journal – Evolution of Tobacco Productions: Recent History and Future Directions](#), 2021
- [Global State of Tobacco Harm Reduction – Cigarette Sales Halved: Heated Tobacco Products and the Japanese Experience](#), May 2024
- [National Library of Medicine – Use and Awareness of Heated Tobacco Products in Europe](#), March 5, 2022
- [European Commission – Electronic Cigarettes](#)

REVENUE ESTIMATING CONFERENCE

Revenue Source: Tobacco Tax and Surcharge

Issue: Heated Tobacco Products

Bill Number(s): HB 785

Section 3: Methodology (Include Assumptions and Attach Details)

Heated Tobacco Products (HTPs):

House Bill 785 defines heated tobacco products as “a product containing tobacco which produces an inhalable aerosol by heating the tobacco without combustion of the tobacco or by the heat generated from a combustion source that only heats rather than burns the tobacco.”

British American Tobacco (BAT), RJ Reynolds' parent company, has a line of heated tobacco products, none of which are currently sold in the United States. BAT has made it clear that they have an interest in continuing to expand their heated tobacco products and increase their geographic footprint.

Altria announced on October 20, 2022, that it had reached an agreement with Philip Morris to end the companies' commercial relationship as of April 30, 2024, concerning IQOS in the U.S. (the “Altria Agreement”). Philip Morris now holds the full rights to commercialize IQOS in the United States. The agreement, in conjunction with the Food and Drug Administration allowing for the sale of IQOS in the US, indicates that there’s a clear path for Philip Morris to expand in the global heated tobacco market.

It's unclear how quickly either company or other companies would enter the Florida market. The Department issued a declaratory statement on March 12, 2025, stating that under current law, IQOS would not be subject to Cigarette or Other Tobacco Products tax and surcharge. In turn, the methodology used excludes all brands of Heated Tobacco Products.

Hookahs:

Hookahs are water pipes used to smoke tobacco mixtures in a variety of flavors. Traditionally, the tobacco is smoked by having charcoal-heated air pass through the mixture; the smoke passes through a water-filled chamber and is then inhaled out of a tube with a mouthpiece.

Hookah is currently sold, used, and subject to Tobacco Tax and Surcharge in Florida. Data from DBPR suggest a potential fiscal year loss of \$0.5 million in other tobacco product revenue.

At the time of the Tobacco Tax and Surcharge Revenue Estimating Conference, the Department was still in litigation over the issue of Hookah’s taxable status. While the forecast for OTP includes tax receipts from Hookah, it did not assume, explicitly, any other entrants to the Cigarette or Other Tobacco Product market.

High/Middle/Low:

1. The Middle estimate:
 - Immediate impact of the exemption on hookah: \$0.5 million decrease in every fiscal year.

Middle Immediate impact of exemption on hookah:

2/13/2025 - Tobacco Tax and Surcharge Conference

OTP (m)	Total Revenue	Less Revenue	Tax	Surcharge	Total Recurring	Total Cash
2025-26	127.1	0.5	\$ (0.1)	(0.4)	(0.5)	(0.4)
2026-27	127.1	0.5	\$ (0.1)	(0.4)	(0.5)	(0.5)
2027-28	127.1	0.5	\$ (0.1)	(0.4)	(0.5)	(0.5)
2028-29	127.1	0.5	\$ (0.1)	(0.4)	(0.5)	(0.5)
2029-30	127.1	0.5	\$ (0.1)	(0.4)	(0.5)	(0.5)

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			(\$ 0.4)	(\$ 0.5)		
2026-27			(\$ 0.5)	(\$ 0.5)		
2027-28			(\$ 0.5)	(\$ 0.5)		
2028-29			(\$ 0.5)	(\$ 0.5)		
2029-30			(\$ 0.5)	(\$ 0.5)		

Revenue Distribution: Tobacco Tax and Surcharge

REVENUE ESTIMATING CONFERENCE

Revenue Source: Tobacco Tax and Surcharge

Issue: Heated Tobacco Products

Bill Number(s): HB 785

Section 5: Consensus Estimate (Adopted: 03/28/2025) The Conference adopted the proposed estimate as it is consistent with a recent District Court of Appeals ruling and DBPR current administration.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	(0.2)	(0.2)	(0.2)	(0.3)	0.0	0.0	(0.4)	(0.5)
2026-27	(0.2)	(0.2)	(0.3)	(0.3)	0.0	0.0	(0.5)	(0.5)
2027-28	(0.2)	(0.2)	(0.3)	(0.3)	0.0	0.0	(0.5)	(0.5)
2028-29	(0.2)	(0.2)	(0.3)	(0.3)	0.0	0.0	(0.5)	(0.5)
2029-30	(0.2)	(0.2)	(0.3)	(0.3)	0.0	0.0	(0.5)	(0.5)

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem
Issue: Agricultural TPP Exemption
Bill Number(s): SJR 318

- Entire Bill**
- Partial Bill:**

Sponsor(s): Senator Truenow
Month/Year Impact Begins: January 1st, 2027
Date(s) Conference Reviewed: March 28th, 2025

Section 1: Narrative

- a. Current Law:** Section 3, Article VII of the Florida Constitution provides ad valorem tax exemption criteria.
- b. Proposed Change:** Adds an additional criterion which provides an ad valorem exemption to Tangible Personal Property that is located on property designated as agricultural, used in agriculture production or agrotourism, and owned by the land/leaseholder of the property.

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)

All agricultural equipment on property designated as classified use was identified using the NAICS codes beginning with ‘11’ for Agriculture, Forestry, Fishing and Hunting activity. Activity for fishing, hunting, and trapping (114) were excluded. The total taxable value of these items was calculated and then multiplied by the aggregate statewide millage rates before being forecasted using the TPP growth rates from the 2025 Ad Valorem Estimating Conference. Furthermore, since agrotourism is typically conducted on land used for agriculture, these TPP items are already being classified as agricultural since the listed code represents the primary activity of the account.

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			\$0	\$(28.7 M)		
2026-27			\$0	\$(29.8 M)		
2027-28			\$(31.0 M)	\$(31.0 M)		
2028-29			\$(32.3 M)	\$(32.3 M)		
2029-30			\$(33.6 M)	\$(33.6 M)		

Revenue Distribution: Ad Valorem

Section 5: Consensus Estimate (Adopted: 03/28/2025) This is a joint resolution proposing an amendment to be submitted to the voters and is not self-executing, therefore the impact is zero.

	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							
2	2025 Aggregate Millage Rates						
3	School		5.904				
4	Non-School		10.459				
5							
6	TPP Growth Rates						
7	2024	5.31%					
8	2025	4.02%					
9	2026	4.02%					
10	2027	4.02%					
11	2028	4.02%					
12	2029	4.01%					
13	2030	4.01%					
14	3/25 Ad Valorem Estimating Conference						
15							
16	Ag TPP	Parcels	Total TV				
17	Parcels	18,914	\$ 1,685,446,036				
18							
19	Impact on School						
20		High		Middle		Low	
21		Cash	Recurring	Cash	Recurring	Cash	Recurring
22	2025-26			\$(10.4 M)	\$(10.4 M)		
23	2026-27			\$(10.8 M)	\$(10.8 M)		
24	2027-28			\$(11.2 M)	\$(11.2 M)		
25	2028-29			\$(11.6 M)	\$(11.6 M)		
26	2029-30			\$(12.1 M)	\$(12.1 M)		
27							
28	Impact on Non-School						
29		High		Middle		Low	
30		Cash	Recurring	Cash	Recurring	Cash	Recurring
31	2025-26			\$(18.3 M)	\$(18.3 M)		
32	2026-27			\$(19.1 M)	\$(19.1 M)		
33	2027-28			\$(19.8 M)	\$(19.8 M)		
34	2028-29			\$(20.6 M)	\$(20.6 M)		
35	2029-30			\$(21.5 M)	\$(21.5 M)		
36							
37							
38							
39							
40							
41							
42							
43							
44							
45							

	A	B	C	D	E	F	G
46							
47	<i>Total Impact</i>						
48		<i>High</i>		<i>Middle</i>		<i>Low</i>	
49		Cash	Recurring	Cash	Recurring	Cash	Recurring
50	2025-26			\$(28.7 M)	\$(28.7 M)		
51	2026-27			\$(29.8 M)	\$(29.8 M)		
52	2027-28			\$(31.0 M)	\$(31.0 M)		
53	2028-29			\$(32.3 M)	\$(32.3 M)		
54	2029-30			\$(33.6 M)	\$(33.6 M)		

REVENUE ESTIMATING CONFERENCE

Revenue Source: Tobacco Tax and Surcharge

Issue: Heated Tobacco Products

Bill Number(s): CS/HB 785

Entire Bill

Partial Bill:

Sponsor(s): Representative Tramont

Month/Year Impact Begins: 7/1/2025

Date(s) Conference Reviewed: 3/28/2025

Section 1: Narrative

a. Current Law:

- The term “heated tobacco product” is not defined under current law.
- “Cigarette” is defined in s. 210.01(1), F.S. as “any roll for smoking, except one of which the tobacco is fully naturally fermented, without regard to the kind of tobacco or other substances used in the inner roll or the nature or composition of the material in which the roll is wrapped, which is made wholly or in part of tobacco irrespective of size or shape and whether such tobacco is flavored, adulterated or mixed with any other ingredient.”
- “Tobacco products” are defined in s. 210.25(12), F.S. as “loose tobacco suitable for smoking; snuff; snuff flour; cavendish; plug and twist tobacco; fine cuts and other chewing tobaccos; shorts; refuse scraps; clippings, cuttings, and sweepings of tobacco, and other kinds and forms of tobacco prepared in such manner as to be suitable for chewing; but “tobacco products” does not include cigarettes, as defined by s. 210.01(1), or cigars.”

b. Proposed Change:

- Subsection (6) is added to s. 210.25, F.S. to define “Heated tobacco product” as a “product containing tobacco designed for use in an electronic device with a heat source that does not involve any form of burning or combustion during ordinary conditions of use and which produces an inhalable aerosol by heating the tobacco but does not produce any smoke.”
- Section 210.01(1), F.S.: The definition of “cigarette” is amended to exclude “heated tobacco product.”
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- Part II of Chapter 210, F.S. is renamed from “Tax on Tobacco Products other than Cigarettes or Cigars” to “Tax on Tobacco Products other than Cigarettes, Heated Tobacco Products, or Cigars.”

Section 2: Description of Data and Sources

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- [Global State of Tobacco Harm Reduction – Cigarette Sales Halved: Heated Tobacco Products and the Japanese Experience](#), May 2024
- [National Library of Medicine – Use and Awareness of Heated Tobacco Products in Europe](#), March 5, 2022
- [European Commission – Electronic Cigarettes](#)

REVENUE ESTIMATING CONFERENCE

Revenue Source: Tobacco Tax and Surcharge

Issue: Heated Tobacco Products

Bill Number(s): CS/HB 785

Section 3: Methodology (Include Assumptions and Attach Details)

Heated Tobacco Products (HTPs):

House Bill 785 defines heated tobacco products as a “product containing tobacco designed for use in an electronic device with a heat source that does not involve any form of burning or combustion during ordinary conditions of use and which produces an inhalable aerosol by heating the tobacco but does not produce any smoke.”

British American Tobacco (BAT), RJ Reynolds' parent company, has a line of heated tobacco products, none of which are currently sold in the United States. BAT has made it clear that they have an interest in continuing to expand their heated tobacco products and increase their geographic footprint.

Altria announced on October 20, 2022, that it had reached an agreement with Philip Morris to end the companies' commercial relationship as of April 30, 2024, concerning IQOS in the U.S. (the “Altria Agreement”). Philip Morris now holds the full rights to commercialize IQOS in the United States. The agreement, in conjunction with the Food and Drug Administration allowing for the sale of IQOS in the US, indicates that there’s a clear path for Philip Morris to expand in the global heated tobacco market.

It’s unclear how quickly either company or other companies would enter the Florida market. The Department issued a declaratory statement on March 12, 2025, stating that under current law, IQOS would not be subject to Cigarette or Other Tobacco Product tax and surcharge. In turn, there’d be no impact from the clarifying language in CS/HB 785 as Heated Tobacco Products would already be excluded from tax.

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: Tobacco Tax and Surcharge

Section 5: Consensus Estimate (Adopted: 03/28/2025) The Conference adopted the proposed estimate as it is consistent with DBPR’s current administration.

	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: Ad Valorem

Issue: Expand Nonprofit Land Lease Exemption

Bill Number(s): HB 923

Entire Bill

Partial Bill: Section 1 (Lines 156-172)

Sponsor(s): Representative Lopez

Month/Year Impact Begins: January 1st, 2026

Date(s) Conference Reviewed: March 7th, 2025; March 28th, 2025 (Revised)

Section 1: Narrative

- a. **Current Law:** 196.1978(1)(b) provides a property tax exemption for the land value of a property owned by a corporation not for profit that leases the property for at least ninety-nine years to provide housing on more than fifty percent of the improved square footage to persons earning less than one hundred and twenty percent of the median annual adjusted gross income in the state or metropolitan statistical area (or county if no such area exists).
- b. **Proposed Change:** 196.1978(1)(b) becomes 196.1978(2)(b) and is modified to be the whole property, rather than just the land value, require a lease of ninety years, rather than 99, and the land can also be owned by a governmental entity.

Section 2: Description of Data and Sources

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, July 31, 2024

Section 3: Methodology (Include Assumptions and Attach Details)

The existing land exemption totals \$4.9m over 32 properties. On those properties, there remains \$4.3m in school and \$3.6m in non-school taxable value. This bill would exempt a significant amount of that. Further, the addition of government owned land and the reduction in lease duration may add new applicants. The low assumes that 75 percent of the remaining taxable value will become exempt. The middle assumes that 90 percent of the remaining taxable value will become exempt, and that an amount equal to 5 percent of the additional taxable value exempted will further be exempt as owned by government land, and that an amount equal to 5 percent of the additional taxable value exempted will further be exempt due to the shorter lease requirement. The high assumes that 100 percent of the remaining taxable value will become exempt, and that an amount equal to 25 percent of the additional taxable value exempted will further be exempt as owned by government land, and that an amount equal to 20 percent of the additional taxable value exempted will further be exempt due to the shorter lease requirement. The taxable value is grown using the non-homestead residential taxable value growth rate from the latest ad valorem conference. The bill first impacts the 2026 roll year.

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	\$0	\$(0.1 M)	\$0	(*)	\$0	(*)
2026-27	\$(0.1 M)	\$(0.1 M)	(*)	(*)	(*)	(*)
2027-28	\$(0.1 M)	\$(0.1 M)	(*)	(*)	(*)	(*)
2028-29	\$(0.1 M)	\$(0.1 M)	(*)	(*)	(*)	(*)
2029-30	\$(0.1 M)	\$(0.1 M)	(*)	(*)	(*)	(*)

Revenue Distribution: Ad Valorem

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Expand Nonprofit Land Lease Exemption

Bill Number(s): HB 923

Section 5: Consensus Estimate (Adopted: 03/28/2025) The Conference adopted a modified high estimate to recognize an additional impact of the changes relevant to community land trusts.

	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	(1.1)	0.0	(1.1)
2026-27	0.0	0.0	0.0	0.0	(1.1)	(1.1)	(1.1)	(1.1)
2027-28	0.0	0.0	0.0	0.0	(1.1)	(1.1)	(1.1)	(1.1)
2028-29	0.0	0.0	0.0	0.0	(1.1)	(1.1)	(1.1)	(1.1)
2029-30	0.0	0.0	0.0	0.0	(1.1)	(1.1)	(1.1)	(1.1)

	School		Non-School		Total Local/Other	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	(0.4)	0.0	(0.7)	0.0	(1.1)
2026-27	(0.4)	(0.4)	(0.7)	(0.7)	(1.1)	(1.1)
2027-28	(0.4)	(0.4)	(0.7)	(0.7)	(1.1)	(1.1)
2028-29	(0.4)	(0.4)	(0.7)	(0.7)	(1.1)	(1.1)
2029-30	(0.4)	(0.4)	(0.7)	(0.7)	(1.1)	(1.1)

	A	B	C	D	E	F	G
1	2025 Statewide Aggregate Millage Rates						
2	School	5.9037					
3	Non-School	10.4586					
4							
5	Exemption Amount 24	\$ 4,900,725					
6	Remaining School TV	\$ 4,339,408					
7	Remaining Non-School TV	\$ 3,630,808					
8							
9	Assumption	High	Middle	Low			
10	Share of Remaining TV to Exempt	100%	90%	75%			
11	Share Up for Government Owned Land:	25.0%	5.0%	0.0%			
12	Share Up for 99 -> 90 Year Lease:	20.0%	5.0%	0.0%			
13							
14	Roll Year	Non-HX Res TV	Growth	School Exempt	Non-School Exempt		
15	2024	\$ 1,131,260,834,962		\$ (4,339,408)	\$ (3,630,808)		
16	2025	\$ 1,228,347,905,354	9%	\$ (4,711,825)	\$ (3,942,411)		
17	2026	\$ 1,320,387,320,723	7%	\$ (5,064,879)	\$ (4,237,814)		
18	2027	\$ 1,401,963,841,291	6%	\$ (5,377,799)	\$ (4,499,636)		
19	2028	\$ 1,481,156,083,893	6%	\$ (5,681,573)	\$ (4,753,805)		
20	2029	\$ 1,560,873,222,239	5%	\$ (5,987,360)	\$ (5,009,659)		
21	2030	\$ 1,643,259,487,764	5%	\$ (6,303,386)	\$ (5,274,080)		
22							
23	Impact on School						
24		High		Middle		Low	
25		Cash	Recurring	Cash	Recurring	Cash	Recurring
26	2025-26	\$0.00	\$(0.042 M)	\$0.00	\$(0.028 M)	\$0.00	\$(0.021 M)
27	2026-27	\$(0.045 M)	\$(0.045 M)	\$(0.030 M)	\$(0.030 M)	\$(0.022 M)	\$(0.022 M)
28	2027-28	\$(0.048 M)	\$(0.048 M)	\$(0.032 M)	\$(0.032 M)	\$(0.024 M)	\$(0.024 M)
29	2028-29	\$(0.050 M)	\$(0.050 M)	\$(0.033 M)	\$(0.033 M)	\$(0.025 M)	\$(0.025 M)
30	2029-30	\$(0.053 M)	\$(0.053 M)	\$(0.035 M)	\$(0.035 M)	\$(0.027 M)	\$(0.027 M)
31							
32	Impact on Non-School						
33		High		Middle		Low	
34		Cash	Recurring	Cash	Recurring	Cash	Recurring
35	2025-26	\$0.000	\$(0.062 M)	\$0.000	\$(0.041 M)	\$0.000	\$(0.031 M)
36	2026-27	\$(0.066 M)	\$(0.066 M)	\$(0.044 M)	\$(0.044 M)	\$(0.033 M)	\$(0.033 M)
37	2027-28	\$(0.071 M)	\$(0.071 M)	\$(0.047 M)	\$(0.047 M)	\$(0.035 M)	\$(0.035 M)
38	2028-29	\$(0.075 M)	\$(0.075 M)	\$(0.049 M)	\$(0.049 M)	\$(0.037 M)	\$(0.037 M)
39	2029-30	\$(0.079 M)	\$(0.079 M)	\$(0.052 M)	\$(0.052 M)	\$(0.039 M)	\$(0.039 M)
40							
41	Total Impact						
42		High		Middle		Low	
43		Cash	Recurring	Cash	Recurring	Cash	Recurring
44	2025-26	\$0.00	\$(0.104 M)	\$0.00	\$(0.069 M)	\$0.00	\$(0.052 M)
45	2026-27	\$(0.111 M)	\$(0.111 M)	\$(0.074 M)	\$(0.074 M)	\$(0.056 M)	\$(0.056 M)
46	2027-28	\$(0.118 M)	\$(0.118 M)	\$(0.078 M)	\$(0.078 M)	\$(0.059 M)	\$(0.059 M)
47	2028-29	\$(0.125 M)	\$(0.125 M)	\$(0.083 M)	\$(0.083 M)	\$(0.062 M)	\$(0.062 M)
48	2029-30	\$(0.132 M)	\$(0.132 M)	\$(0.087 M)	\$(0.087 M)	\$(0.066 M)	\$(0.066 M)

Community Land Trust

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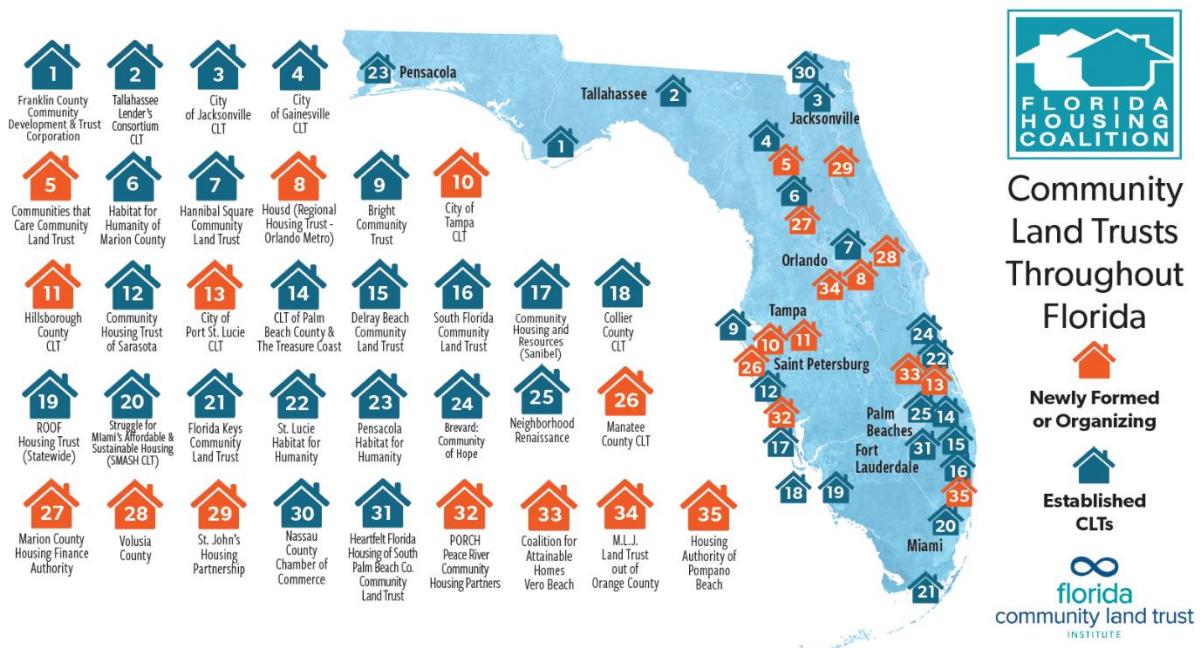
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In Brief

Florida Housing Coalition reports 35 newly formed/organizing/established CLTs in Florida



A community land trust (CLT) refers to the vehicle of separating land from building (house) for the purpose of transferring title to the house without selling the land. It also denotes the

private non-profit corporation that acquires and holds title to the land and manages the ground leases on that property for the benefit of that community.

This approach involves permanent CLT ownership of land, which in some cases is used to develop affordable housing and in other cases is leased to lower-income households, who are assisted in buying the homes located on the CLT land. In the context of owner-occupied housing, the CLT will transfer title of the house to the buyer while retaining title to the underlying land. The purchase becomes more affordable because the transfer of title to the homeowner does not include purchasing the land (in some parts of Florida, the costs of land dwarfs the costs of the actual building). The CLT then leases the underlying land to the new homeowner at a subsidized rate (usually utilizing a 99-year ground lease). The CLT then manages the ground leases for the properties. [Florida Housing Coalition, Florida Community Land Trust Institute, CLT Primer (Revised 2015)]

193.018 Land owned by a community land trust used to provide affordable housing; assessment; structural improvements, condominium parcels, and cooperative parcels.—

(1) As used in this section, the term “community land trust” means a nonprofit entity that is qualified as charitable under s. 501(c)(3) of the Internal Revenue Code and has as one of its purposes the acquisition of land to be held in perpetuity for the primary purpose of providing affordable homeownership.

(2) A community land trust may convey structural improvements, condominium parcels, or cooperative parcels, that are located on specific parcels of land that are identified by a legal description contained in and subject to a ground lease having a term of at least 99 years, for the purpose of providing affordable housing to natural persons or families who meet the extremely-low-income, very-low-income, low-income, or moderate-income limits specified in s. [420.0004](#), or the income limits for workforce housing, as defined in s. [420.5095](#)(3). A community land trust shall retain a preemptive option to purchase any structural improvements, condominium parcels, or cooperative parcels on the land at a price determined by a formula specified in the ground lease which is designed to ensure that the structural improvements, condominium parcels, or cooperative parcels remain affordable.

(3) In arriving at just valuation under s. [193.011](#), a structural improvement, condominium parcel, or cooperative parcel providing affordable housing on land owned by a community land trust, and the land owned by a community land trust that is subject to a 99-year or longer ground lease, shall be assessed using the following criteria:

(a) The amount a willing purchaser would pay a willing seller for the land is limited to an amount commensurate with the terms of the ground lease that restricts the use of the land to the provision of affordable housing in perpetuity.

(b) The amount a willing purchaser would pay a willing seller for resale-restricted improvements, condominium parcels, or cooperative parcels is limited to the amount determined by the formula in the ground lease.

(c) If the ground lease and all amendments and supplements thereto, or a memorandum documenting how such lease and amendments or supplements restrict the price at which the improvements, condominium parcels, or cooperative parcels may be sold, is recorded in the official public records of the county in which the leased land is located, the recorded lease and any amendments and supplements, or the recorded memorandum, shall be deemed a land use regulation during the term of the lease as amended or supplemented.

196.1978 Affordable housing property exemption.—

(1)

(b) Land that is owned entirely by a nonprofit entity that is a corporation not for profit, qualified as charitable under s. 501(c)(3) of the Internal Revenue Code and in compliance with Rev. Proc. 96-32, 1996-1 C.B. 717, and is leased for a minimum of 99 years for the purpose of, and is predominantly used for, providing housing to natural persons or families meeting the extremely-low-income, very-low-income, low-income, or moderate-income limits specified in s. 420.0004 is exempt from ad valorem taxation. For purposes of this paragraph, land is predominantly used for qualifying purposes if the square footage of the improvements on the land used to provide qualifying housing is greater than 50 percent of the square footage of all improvements on the land. This paragraph first applies to the 2024 tax roll and is repealed December 31, 2059

Property receiving exemption under 196.1978(1)(b)

First available: 2024 roll

Exemption 44: Land Leased by Non-profit for Affordable Housing

Location of Identified Property:

- Polk – 2, none appear to incorporate CLT Model
- St. Lucie – 16, of which all appear to incorporate CLT Model
- Broward – 14, of which 13 appear to incorporate CLT Model

Taxable Value exempted on '24 roll: \$4.9m

Remaining TV School: \$4.4m

Remaining TV Non-school: \$3.6m

Adopted Reduction: \$0.1m

Average reduction per property (\$100k / 32): \$3,125

Table of Property Identified in Analysis

Partial Owner	County	Just Value	AV School	AV NonSch	TV School	TV NonSch	Land Value	First HX	Second HX	County Low-income Seniors	Widowers	Totally and Permanently Disable	Land Leased-NonProfit-Affordable Housing
LLC Gen Part 501	Polk	67,844	67,844	67,844	-	-	67,844						67,844
LLC Gen Part 501	Polk	12,144	12,144	12,144	-	-	12,144						12,144
St Lucie Habitat for Humanity Inc	Saint Lucie	246,000	246,000	246,000	230,000	230,000	16,000						16,000
St Lucie Habitat for Humanity Inc	Saint Lucie	263,800	263,800	263,800	222,800	197,800	16,000	25,000	25,000				16,000
St Lucie Habitat for Humanity Inc	Saint Lucie	246,000	246,000	246,000	205,000	180,000	16,000	25,000	25,000				16,000
St Lucie Habitat for Humanity Inc	Saint Lucie	216,000	216,000	216,000	175,000	150,000	16,000	25,000	25,000				16,000
St Lucie Habitat for Humanity Inc	Saint Lucie	245,000	245,000	245,000	204,000	179,000	16,000	25,000	25,000				16,000
St Lucie Habitat for Humanity Inc	Saint Lucie	227,000	200,850	200,850	147,536	122,536	32,000	25,000	25,000				28,314
St Lucie Habitat for Humanity Inc	Saint Lucie	232,000	232,000	232,000	191,000	166,000	16,000	25,000	25,000				16,000
Community Land Trust of Palm Beach County and the Treasure Coast Inc	Saint Lucie	146,800	134,415	134,415	94,765	69,765	16,000	25,000	25,000				14,650
Community Land Trust of Palm Beach County and the Treasure Coast Inc	Saint Lucie	146,500	134,415	134,415	94,735	69,735	16,000	25,000	25,000				14,680
Community Land Trust of Palm Beach County and the Treasure Coast Inc	Saint Lucie	148,600	134,415	134,415	94,943	44,943	16,000	25,000	25,000	25,000			14,472
St Lucie Habitat for Humanity Inc	Saint Lucie	253,000	253,000	253,000	212,000	187,000	16,000	25,000	25,000				16,000
St Lucie Habitat for Humanity Inc	Saint Lucie	291,000	291,000	291,000	250,000	225,000	16,000	25,000	25,000				16,000
Community Land Trust of Palm Beach County and the Treasure Coast Inc	Saint Lucie	90,000	76,220	76,220	37,670	12,670	16,000	25,000	25,000				13,550
St Lucie Habitat for Humanity Inc	Saint Lucie	266,000	266,000	266,000	225,000	200,000	16,000	25,000	25,000				16,000
Community Land Trust of Palm Beach County and the Treasure Coast Inc	Saint Lucie	146,500	146,500	146,500	105,500	80,500	16,000	25,000	25,000				16,000
Community Land Trust of Palm Beach County and the Treasure Coast Inc	Saint Lucie	90,000	90,000	81,400	75,529	66,929	16,000						14,471
BHP COMMUNITY LAND TRUST	Broward	254,530	193,350	193,350	149,350	124,350	25,000	25,000	25,000				19,000
BHP COMMUNITY LAND TR INC	Broward	286,750	209,720	209,720	173,610	148,610	15,180	25,000	25,000				11,110
BHP COMMUNITY LAND TR INC	Broward	428,030	215,380	215,380	182,740	157,740	15,180	25,000	25,000				7,640
BHP COMMUNITY LAND TR INC	Broward	425,620	214,690	214,690	182,030	157,030	15,180	25,000	25,000				7,660
BHP COMMUNITY LAND TR INC	Broward	435,670	219,330	219,330	181,680	156,680	15,180	25,000	25,000		5,000		7,650
BHP COMMUNITY LAND TRUST	Broward	425,860	214,680	214,680	182,020	157,020	15,180	25,000	25,000				7,660
BHP COMMUNITY LAND TR INC	Broward	279,300	202,060	202,060	166,070	141,070	15,180	25,000	25,000				10,990
BHP COMMUNITY LAND TR INC	Broward	343,170	155,820	155,820	123,920	98,920	15,180	25,000	25,000				6,900
BHP COMMUNITY LAND TR INC	Broward	338,220	115,500	115,500	80,310	55,310	15,180	25,000	25,000			5,000	5,190
BHP COMMUNITY LAND TR INC	Broward	366,080	147,590	147,590	116,470	91,470	15,180	25,000	25,000				6,120
BHP COMMUNITY LAND TR INC	Broward	210,860	77,650	77,650	47,060	22,060	15,180	25,000	25,000				5,590
BHP COMMUNITY LAND TR INC	Broward	335,360	139,910	139,910	108,570	83,570	15,180	25,000	25,000				6,340
BHP COMMUNITY LAND TR INC	Broward	283,690	111,050	111,050	80,100	55,100	15,180	25,000	25,000				5,950
501	Broward	4,452,800	4,452,800	4,452,800	-	-	4,452,800						4,452,800
Totals		12,200,128	9,925,133	9,916,533	4,339,408	3,630,808	5,011,948	675,000	675,000	25,000	5,000	5,000	4,900,725

Contemplating Magnitude

3 list of CLTs (Grounded Solutions, Schumacher Center, Freddie Mac)

Range of shared equity (ground lease) units ranges from 191 – 2037

Table of Lists

Organization Name	Grounded Solutions	Schumacher Center	From FreddieMac CLT
Grounded Solutions List			
BHP Community Land Trust, Inc. dba South Florida Community Land Trust, Inc.	107	14	1
Bright Community Trust	125	100	10
Communities That Care Community Land Trust	0	N/A	
Community Land Trust of Palm Beach County and the Treasure Coast, Inc	71	61	23
Delray Beach Community Land Trust, Inc.	95	97	20
Florida Keys Community Land Trust	4	N/A	4
Habitat for Humanity of Collier County	1500		
Habitat for Humanity of Key West & Lower Florida Keys			N/A
Habitat for Humanity of Marion County, Inc.	12		12
Habitat for Humanity of Pinellas County	13		N/A
Habitat for Humanity South Palm Beach County			
Hannibal Square Community Land Trust, Inc.	29	9	60
Jacksonville Community Land Trust	0		
Liberty City Trust			
Neighborhood Renaissance	81	9	
Pensacola Habitat for Humanity	0		
Rad El Dub Community Land Trust			
Struggle for Miami's Affordable and Sustainable Housing (SMASH)		N/A	N/A
Tallahassee Lenders' Consortium			8
Freddie Mac CLT List			
Heartfelt Florida Housing(Opens a new window)		21	0
Peace River Community Land Trust(Opens a new window)			N/A
Community Housing Trust of Sarasota County(Opens a new window)			0
HOUSD (Central Florida Regional Housing Trust)(Opens a new window)			N/A
Collier County Community Land Trust(Opens a new window)			3
Residential Options of Florida (ROOF)(Opens a new window)			50
	2037	311	191
Average of adopted estimate	\$ 3,125		
	\$ 6,365,625	\$ 971,875	\$ 596,875

Appendix A

Schumacher Center for a New Economics - List of Detail

<https://centerforneweconomics.org/apply/community-land-trust-program/directory/>

Page blurb: *The following community land trusts are regionally-based, open-membership, non-profit organizations that acquire land, hold it in trust, and then lease it for housing and other productive purposes such as farming, community appropriate manufacturing, locally-owned retail and office space. Lessees own the buildings and other improvements on the land, but the land itself is held by the CLT. Resale restrictions on property ensure buildings remain permanently affordable. CLTs govern on behalf of both the leaseholders and the broader regional community through an elected, tripartite board of trustees.*

Regional coalition networks organized to increase CLT capacity are highlighted in purple. An additional page with expanded information on CLT coalitions is available [here](#). A European CLT directory is also available and can be found [here](#).

Florida CLTs

1. **Bright Community Trust**

11923 Oak Trail Way, Suite 111

Port Richey, FL 34668

727-475-1366

frank@thebrightway.org

thebrightway.org

Purpose: To develop and steward affordably priced homes for sale and for rent; convene partners from business, nonprofit, government, academic, faith, and community sectors to address complex housing challenges like increasing homeownership and preventing evictions; connect with other leading organizations to address broader community needs that intersect with housing challenges: jobs, education, transportation, food, childcare; listen to data and community voices, and create and advocate policy solutions.

Background: In 2008, the Pinellas County government established Bright CLT as a subsidiary of the Housing Finance Authority of Pinellas County (HFA). This move came in response to the widespread conversion of newly developed affordable housing into market-rate housing. County housing officials recognized that the five to ten year

affordability period mandated for county-sponsored affordable housing developments was insufficient. They turned to the community land trust model in order to create and maintain permanently affordable housing.

In 2013, Bright CLT became an independent 501(c)(3) organization, separating from Pinellas County. Since 2017, Bright CLT has expanded its regional housing efforts to Central Florida, Southwest Florida, and North Central Florida, with plans for further expansion. In tandem with their community land trust program, Bright offers homeownership training programs and housing counseling services.

Landholdings/Residents: stewards 500 affordable rental units, and has developed over 100 single-family homes for first-time income-qualified homebuyers.

Eligibility requirements for residents: income-restrictions vary by property, but primarily 80–120% AMI.

Governance structure: no open membership, and not following tripartite structure.

2. **Community Land Trust of Palm Beach County and the Treasure Coast**

4938 Davis Road

Lake Worth Beach, FL 33461

561-318-8442

chewitt@cltofpbc.org

cltofpbc.org

Purpose: To increase the supply of affordable housing in Palm Beach County through land acquisition and housing development, creating a permanent supply of both rental and homeownership opportunities.

Incorporated: 2007

Land holdings/Residents: The organization has developed and maintains 61 permanently affordable homes and 80 multifamily units.

Eligibility requirements for residents: Homes are sold on a first-qualified, first-served basis to income-eligible, mortgage- and credit-worthy households with sufficient savings to cover the minimum applicant contribution required by the various programs that partially funded the CLT home. Income eligibility requirements are determined by the CLT's funding programs.

Governance structure: The CLT of PBCTC uses a tripartite governing structure. The Board is comprised of lessee representatives (nominated by the CLT's lessee members), general representatives, nominated by the CLT's general members, and organizational representatives, nominated by the Board of Directors

Additional details: CLT of PBCTC provides homeownership training and assists clients with obtaining first mortgage financing from one of their partner lenders.

3. **Communities That Care Community Land Trust**

6031 NW 1st Place
Gainesville, FL 32607
352-262-9038
communitiesthatcareclt.org

Date Incorporated: 2018

Purpose: Affordable housing.

Land Holdings: Organizing to acquire land and funding.

4. **Delray Beach Community Land Trust**

141 SW 12th Ave
Delray Beach, FL 33444
561-243-7500
dobson@mydelraybeach.com
delraybeachlandtrust.org

Purpose: Generate and preserve affordable housing for very low to moderate income households.

Background: In response to gentrification and the displacement of Black homeowners and renters within city limits, the City of Delray put together a task team charged with minimizing displacement. That task team commissioned a study by Florida Atlantic University, which suggested that Delray City consider community land trusts as a tool for redevelopment without displacement. While initially met with skepticism, in 2005 community stakeholders formed the Delray Beach CLT (DBCLT). The DBCLT has collaborated with other community non-profit housing and family support agencies to develop housing, and provide a wide range of services to DBCLT home owners and lessees.

Land holdings/Residents: 97 owner-occupied units, 47 rentals. Of the 97 owner-occupied units, all of the homes were newly built with the exception of two homes that were conveyed to them through the Neighborhood Stabilization Program. Both the City and the Delray Beach Community Redevelopment Agency (DBCRA) donated land to the DBCLT, and the City of Delray Beach provides additional subsidies to DBCLT home

owners to further increase the affordability of the homes. Private grants and donations also assist with ongoing land acquisition, construction, and operational expenses. This has allowed DBCLT to pay back all but \$200,000 on a 7 million dollar line of credit taken out in 2006.

Eligibility requirements for residents: Residents must not exceed 140% AMI

Governance structure: The DBCLT is governed by a twelve member tri-partite board of directors whose membership includes: one third current leaseholders, one third community residents, and one third other public and private community stakeholders.

Additional details: The CLT has a pipeline of mortgage-ready homebuyers that they are trying to accommodate; the challenge has been available land.

The DBCLT holds quarterly pre and post purchase homeownership workshops that are free and open to the public. They also conduct presentations for city government and at community events to increase awareness and excitement about the CLT. The DBCLT is part of the Florida Housing CLT Institute and the Florida Housing Coalition.



Single family home sold by Delray Beach CLT

5. **Florida Housing Coalition**

1311 N. Paul Russell Road, B-201
Tallahassee, FL, 32301
850-878-4219
flhousing.org

Purpose: Assist government and non-profit entities with the development of CLTs.

6. **Florida Keys Community Land Trust**

PO Box 343529
Florida City, FL 33034
888-KEYS-CLT (888-539-7258)
info@affordablekeys.org
affordablekeys.org

Purpose: Create affordable workforce housing after Hurricane Irma in the Florida Keys.

Land Holdings: Four cottages which are rented. In the process of obtaining more land and funding.

Partners

Media

7. **Hannibal Square Community Land Trust**

PO Box 364
Winter Park, FL 32790
407-643-9111
info@HannibalSquareCLT.org
hannibalsquareclt.org

Date Incorporated: 2004

Purpose: Preserve quality and affordability of housing

Land Holdings: 7 completed projects, 2 projects in development. The completed projects include both homes and rentals. Uses CLT renewable 99-year lease model to ensure affordability.

Partners

Media

- **[Hannibal Square Community Land Trust News](#)**

- **Click Orlando:** [Apopka Orange County officials build new affordable housing development](#)

8. **Heartfelt Florida Housing of South Palm Beach County Community Land Trust**

181 S.E. 5th Avenue
Delray Beach, FL 33483
561-819-6070
info@heartfeltclt.org
heartfeltclt.org

Date Incorporated: 2010

Purpose: Permanently affordable housing in South Palm Beach County, hurricane recovery.

Land Holdings: 4.5 acres with 21 houses. Uses CLT homeownership model to ensure affordability

9. **Jacksonville Community Land Trust**

1225 W Beaver St
Jacksonville, FL 32204-1414
904-990-4663
info@jaxclthomes.org
www.jaxclthomes.org/

Purpose: To create homeownership options for low- and moderate-income individuals and families in Jacksonville, improve neighborhood stability, promote economic development and build wealth while preserving affordable homes for future generations.

Background: Jacksonville Mayor Lenny Curry created the Jacksonville CLT in 2022, and the CLT received non-profit status in 2023. Developers were buying affordable housing and converting it to market-rate apartments in the quickly-gentrifying city, and the City identified the CLT model as an effective mechanism for “locking in” affordable housing. In (WHAT YEAR) The city of Jacksonville passed first look legislation which gave the Jacksonville CLT the first option on all surplus properties and tax surrenders in the city.

Land holdings/Residents: They currently hold 20 vacant lots, with 75 lots available to them via Jacksonville’s first look legislation. Construction of the first four structures of the CLT is in its beginning stages. Primarily building 650-750 square foot tiny homes in order to keep the price point low for young people and seniors.

Eligibility requirements for residents: 80% AMI or below

Governance structure: no open-membership; board currently comprised of government technical advisors and local non-profit leaders. Hoping to reserve 1/3 of board seats for low-income residents or community members in the future.

Additional details: The city of Jacksonville passed legislation which gave the Jacksonville CLT the first option on all surplus properties and tax surrenders in the city.

10. **Neighborhood Renaissance Community Land Trust**

510 24th Street, Suite A

West Palm Beach, FL 33407

561-832-6776

info@neighborhoodrenaissance.org

neighborhoodrenaissance.org

Date Incorporated: 2005

Purpose: Affordable housing.

Land Holdings: 9 permanently affordable homes.

Governance Notes: Not an open membership organization; board of Neighborhood Renaissance (parent nonprofit) is appointed with one third being low-income community residents.

Partners

11. **Struggle for Miami's Affordable and Sustainable Housing**

(SMASH)

Miami, FL

adrian@smash.miami

smash.miami

Date Incorporated: 2014

Purpose: SMASH is a community land trust building power for housing and climate justice in Miami. We use a set of coordinated strategies we call the Power Building Ecosystem. It consists of:

1. Tenant Organizing
2. Transforming Opponents into Allies
3. Housing Tech R&D
4. Community control of land and housing
5. Policy Change

SMASH's current campaign is the Miami Housing Justice Agenda, a massive grassroots outreach, organizing and transformation initiative for Miami-Dade county to make housing a human right by the year 2030. We have created permanent infrastructure to conduct and track our long-term power building efforts including two affordable housing cooperatives for our 12 housing justice organizers, and our open source digital organizing platform, House of Justice.

Land Holdings: 2264 NW 63rd St, Miami, FL & 1611 NW 65th St, Miami, FL

Media Coverage:

2022-06-27 CBS 4 Coverage of Housing and Healing Justice Cooperative

<https://www.cbsnews.com/miami/news/smash-miami-renters-slumlords/>

2022-09-19 Miami New Times Coverage of #SMASHWeek2022 and Housing Co-op Grand Opening

<https://www.miaminewtimes.com/news/affordable-housing-cooperative-opens-in-miamis-liberty-city-neighborhood-15324576>

2022-09-19 Miami Herald Coverage of #SMASHWeek2022 and Housing Co-op Grand Opening

<https://www.miamiherald.com/news/business/real-estate-news/article266037081.html>

2023-03-12 Zetland Denmark Article on SMASH and Climate Gentrification

<https://www.zetland.dk/historie/soNAdWqY-a8yvV4M2-9a525>



Community event held by SMASH Miami

12. **South Florida Community Land Trust**

718 NE 2nd Ave

Fort Lauderdale, FL 33304

954-769-1731

info@southfloridactl.org

southfloridactl.org

Date Incorporated: 2006

Purpose: Provide quality, sustainable, affordable housing for generations to come.

Land Holdings: 14 single-family and multi-family homes, both ownership and rental agreements available. Uses CLT renewable 99-year lease model to ensure affordability

Governance Notes: homeowners serve on board

Partners and Funders



Rental units developed by South Florida CLT

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: 2025 Citrus Land Classification Extension

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

Entire Bill:

Partial Bill: Section 1

Sponsor(s):

Month/Year Impact Begins: January 1st, 2026

Date(s) Conference Reviewed: March 28th, 2025

Section 1: Narrative

- a. **Current Law:** Lands classified for assessment purposes as agricultural lands which are taken out of production by a state or federal eradication or quarantine program, including the Citrus Health Response Program, shall continue to be classified as agricultural lands for 5 years after the date of execution of a compliance agreement between the landowner and the Department of Agriculture and Consumer Services, or a federal agency, as applicable, pursuant to such program or successor programs.
- b. **Proposed Change:** Increases the duration of the classified use assessment to 10 years.

Section 2: Description of Data and Sources

Abandoned Grove Compliance Agreement List – Citrus Health Response Program Contact
Aggregate Millage based on Proposed Millages from Each Taxing Authority Provided in August 2024

Section 3: Methodology (Include Assumptions and Attach Details)

The taxable value was calculated by applying the average citrus value of \$1350 and the de minimis value of up to \$50 per acre to the 7 impacted groves participating in the Citrus Health Response Program. School and Non-School millage rates were applied to arrive at an impact. This impact was previously presented to the conference on March 21st, 2025, and had a high impact which considered the language could apply retroactively. Discussions with the Department of Citrus and the new bill language indicate that the language would not apply retroactively, therefore the impact presented below is the low from the prior presentation.

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			\$0	\$(0.1 M)		
2026-27			(*)	\$(0.1 M)		
2027-28			(*)	\$(0.1 M)		
2028-29			\$(0.1 M)	\$(0.1 M)		
2029-30			\$(0.1 M)	\$(0.1 M)		

Revenue Distribution: Ad Valorem

Section 5: Consensus Estimate (Adopted: 03/28/2025) 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	(0.1)	0.0	(0.1)
2026-27	0.0	0.0	0.0	0.0	(Insignificant)	(0.1)	0.0	(0.1)
2027-28	0.0	0.0	0.0	0.0	(Insignificant)	(0.1)	0.0	(0.1)
2028-29	0.0	0.0	0.0	0.0	(0.1)	(0.1)	(0.1)	(0.1)
2029-30	0.0	0.0	0.0	0.0	(0.1)	(0.1)	(0.1)	(0.1)

25 Aggregate Millage Rate	
School	5.9037
Non-School	10.4586

Year	TPP Growth	TV Impact	School	Non-School	Total: Middle	Recurring
2025	4.02%	\$ -	\$ -	\$ -	\$ -	\$ -
2026	4.02%	\$ (260,208.00)	\$ (1,536.19)	\$ (2,721.41)	\$ (4,257.60)	\$ (144,570.41)
2027	4.02%	\$ (2,798,510.00)	\$ (16,521.56)	\$ (29,268.50)	\$ (45,790.06)	\$ (144,570.41)
2028	4.02%	\$ (6,450,769.00)	\$ (38,083.40)	\$ (67,466.01)	\$ (105,549.42)	\$ (144,570.41)
2029	4.01%	\$ (8,835,580.00)	\$ (52,162.61)	\$ (92,407.80)	\$ (144,570.41)	\$ (144,570.41)

Total Impact						
	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	\$0	\$0	\$0	\$(0.1 M)	\$0	\$0
2026-27	\$0	\$0	\$(0.0 M)	\$(0.1 M)	\$0	\$0
2027-28	\$0	\$0	\$(0.0 M)	\$(0.1 M)	\$0	\$0
2028-29	\$0	\$0	\$(0.1 M)	\$(0.1 M)	\$0	\$0
2029-30	\$0	\$0	\$(0.1 M)	\$(0.1 M)	\$0	\$0

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Citrus Packinghouse and Processor TPP

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

Entire Bill

Partial Bill:

Sponsor(s):

Month/Year Impact Begins: January 1st, 2025

Date(s) Conference Reviewed: March 28th, 2025

Section 1: Narrative

- a. **Current Law:** Section 193.4516 F.S. Assessment of citrus fruit packing and processing equipment rendered unused due to Hurricane Irma or citrus greening. For purposes of ad valorem taxation, applying to the 2018 tax roll only, tangible personal property owned and operated by a citrus fruit packing or processing facility is deemed to have a market value no greater than its value for salvage, provided the tangible personal property is no longer used in the operation of the facility due to the effects of natural disasters Hurricane Irma or to citrus greening.
- b. **Proposed Change:** Revises the language to read “packinghouse and processor” equipment and the salvage value reduction now applies to the 2025 tax roll only for equipment no longer used due to citrus greening. Packinghouse has the same meaning as provided in s. 601.03 (29): “Any building, structure, or place where citrus fruit is packed or otherwise prepared for market or shipment in fresh form.” Processor has the same meaning as provided in s. 601.03 (32): “Any person engaged within this state in the business of canning, concentrating, or otherwise processing citrus fruit for market other than for shipment in fresh fruit form.”

Section 2: Description of Data and Sources

TPP 2024 Final Roll

Florida Department of Citrus Contact

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

Section 3: Methodology (Include Assumptions and Attach Details)

Data was provided by the Department of Citrus identifying commercial citrus packing houses and shippers as well as processors. There were 26 packinghouses and 39 processors on the list and 10 and 16, respectively, were matched to the TPP roll. For the matched businesses, a salvage value is calculated as 10 percent of the just value minus any exemptions. The taxable value is subtracted from that to arrive at an impact had the bill been in effect in 2024.

Low: When 193.4516 was in place for Irma and Citrus Greening in 2018, there were 3 total claims. 3 were for Irma damage, 0 were for citrus greening. The low assumes \$0.

Middle: For the matched businesses, the impact is grown out to 2026 using the TPP growth rates from the most recent Ad Valorem Forecast.

High: The packing house impact is multiplied by 2.6 (26 businesses, 10 matched) and the processor impact is multiplied by 2.4 (39 businesses, 16 matched) to estimate the missing packers and processors, then the impact is grown out to 2026 using the TPP growth rates from the most recent Ad Valorem Forecast.

It is assumed that packinghouses will be impacted to a greater degree than processors. Processors can switch to importing fruit. For the middle and high it is assumed that 50 percent of packinghouses and 10 percent of processors will be unusable due to citrus greening in 2025. Statewide aggregate millage rates are then applied. The bill only impacts the 2025 roll.

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Citrus Packinghouse and Processor TPP

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

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	\$(2.0 M)	\$0	\$(0.8 M)	\$0	\$0	\$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

Section 5: Consensus Estimate (Adopted: 03/28/2025) 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	(0.8)	0.0	(0.8)	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						
2	School	5.9037					
3	Non-School	10.4586					
4							
5			Found	Expected			
6	Total in NAICS	(701,300,880)	172	172			
7	Packing	(7,634,263)	10	26			
8	Processing	(449,026,148)	16	39			
9							
10				Low		High	
11	Roll Year	TPP	Growth	Packing	Processing	Packing	Processing
12	2024	180,320.82		(7,634,263)	(449,026,148)	(19,849,084)	(1,094,501,236)
13	2025	187,578.66	4.0%	(7,941,539)	(467,099,280)	(20,648,002)	(1,138,554,494)
14							
15	Share of Packing Unusable Due to Greening	50%					
16	Share of Processing Unusable Due to Greening	10%					
17							
18	Total Impact						
19		High		Middle		Low	
20		Cash	Recurring	Cash	Recurring	Cash	Recurring
21	2025-26	\$(2.0 M)	\$0	\$(0.8 M)	\$0	\$0	\$0
22	2026-27	\$0	\$0	\$0	\$0	\$0	\$0
23	2027-28	\$0	\$0	\$0	\$0	\$0	\$0
24	2028-29	\$0	\$0	\$0	\$0	\$0	\$0
25	2029-30	\$0	\$0	\$0	\$0	\$0	\$0

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Homestead Property Tax Deferral

Bill Number(s): HB 761

Entire Bill

Partial Bill: Section 1

Sponsor(s): Representative Casello

Month/Year Impact Begins: July 2025

Date(s) Conference Reviewed: March 28th, 2025

Section 1: Narrative

- a. **Current Law:** Any person who is entitled to claim homestead tax exemption under s. 196.031(1) may apply to defer payment of a portion of the combined total of the ad valorem taxes, non-ad valorem assessments, and interest accumulated on a tax certificate.
- b. **Proposed Change:** Limits applications for the tax deferral program to those who have a homestead property with a just value of \$1 million or less.

Section 2: Description of Data and Sources

Discussion with Property Tax Oversight

Section 3: Methodology (Include Assumptions and Attach Details)

A positive indeterminate impact is proposed in 2025-26 as homestead property owners whose just value exceeds \$1 million would no longer be eligible to defer payment to 2026-27. A +/- is proposed for the remaining years as every year some amount will not be deferred and paid in that year, and whether or not that is offset by the amount no longer deferred from the prior year is unknown. Because the deferred payments are charged interest, the recurring impact is negative indeterminate as in the long term, those interest payments are no longer collected.

Section 4: Proposed Revenue Impact

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

Revenue Distribution: Ad Valorem

Section 5: Consensus Estimate (Adopted: 03/28/2025) The Conference adopted a positive indeterminate estimate for cash and recurring after considering timing differences relative to the full tax deferral process.

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

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Tax Certificates

Bill Number(s): HB 761

Entire Bill

Partial Bill: Section 2

Sponsor(s): Representative Casello

Month/Year Impact Begins: July 1st, 2025

Date(s) Conference Reviewed: March 28th, 2025

Section 1: Narrative

a. Current Law: Tax certificates less than \$250 in delinquent taxes on properties with a homestead exemption in the year that the delinquency was assessed may not be sold electronically or through auction but instead must be issued to the county at the maximum allowable interest rate. Certificate sales and tax deeds cannot be invoked if the homestead exemption is given to individual who received the exemption in the same year that the tax certificate was issued unless the certificate and its accrued interest has an amount of \$250 or more.

b. Proposed Change: Requires the provisions in this section to apply to properties with less than \$500 in delinquent taxes.

Section 2: Description of Data and Sources

Discussion with *Property Tax Oversight*, Department of Revenue

Section 3: Methodology (Include Assumptions and Attach Details)

When property taxes are delinquent, the tax collectors can commence a sale on the tax certificate of that property. These certificates are auctioned to investors who bid against each other, and the bidder with the lowest interest rate prevails. The delinquent taxes plus the amount of interest is currently paid to the tax collector and ultimately received by the investor. The change under this language lowers the number of tax certificates that can be sold. Individuals with delinquent payments on their homesteads between \$250-\$500 can no longer have their tax certificates sold to investors. The delinquent amount under this proposal will now be received by the local government along with the 18% interest rate as per F.S. 197.172.

In the first year, the impact is negative indeterminant because the tax certificates of homestead owners with delinquent taxes between \$250-\$500 cannot be auctioned and the revenue from these taxes remains delinquent and unpaid. In the subsequent years, the cash impact is plus/minus depending on whether the amount of taxes certificates sold/repaid exceeds the delinquencies. Assuming that all the tax certificates are sold and repaid, the recurring is positive indeterminant as the county receives the additional 18% interest on delinquent payments.

Section 4: Proposed Revenue Impact

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

Revenue Distribution: Ad Valorem

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Tax Certificates

Bill Number(s): HB 761

Section 5: Consensus Estimate (Adopted: 03/28/2025) The Conference adopted a negative indeterminate estimate for cash and recurring after considering timing differences relative to the full tax certificate process.

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

REVENUE ESTIMATING CONFERENCE

Revenue Source: Corporate Income Tax

Issue: Piggyback

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

Entire Bill

Partial Bill:

Sponsor(s): N/A

Month/Year Impact Begins: Upon Becoming Law

Date(s) Conference Reviewed: 03/28/2025

Section 1: Narrative

a. Current Law: In computing Florida’s Corporate Income Tax, federal taxable income starts as the base. Federal taxable income is calculated using the U.S. Internal Revenue Code in effect on January 1, 2024

b. Proposed Change: The proposed language updates F.S. 220.03(2)(c) to include all U.S. I.R.C. codes in effect on January 1, 2025.

Section 2: Description of Data and Sources

JCX-1-25, List of Expiring Federal Tax Provisions 2024-2034, <https://www.jct.gov/publications/2025/jcx-1-25/>

Section 3: Methodology (Include Assumptions and Attach Details)

Review of the above referenced publication did not reveal any federal law changes that would impact the Florida CIT base.

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: Corporate Income Tax

Section 5: Consensus Estimate (Adopted: 03/28/2025) 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