

REVENUE ESTIMATING CONFERENCE

Revenue Source: Sales and Use Tax
Issue: Rounding Rules for Cash Transactions
Bill Number(s): CS/SB 1074

- Entire Bill**
- Partial Bill:**

Sponsor(s): Senator Gaetz
Month/Year Impact Begins: Upon Becoming Law
Date(s) Conference Reviewed: February 13, 2026

Section 1: Narrative

- a. Current Law:** Section 212.12, Florida Statutes, requires dealers to calculate the tax due based on a rounding algorithm that meets the following criteria:
 1. The computation of the tax must be carried to the third decimal place.
 2. The tax must be rounded to the whole cent using a method that rounds up to the next cent whenever the third decimal place is greater than four.

- b. Proposed Change:** Adds paragraph (c) to subsection 212.12(10) which defines the term “cash”, authorizes dealers to round to the nearest nickel for in-person cash transactions if the penny is no longer in production. Furthermore, it amends s. 501.212 to provide that rounding to the nearest nickel is not a deceptive and unfair trade practice in certain circumstances and amends s. 538.235 to require that cash payments made by secondhand dealers and secondary metal recyclers be made in the full amount due or rounded up to the next nickel. In all instances, if sales tax is due, it is due on the pre-rounded amount.

Section 2: Description of Data and Sources

[DOR’s Tax Information Publication](#)
 Discussion with Technical Assistance

Section 3: Methodology (Include Assumptions and Attach Details)

DOR’s TIP (current administration) provides dealers with the discretion to round the total amount due from the customer to the next lowest, next highest, or nearest nickel, if the total amount due cannot be collected or change cannot be provided on a cash transaction due to the penny shortage, so long as notice is provided to the customer.

As detailed in paragraph (c), rounding to the nickel does not alter the sales price, the amount of tax collected under this chapter, or any surcharges, assessments, or fees imposed on the sale, therefore, the proposed impact is zero.

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27			\$0	\$0		
2027-28			\$0	\$0		
2028-29			\$0	\$0		
2029-30			\$0	\$0		
2030-31			\$0	\$0		

Revenue Distribution: Sales and Use Tax

Section 5: Consensus Estimate (Adopted: 02/13/2026) The Conference adopted the proposed estimate.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
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
2030-31	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 – Special Assessment

Issue: Assessments Levied on Recreational Vehicle Parks

Bill Number(s): CS/CS/SB 118

Entire Bill

Partial Bill:

Sponsor(s): Senator Truenow

Month/Year Impact Begins: January 1, 2026

Date(s) Conference Reviewed: November 14, 2025; February 13, 2026

Section 1: Narrative

- a. **Current Law:** Sections 125.0168, 166.223, and 189.052 of the Florida Statutes provides the process for levying non-ad valorem assessments on RV parks. Counties, municipalities, and special districts are not to assess the facility as comprising of individual residential units, but rather, in the same manner as a hotel or other similar facilities.
- b. **Proposed Change:** Amends these sections of statute to indicate that non-ad valorem assessments levied on a square footage basis may not be levied may not exceed the maximum square footage of 400 square feet per RV parking space or campsite.

Section 2: Description of Data and Sources

[Mobile Home/RV Park Listing](#), Florida Department of Health

Data provided by Property Tax Oversight, Florida Department of Revenue

Section 3: Methodology (Include Assumptions and Attach Details)

The only type of non-ad valorem assessment performed on a per unit basis (rather than per parcel) on RV parks today that could be identified is fire assessment. There are 13 counties that have a mix of county and municipal non ad valorem fire assessments that include RV parks within their assessment boundary. The Department of Health (DOH) provided a list of mobile home and RV parks, of which, the list of RV parks by county was reduced to only include those counties with non-ad valorem fire assessments.

Currently, the non-ad valorem assessment is calculated by multiplying a determined square footage per site (DSQ) by a determined price per square foot (DP). The DSQ and DP vary by local government. Sumter County uses a DSQ of 600, while Citrus and Santa Rosa use a DSQ of 191. Columbia County uses a DP of \$0.1635.

The current law collections can be determined for a county by multiplying their current DSQ by their DP by their RV park unit count (campsites). Assumptions that were [previously adopted](#) by the conference regarding current law DSQ and DSP were held constant. Aggregating the impact statewide and then subtracting the current law collections from the proposed language collections provides an impact for if the bill had been in effect in 2025. The 10-year average growth rate of non-ad valorem collections in the state is 8.29 percent. This rate is applied to the 2025 impact to produce a forecast.

Unlike HB 39/SB 118, the provision under this language does not apply to all special assessments applied to RV parks; it is only a requirement for assessments levied on a square footage basis. The ability to use a method other than a square foot basis is captured by the low estimate. Furthermore, this language only sets a limit on the square footage per site and creates a possibility for counties to increase their price per square foot to mitigate the loss in revenue from the DSQ cap.

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	\$(1.1 M)	\$(1.6 M)			\$0	\$0
2027-28	\$(1.2 M)	\$(1.6 M)			\$0	\$0
2028-29	\$(1.3 M)	\$(1.6 M)			\$0	\$0
2029-30	\$(1.4 M)	\$(1.6 M)			\$0	\$0
2030-31	\$(1.6 M)	\$(1.6 M)			\$0	\$0

Revenue Distribution: Local Taxes and Fees - Special Assessment

REVENUE ESTIMATING CONFERENCE

Revenue Source: Local Taxes and Fees – Special Assessment

Issue: Assessments Levied on Recreational Vehicle Parks

Bill Number(s): CS/CS/SB 118

Section 5: Consensus Estimate (Adopted: 02/13/2026) The Conference adopted a negative indeterminate impact.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
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	(**)	(**)	(**)	(**)
2030-31	0.0	0.0	0.0	0.0	(**)	(**)	(**)	(**)

	A	B	C	D	E	F	G	H
1								
2	<i>Length/Width Assumptions</i>							
3	Square Footage of Mobile Home	400						
4								
5	10-Year Average Non-Ad Valorem Growth:	8.29%						
6								
7	<i>Assumptions</i>	<i>High</i>				<i>Basis</i>		
8	Taxable Square Feet for Estimates:	600.0		Of the known counties, one uses 600, two use 191, and one uses 382.5.				
9	Price Per Square Foot for Estimates:	\$ 0.1635		The three known price per square foot values are \$0.1635, \$0.206, and \$0.30.				
10								
11	<i>Counties with Relevant NAV Assessments - Middle Estimate</i>							
12	<i>County</i>	<i>RV Parks</i>	<i>Units in County</i>	<i>Current Law Square Foot Per Site</i>	<i>Proposed Language Square Foot Per Site</i>	<i>Price Per Square Foot</i>	<i>Impact</i>	
13	Bay	1	59	600	400	\$ 0.1635	\$ (1,929)	
14	Broward	19	2,981	600	400	\$ 0.3000	\$ (178,860)	
15	Charlotte	18	2,184	600	400	\$ 0.1635	\$ (71,417)	
16	Citrus	32	3,271	191	400	\$ 0.1635	\$ -	
17	Columbia	23	835	382.5	400	\$ 0.1635	\$ -	
18	Escambia	20	975	600	400	\$ 0.1635	\$ (31,883)	
19	Hernando	13	805	600	400	\$ 0.1635	\$ (26,324)	
20	Lee	48	10,096	600	400	\$ 0.1635	\$ (330,139)	
21	Martin	5	843	600	400	\$ 0.1635	\$ (27,566)	
22	Pinellas	26	4,252	600	400	\$ 0.1635	\$ (139,040)	
23	Santa Rosa	30	1,510	191	400	\$ 0.1635	\$ -	
24	Sumter	27	4,815	600	400	\$ 0.2060	\$ (198,378)	
25	Walton	18	1,183	600	400	\$ 0.1635	\$ (38,684)	
26								
27	2025 "Would Have Been" Impact	<i>High</i>						
28		\$ (1,044,220)						
29								
30	<i>Total Impact</i>							
31		<i>High</i>		<i>Middle</i>		<i>Low</i>		
32		Cash	Recurring	Cash	Recurring	Cash	Recurring	
33	2026-27	\$(1.1 M)	\$(1.6 M)			\$0	\$0	
34	2027-28	\$(1.2 M)	\$(1.6 M)			\$0	\$0	
35	2028-29	\$(1.3 M)	\$(1.6 M)			\$0	\$0	
36	2029-30	\$(1.4 M)	\$(1.6 M)			\$0	\$0	
37	2030-31	\$(1.6 M)	\$(1.6 M)			\$0	\$0	
38								
39								

REVENUE ESTIMATING CONFERENCE

Revenue Source: Sales and Use Tax
Issue: Motor Vehicle SFO Contributions
Bill Number(s): [Draft Language](#)

- Entire Bill**
 Partial Bill:

Sponsor(s): N.A.

Month/Year Impact Begins: 07/01/2026

Date(s) Conference Reviewed: 02/13/2026

Section 1: Narrative

- a. Current Law:** Section 212.1832, F.S. allows the purchaser of a motor vehicle to be granted a credit of 100 percent of an eligible contribution made to an eligible nonprofit scholarship-funding organization against any tax imposed by the state under this chapter and collected from the purchaser by a dealer, designated agent, or private tag agent, except that a credit may not exceed the tax that would otherwise be collected. Each eligible contribution is limited to a single payment of \$105 per motor vehicle at the time of the purchase or registration. For purposes of this subsection, the term “purchase” does not include the lease or rental of a motor vehicle. The term “motor vehicle” has the same meaning as section 320.01(1)(a), F.S. except it does not include heavy trucks, truck tractors, trailers, and motorcycles. Section 320.01(1)(a), F.S. defines motor vehicle as an automobile, motorcycle, truck, trailer, semitrailer, truck tractor and semitrailer combination, or any other vehicle operated on the roads of this state, used to transport persons or property, and propelled by power other than muscular power, but the term does not include traction engines, road rollers, motorized scooters, micromobility devices, personal delivery devices and mobile carriers, special mobile equipment, vehicles that run only upon a track, bicycles, electric bicycles, swamp buggies, or mopeds; or a recreational vehicle-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle.
- b. Proposed Change:** Section 212.1832, F.S. is revised so that the term “motor vehicle” now includes heavy trucks up to 8,000 pounds.

Section 2: Description of Data and Sources

01/06/2026 Highway Safety REC

01/23/2026 General Revenue REC

Impact Analysis for CS HB 7055 sections 3,5, and 16, prepared 05/03/2018

Contact with DOR staff

<https://www.motorbiscuit.com/how-old-average-semi-truck-versus-average-car/>

Section 3: Methodology (Include Assumptions and Attach Details)

Expanding the eligibility for sales tax credits issued per section 212.1832, F.S. will have a negative impact on General Revenue. To quantify this impact, the number of vehicle purchases which would become eligible for the credit needs to be calculated. The number of titles issued for vehicles not for-hire comes from the most recent Highway Safety REC. According to the Department of Highway Safety and Motor Vehicles, approximately 87% of title transactions are related to new and used sales, with the balance being associated with gifts and inheritance. This percentage was applied to the total applicable vehicle titles issued to calculate the total number of title transactions related to the sale of a new or used vehicle. Next, the current forecast of vehicle breakouts for base tag was used to calculate the percentage of vehicles which would become eligible. For the middle analysis, the actual forecast for credits and currently eligible vehicle purchases was used to calculate a participation rate, which was applied to new eligible vehicle purchase forecast. The low analysis uses the same participation rate that was used during the 2018 impact analysis for these credits. Another argument in support of the low analysis is that the turnover rate for heavy trucks is lower than the currently eligible vehicles. The high scenario increases the participation rate by 10% to account for the chance that there will be greater incentives for newly eligible vehicles to participate in the tax credit than currently eligible vehicle purchases. For all three scenarios, the cash analysis is adjusted for the one-month lag.

REVENUE ESTIMATING CONFERENCE

Revenue Source: Sales and Use Tax
Issue: Motor Vehicle SFO Contributions
Bill Number(s): [Draft Language](#)

Section 4: Proposed Revenue Impact

GR	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	(5.8)	(6.3)	(5.3)	(5.8)	(3.3)	(3.6)
2027-28	(6.4)	(6.4)	(5.9)	(5.9)	(3.7)	(3.7)
2028-29	(6.5)	(6.5)	(5.9)	(5.9)	(3.8)	(3.8)
2029-30	(6.6)	(6.6)	(6.0)	(6.0)	(3.8)	(3.8)
2030-31	(6.7)	(6.7)	(6.1)	(6.1)	(3.9)	(3.9)

Revenue Distribution:
 Only General Revenue is affected

Section 5: Consensus Estimate (Adopted: 02/13/2026) The Conference adopted the middle estimate.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	(5.3)	(5.8)	0.0	0.0	0.0	0.0	(5.3)	(5.8)
2027-28	(5.9)	(5.9)	0.0	0.0	0.0	0.0	(5.9)	(5.9)
2028-29	(5.9)	(5.9)	0.0	0.0	0.0	0.0	(5.9)	(5.9)
2029-30	(6.0)	(6.0)	0.0	0.0	0.0	0.0	(6.0)	(6.0)
2030-31	(6.1)	(6.1)	0.0	0.0	0.0	0.0	(6.1)	(6.1)

	A	B	C	D	E	F	G	H	I	J
1	Data per Highway Safety REC									
2		\$21 Title Fees	Total Regs Less For-Hire	Motorcycle Regs	Heavy Truck Regs up to 8,000 lbs	Heavy Truck Regs over 8,000 lbs	Truck Tractor Regs	Trailer Regs	Total Regs Currently Excluded	% Regs Currently Excluded
3	2026-27	5,826,790	18,442,296	561,740	1,138,580	825,709	8,653	1,757,421	4,292,103	23.27%
4	2027-28	5,851,308	18,552,393	563,639	1,158,302	840,011	8,778	1,750,205	4,320,935	23.29%
5	2028-29	5,875,232	18,660,280	565,458	1,176,897	853,496	8,896	1,743,064	4,347,811	23.30%
6	2029-30	5,895,799	18,720,548	567,194	1,195,640	867,089	9,015	1,736,032	4,374,971	23.37%
7	2030-31	5,916,847	18,701,643	568,837	1,201,875	881,014	9,031	1,728,581	4,389,338	23.47%
8										
9	Assumed Reduction to Titles for Non-Sales				13%					
10										
11		Titles from Sales (Units)	Units Sold (Currently Excluded)	Units Sold (New Included)						
12	2026-27	5,069,308	1,179,787	312,966						
13	2027-28	5,090,638	1,185,632	317,829						
14	2028-29	5,111,452	1,190,959	322,377						
15	2029-30	5,129,345	1,198,722	327,600						
16	2030-31	5,147,657	1,208,172	330,818						
17										
18	Low									
19		Current SFO Forecast (millions)	Implied SFO # of Vehicles	Possible # of Vehicles	Participation Rate	Implied New # of SFO Vehicles	New SFO (millions)	Cash		
20	2026-27	\$ 71.60	681,905	3,889,520	11.1%	34,739	\$ 3.6	3.3		
21	2027-28	\$ 71.90	684,762	3,905,006	11.1%	35,279	\$ 3.7			
22	2028-29	\$ 72.20	687,619	3,920,493	11.1%	35,784	\$ 3.8			
23	2029-30	\$ 72.40	689,524	3,930,623	11.1%	36,364	\$ 3.8			
24	2030-31	\$ 72.70	692,381	3,939,484	11.1%	36,721	\$ 3.9			
25										
26	Middle									
27		Current SFO Forecast (millions)	Implied SFO # of Vehicles	Possible # of Vehicles	Participation Rate	Implied New # of SFO Vehicles	New SFO (millions)	Cash		
28	2026-27	\$ 71.60	681,905	3,889,520	17.5%	54,869	\$ 5.8	5.3		
29	2027-28	\$ 71.90	684,762	3,905,006	17.5%	55,733	\$ 5.9			
30	2028-29	\$ 72.20	687,619	3,920,493	17.5%	56,542	\$ 5.9			
31	2029-30	\$ 72.40	689,524	3,930,623	17.5%	57,469	\$ 6.0			
32	2030-31	\$ 72.70	692,381	3,939,484	17.6%	58,143	\$ 6.1			
33										
34	High									
35		Current SFO Forecast (millions)	Implied SFO # of Vehicles	Possible # of Vehicles	Participation Rate	Implied New # of SFO Vehicles	New SFO (millions)	Cash		
36	2026-27	\$ 71.60	681,905	3,889,520	19.3%	60,356	\$ 6.3	5.8		
37	2027-28	\$ 71.90	684,762	3,905,006	19.3%	61,306	\$ 6.4			
38	2028-29	\$ 72.20	687,619	3,920,493	19.3%	62,196	\$ 6.5			
39	2029-30	\$ 72.40	689,524	3,930,623	19.3%	63,216	\$ 6.6			
40	2030-31	\$ 72.70	692,381	3,939,484	19.3%	63,957	\$ 6.7			

REVENUE ESTIMATING CONFERENCE

Revenue Source: Sales and Use Tax

Issue: Gold Seal Facilities

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

Entire Bill

Partial Bill:

Sponsor(s): N/A

Month/Year Impact Begins: July 1, 2026

Date(s) Conference Reviewed: 2/13/2026

Section 1: Narrative

- a. **Current Law:** Currently, only educational materials, such as glue, paper, paints, crayons, unique craft items, scissors, books, and educational toys, are exempt when purchased by eligible Gold Seal child care facilities. Currently, eligible facilities are issued sales tax exemption certificates that state the nature of the exemption, e.g. educational materials.
- b. **Proposed Change:** The proposed language expands the exemption to “materials” purchased by child care Gold Seal facilities. The language does not define “Materials.”

Section 2: Description of Data and Sources

2024-2025 MARKET RATE SURVEY REPORT, Florida Department of Education, Division of Early Learning, <https://www.fldoe.org/file/20628/2025-MRS-Report.pdf>

IBIS World, Healthcare and Social Assistance • 62441, Day Care in the US, Play time: Daycare centers with wealthier clients are weathering a tough labor shortage, November 2025

Population 0-4 Years, Growth Rate, Early Learning conference, December 2025.

Section 3: Methodology (Include Assumptions and Attach Details)

- 1. **Number of Gold Seal facilities.** The Florida Department of Education reports Gold Seal child care providers by region in 2024-25. Providers are classified as facilities, large family homes, or family homes. The Gold Seal is not an accreditation program.

Florida Gold Seal Facilities by Type			
Facility	FDCH (Family)	LFCCH (Large Family)	Total
1,803	73	80	1,956

- 2. **Average cost and total cost.** Per 1002.82 (10), F.S. the Florida Department of Education, as part of the administration of the federal funds for the Child Care and Development Block Grant Trust Fund, is to collect cost data annually from child care providers. The 2024-2025 MARKET RATE SURVEY REPORT by the Division of Early Learning reports costs by the following categories. Average annual expenses by type of facility (center or family) by type of cost are reported.

- 1) Materials and curriculum
 - a) Educational materials – includes books, toys, puppets, wall posters, manipulatives, consumable items like paint, paper, crayons
 - b) Curriculum – all print and electronic textbooks, instructional materials, lesson plans, teacher guides, workbooks, tests and other curriculum-related materials, annual subscriptions and all supplemental materials
- 2) Food/food preparation
 - a) Meals and snacks, including drinks, formula
 - b) Kitchen supplies
 - c) Consumables such as dish soap, containers, foil, cling wrap
- 3) Maintenance
 - a) Maintenance staff or services
 - b) Yard/playground maintenance
 - c) Replacing or repairing furnishings, equipment and buildings systems such as HVAC, electrical and plumbing
- 4) Regulatory costs

REVENUE ESTIMATING CONFERENCE

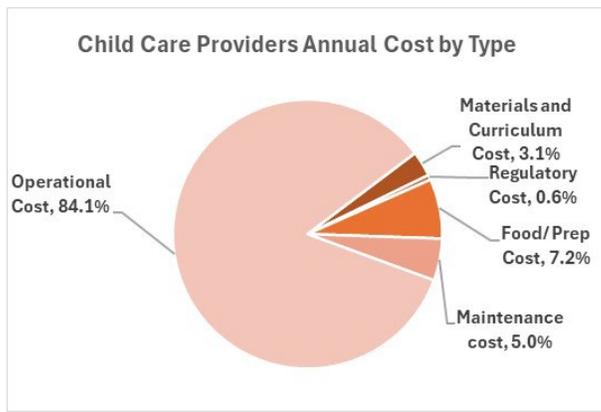
Revenue Source: Sales and Use Tax

Issue: Gold Seal Facilities

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

- a) Licensing
 - b) Accreditation (for example, Gold Seal, national associations and memberships)
- 5) Operational costs
- a) Payroll
 - b) Benefits
 - c) Rent or Mortgage
 - d) Facility Expenses (utilities, insurance, maintenance)
 - e) Training expenses
 - f) Equipment and supplies
 - g) Other goods and services

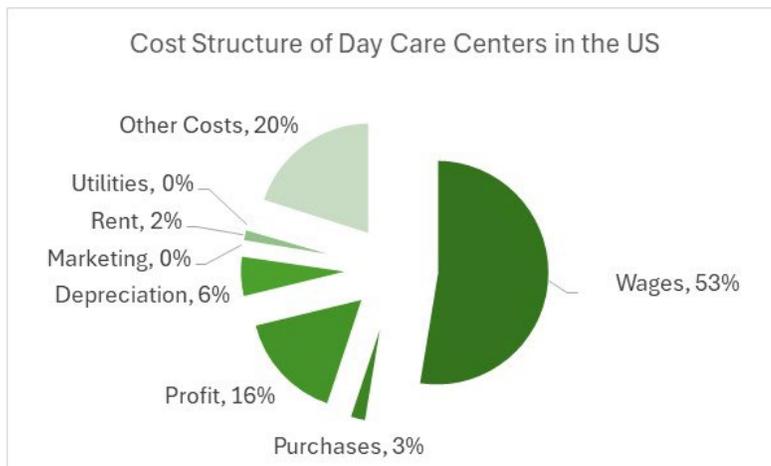
The majority of costs (84%) are operational.



Source: Florida Department of Education

This analysis calculates the product of the average cost by category by type of facility and the number of facilities in each type to estimate total costs in the program.

3. **Estimate non-TPP costs.** Then, cost estimates for labor, utilities, depreciation, and rent are subtracted from total cost. An estimated share of these costs from an IBIS World report on Day Care Centers is applied to total cost. These costs amount to 61% of total cost.



Source: IBIS World, Day Care Centers in the US.

4. **Deduct non-TPP cost.** These costs are then deducted from Operational Costs.

REVENUE ESTIMATING CONFERENCE

Revenue Source: Sales and Use Tax

Issue: Gold Seal Facilities

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

5. **Eligible expenses.** The remaining operational expenses, food and prep cost, and maintenance cost are summed and represent Eligible expenses Group I. It is assumed that 20% of materials and curriculum cost are already exempt. It is assumed that all of the remaining 80% is eligible for the new exemption. It comprises Group II.
6. **Calculate sales tax**

The language does not define the term “material.” In comparison, the current exemption gives examples of items that qualify as educational materials. Since material can be narrowly or broadly construed, the three estimates are built to represent a range of TPP that can be construed as “material.”

The high assumes that 70% of Group I will be eligible expenses and all of group II (already reduced by 20%).

The middle assumes that 50% of Group I will be eligible expenses and all of group II (already reduced by 20%).

The low assumes that 30% of Group I will be eligible expenses and all of group II (already reduced by 20%).

The estimates were grown by the 0-4 year-old population growth rate from the Early Learning conference, December 2025.

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	(17.6)	(19.2)	(13.0)	(14.2)	(8.4)	(9.2)
2027-28	(19.2)	(19.2)	(14.2)	(14.2)	(9.2)	(9.2)
2028-29	(19.4)	(19.4)	(14.3)	(14.3)	(9.3)	(9.3)
2029-30	(19.5)	(19.5)	(14.5)	(14.5)	(9.4)	(9.4)
2030-31	(19.7)	(19.7)	(14.6)	(14.6)	(9.4)	(9.4)

Revenue Distribution:

Section 5: Consensus Estimate (Adopted: 02/13/2026) The Conference reduced the food costs by 25% to produce a modified high estimate.

	GR		Trust		Revenue Sharing		Local Half Cent	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	(14.9)	(16.2)	(Insignificant)	(Insignificant)	(0.5)	(0.5)	(1.4)	(1.6)
2027-28	(16.3)	(16.3)	(Insignificant)	(Insignificant)	(0.5)	(0.5)	(1.6)	(1.6)
2028-29	(16.4)	(16.4)	(Insignificant)	(Insignificant)	(0.5)	(0.5)	(1.6)	(1.6)
2029-30	(16.4)	(16.4)	(Insignificant)	(Insignificant)	(0.6)	(0.6)	(1.6)	(1.6)
2030-31	(16.6)	(16.6)	(Insignificant)	(Insignificant)	(0.6)	(0.6)	(1.6)	(1.6)

	6% Sub-Total		Add: Local Option		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	(16.8)	(18.3)	(2.3)	(2.5)	(19.1)	(20.8)
2027-28	(18.4)	(18.4)	(2.5)	(2.5)	(20.9)	(20.9)
2028-29	(18.5)	(18.5)	(2.5)	(2.5)	(21.0)	(21.0)
2029-30	(18.6)	(18.6)	(2.6)	(2.6)	(21.2)	(21.2)
2030-31	(18.8)	(18.8)	(2.6)	(2.6)	(21.4)	(21.4)

Draft Language
Gold Seal Facilities
Sales Tax Exemption - Materials
2/13/2026

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	(16.8)	(18.3)	(12.4)	(13.5)	(8.1)	(8.8)
2027-28	(18.4)	(18.4)	(13.6)	(13.6)	(8.9)	(8.9)
2028-29	(18.5)	(18.5)	(13.7)	(13.7)	(8.9)	(8.9)
2029-30	(18.6)	(18.6)	(13.8)	(13.8)	(9.0)	(9.0)
2030-31	(18.8)	(18.8)	(13.9)	(13.9)	(9.1)	(9.1)

	A	B	C	D	E	F	G	
1		Draft Language						
2		Gold Seal Facilities						
3		Sales Tax Exemption - Materials						
4			2/13/2026					
5								
6		1 Number of Gold Seal facilities						
7								
			Florida Gold Seal Facilities by Type 2024-25					
8								
9								
10								
11		2 Average cost						
12								
13								
14		Average Annual Cost - 2024-25						
15		Materials and Curriculum Cost					3.1%	
16		<i>Per Facility</i>	\$19,484	\$2,900	\$2,900			
17		<i>Total</i>	\$35,129,652	\$211,700	\$232,000	\$35,573,352		
18								
19		Regulatory Cost					0.6%	
20		<i>Per Facility</i>	\$3,725	\$603	\$603			
21		<i>Total</i>	\$6,716,175	\$44,019	\$48,240	\$6,808,434		
22								
23		Food/ Prep Cost					7.2%	
24		<i>Per Facility</i>	\$45,736	\$7,486	\$7,486			
25		<i>Total</i>	\$82,462,008	\$546,478	\$598,880	\$83,607,366		
26								
27		Maintenance cost					5.0%	
28		<i>Per Facility</i>	\$32,042	\$5,246	\$5,246			
29		<i>Total</i>	\$57,771,726	\$382,958	\$419,680	\$58,574,364		
30								
31		Operational Cost					84.1%	
32		<i>Per Facility</i>	\$540,734	\$28,081	\$28,081			
33		<i>Total</i>	\$974,943,402	\$2,049,913	\$2,246,480	\$979,239,795		
34								
35		Total Cost	\$1,157,022,963	\$3,235,068	\$3,545,280	\$1,163,803,311		
36								
37		3 Deduct non-TPP expenses using IBIS World cost estimates						
38		Labor	52.6%					
39		Utilities	0.4%					
40		Depreciation	6.1%					
41		Rent	1.9%					
42		Total identifiable non-TPP expenses	61.0%	61.0%	61.0%			
43								
44		Total identifiable non-TPP expenses	\$705,784,007	\$1,973,391	\$2,162,621	\$709,920,020		
45								
46		4 Reduce operational expenses # 3						
47		Operational Cost LESS non-TPP expenses	\$269,159,395	\$76,522	\$83,859	\$269,319,775		
48								

	A	B	C	D	E	F	G
49		5 Eligible expenses					
50		Eligible expenses	Facility	FDCH (Family)	LFCCH (Large Family)	Total	
51		Operational Cost LESS non-TPP expenses	\$269,159,395	\$76,522	\$83,859	\$269,319,775	
52		Food/ Prep Cost	\$61,846,506	\$409,859	\$449,160	\$62,705,525	
53		Maintenance cost	\$57,771,726	\$382,958	\$419,680	\$58,574,364	
54		Subtotal - eligible expenses Group I	\$388,777,627	\$869,338	\$952,699	\$390,599,664	
55							
56		Materials and Curriculum Cost LESS 20% already exempt expenses	\$28,103,722	\$169,360	\$185,600	\$28,458,682	
57		Subtotal - eligible expenses Group II	\$28,103,722	\$169,360	\$185,600	\$28,458,682	
58							
59							
60		6 Sales tax		6%			
61		Subtotal - eligible expenses Group I	\$23,435,980				
62		Subtotal - eligible expenses Group II	\$1,707,521				
63							
64							
65			High	Middle	Low		
66			70% of Group I and All of Group II	50% of Group I and All of Group II	30% of Group I and All of Group II	Population 0-4 Growth Rate	
67		FY	70%	50%	30%		
68		2026-27	\$18,270,287	\$13,542,313	\$8,814,338	0.87%	
69		2027-28	\$18,354,331	\$13,604,607	\$8,854,884	0.46%	
70		2028-29	\$18,490,153	\$13,705,281	\$8,920,410	0.74%	
71		2029-30	\$18,638,074	\$13,814,924	\$8,991,774	0.80%	
72		2030-31	\$18,762,949	\$13,907,484	\$9,052,018	0.67%	
73							
74							
75							
76		Population 0-4 Growth Rate (Early Learning conference, December 2025)					

REVENUE ESTIMATING CONFERENCE

Revenue Source: Sales and Use Tax
Issue: Defense, and Space Technology Tax Exemption
Bill Number(s): CS/HB1177

- Entire Bill
Partial Bill: Section 3

Sponsor(s): Representative Sirois
Month/Year Impact Begins: 07/01/2026
Date(s) Conference Reviewed: 02/13/2026

Section 1: Narrative

a. Current Law:

Florida Department of Commerce Division of Economic Development and the Florida Department of Revenue are responsible for administering the Semiconductor, Defense, and Space Technology Tax Exemption program.

The Sales and Use tax exemption is available to companies engaged in this state in the production of machinery and equipment used defense, and space technology.

b. Proposed Change:

Any tangible personal property owned by Space Florida and leased to a private entity pursuant to a written lease, license, or other agreement is exempt from the tax imposed if the property is used by the private lessee solely in connection with a defense or aerospace contract, program, or project authorized by the board of directors of Space Florida. This exemption is via an affidavit versus an exemption certificate. The exemption is good for the life of the lease.

A person furnishing a false affidavit to the vendor for the purpose of evading payment of the tax imposed under this is subject to the penalty set forth in s. 212.085 and as otherwise provided by law. The Florida Department of Revenue may adopt rules as necessary to implement this paragraph.

Section 2: Description of Data and Sources

Sales and Use Tax data (NAICS: 334511 & 336414) for Fiscal Years 2021-2022 through 2024-2025 and the first two quarters for Fiscal Year 2025-26 from the Florida Department of Revenue. Semi-Conductor, Defense and Space Technology Tax Exemption data from Florida Department of Commerce Division of Economic Development Incentives Portal. Equipment lease data from Space Florida.

Section 3: Methodology (Include Assumptions and Attach Details)

Middle

The middle estimate assumes that one hundred percent of the purchased or leased goods would be subject to the exemption and a 0.55% applied growth rate was applied to the base.

Low

The low estimate assumes that seventy-five percent of the purchased or leased goods would be subject to the exemption and a 0.55% applied growth rate was applied to the base.

High

The high estimate assumes that the base grows by one-hundred and twenty percent because of the exemption and a 0.55% applied growth rate.

Section 4: Proposed Revenue Impact

Table with 7 columns: Year, High Cash, High Recurring, Middle Cash, Middle Recurring, Low Cash, Low Recurring. Rows for years 2026-27 through 2030-31.

REVENUE ESTIMATING CONFERENCE

Revenue Source: Sales and Use Tax

Issue: Defense, and Space Technology Tax Exemption

Bill Number(s): CS/HB1177

Revenue Distribution:

Section 5: Consensus Estimate (Adopted: 02/13/2026) The Conference adopted the high estimate.

	GR		Trust		Revenue Sharing		Local Half Cent	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	(20.2)	(22.0)	(Insignificant)	(Insignificant)	(0.7)	(0.7)	(1.9)	(2.1)
2027-28	(22.2)	(22.2)	(Insignificant)	(Insignificant)	(0.7)	(0.7)	(2.1)	(2.1)
2028-29	(22.3)	(22.3)	(Insignificant)	(Insignificant)	(0.7)	(0.7)	(2.1)	(2.1)
2029-30	(22.3)	(22.3)	(Insignificant)	(Insignificant)	(0.8)	(0.8)	(2.1)	(2.1)
2030-31	(22.4)	(22.4)	(Insignificant)	(Insignificant)	(0.8)	(0.8)	(2.1)	(2.1)

	6% Sub-Total		Add: Local Option		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	(22.8)	(24.8)	(3.1)	(3.4)	(25.9)	(28.2)
2027-28	(25.0)	(25.0)	(3.4)	(3.4)	(28.4)	(28.4)
2028-29	(25.1)	(25.1)	(3.5)	(3.5)	(28.6)	(28.6)
2029-30	(25.2)	(25.2)	(3.5)	(3.5)	(28.7)	(28.7)
2030-31	(25.3)	(25.3)	(3.5)	(3.5)	(28.8)	(28.8)

NAICS17	Target Industry	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26 YTD
	Search, Detection, Navigation, Guidance, Aeronautical, & Nautical System & Instrument						
334511	Manufacturing	60,900	27,545	38,770	38,830	13,586	24,309
336414	Guided Missile & Space Vehicle Manufacturing	4,007,503	4,187,295	5,156,409	4,552,467	3,978,518	18,872,682
	Total	4,068,404	4,214,840	5,195,179	4,591,298	3,992,104	18,896,990
							Contract data From Space Florida
							1,934,000
							20,830,990

NAICS17	Target Industry	2021-22	2022-23	2023-24	2024-25	2025-26 YTD		
	Search, Detection, Navigation, Guidance, Aeronautical, & Nautical System & Instrument							
334511	Manufacturing	-54.77%	40.76%	0.15%	-65.01%	78.92%		
336414	Guided Missile & Space Vehicle Manufacturing	4.49%	23.14%	-11.71%	-12.61%	374.36%		
		3.60%	23.26%	-11.62%	-13.05%	373.36%		
	Five Year Growth Rate	75.11%						
	Four Year Growth Rate	0.55%						
	Three Year Growth Rate	-0.47%						
	Base Factor		100%	100%	120%			
	SUT Change from exemption		100%	75%	100%			
	Growth Rate		0.55%	0.55%	0.55%			
		SUT Growth	Middle	Low	High	Middle	Cash Low	High
	2025-2026	18,872,682	20,830,990	20,830,990	20,830,990			
	2026-2027	18,975,729	20,909,729	16,243,505	24,829,208	19,167,252	14,889,880	22,760,107
	2027-2028	19,079,340	21,013,340	16,321,637	24,954,219			
	2028-2029	19,183,516	21,117,516	16,400,196	25,079,914			
	2029-2030	19,288,261	21,222,261	16,479,184	25,206,294			
	2030-2031	19,393,578	21,327,578	16,558,603	25,333,364			

REVENUE ESTIMATING CONFERENCE

Revenue Source: Sales and Use Tax
 Gross Receipts
Issue: Electric Vehicle Charging Stations
Bill Number(s): CS/SB 680

- Entire Bill**
- Partial Bill:**

Sponsor(s): Senator Mayfield
Month/Year Impact Begins: July 1, 2026
Date(s) Conference Reviewed: February 13th, 2026

Section 1: Narrative

- a. Current Law:** Utilities collect a 4.35% SUT on electricity purchased by EV charging stations used for charging electric vehicles and additional, defined, ancillary uses. An additional 2.6% Gross Receipts tax is collected on Sales from utilities subject to the 4.35% tax.
- b. Proposed Change:** The proposed language would exempt these electricity purchases made by EV charging stations from both of these taxes when separately metered.

Section 2: Description of Data and Sources

JAN 26-Post Conference CST GRUT REC Package
 IBIS World Report – Electric Vehicle Charging Stations in the US (July 2024)
 IBIS World Report – Hybrid & Electric Vehicle Manufacturing in the US (August 2025)
 U.S. Department of Energy Alternative Fuels Data Center <https://afdc.energy.gov/>
 HSMV 1/13/2026 Snapshot of Electric and Hybrid Registrations

Section 3: Methodology (Include Assumptions and Attach Details)

High Impact:

The high impact estimates the number of plug-in EVs in Florida starting with the current number of EVs and Plug-in Hybrids (PHEVs) in the HSMV snapshot. These numbers are grown by the industry growth rates forecast from the IBIS World Report to get an estimate of the total number of electric vehicles in each year. That number is multiplied by miles per year driven and then divided by the mi/kWh efficiencies for each category to determine a total kWh used by EVs in each year. Total kWh is reduced by the assumed share of charging done at charging stations (15%) and then inflated by efficiency rates regarding transmission losses, cooling systems, etc. within the charging station (90%) to come up with total kWh used to supply the electricity purchased by EV drivers from charging stations. Finally, those kWh are assumed to be sold at the adopted Commercial Electricity prices from the Gross Receipts package adopted 1/15/2026 to arrive at the tax base to be exempt.

Low Impact:

The low impact estimates the cost of goods sold by EV charging stations starting with a forecast of US EV charging station revenues. This series is reduced by the share of revenue represented by cost of goods sold (Adjusted to a Florida specific share) and utilities expenditures to get total cost of electricity purchased by EV charging stations in the US. This number is reduced by the 5-year average share of US EV charging stations in Florida (5.10%) to get the cost of electricity used by EV charging stations in Florida. This is used as the tax base to be exempt.

Middle Impact:

The middle impact is an average of the high and low impact.

Section 4: Proposed Revenue Impact

Sales and Use Tax

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	(2.31)	(2.52)	(1.43)	(1.56)	(0.56)	(0.61)
2027-28	(2.83)	(2.83)	(1.74)	(1.74)	(0.65)	(0.65)
2028-29	(3.06)	(3.06)	(1.88)	(1.88)	(0.70)	(0.70)
2029-30	(3.17)	(3.17)	(1.96)	(1.96)	(0.75)	(0.75)
2030-31	(3.38)	(3.38)	(2.09)	(2.09)	(0.81)	(0.81)

REVENUE ESTIMATING CONFERENCE

Revenue Source: Sales and Use Tax
 Gross Receipts
Issue: Electric Vehicle Charging Stations
Bill Number(s): CS/SB 680

Gross Receipts

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	(1.26)	(1.51)	(0.78)	(0.94)	(0.30)	(0.36)
2027-28	(1.69)	(1.69)	(1.04)	(1.04)	(0.39)	(0.39)
2028-29	(1.83)	(1.83)	(1.12)	(1.12)	(0.42)	(0.42)
2029-30	(1.89)	(1.89)	(1.17)	(1.17)	(0.45)	(0.45)
2030-31	(2.02)	(2.02)	(1.25)	(1.25)	(0.48)	(0.48)

Revenue Distribution: Gross Receipts, Sales and Use Tax

Section 5: Consensus Estimate (Adopted: 02/13/2026) The Conference adopted the middle estimate.

Gross Receipts	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	0.0	0.0	(0.8)	(0.9)	0.0	0.0	(0.8)	(0.9)
2027-28	0.0	0.0	(1.0)	(1.0)	0.0	0.0	(1.0)	(1.0)
2028-29	0.0	0.0	(1.1)	(1.1)	0.0	0.0	(1.1)	(1.1)
2029-30	0.0	0.0	(1.2)	(1.2)	0.0	0.0	(1.2)	(1.2)
2030-31	0.0	0.0	(1.3)	(1.3)	0.0	0.0	(1.3)	(1.3)

SUT	GR		Trust		Revenue Sharing		Local Half Cent	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	(1.3)	(1.4)	(Insignificant)	(Insignificant)	(Insignificant)	(Insignificant)	(0.1)	(0.1)
2027-28	(1.5)	(1.5)	(Insignificant)	(Insignificant)	(0.1)	(0.1)	(0.1)	(0.1)
2028-29	(1.6)	(1.6)	(Insignificant)	(Insignificant)	(0.1)	(0.1)	(0.2)	(0.2)
2029-30	(1.7)	(1.7)	(Insignificant)	(Insignificant)	(0.1)	(0.1)	(0.2)	(0.2)
2030-31	(1.8)	(1.8)	(Insignificant)	(Insignificant)	(0.1)	(0.1)	(0.2)	(0.2)

	6% Sub-Total		Add: Local Option		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	(1.4)	(1.5)	(0.2)	(0.2)	(1.6)	(1.7)
2027-28	(1.7)	(1.7)	(0.2)	(0.2)	(1.9)	(1.9)
2028-29	(1.9)	(1.9)	(0.3)	(0.3)	(2.2)	(2.2)
2029-30	(2.0)	(2.0)	(0.3)	(0.3)	(2.3)	(2.3)
2030-31	(2.1)	(2.1)	(0.3)	(0.3)	(2.4)	(2.4)

Demand Parameters		
	Share	Growth Rt.
Rev. Growth	100.00%	0.00%
Station Charging	15.00%	0.00%
Charging Effic.	90.00%	0.00%
Mi/Year	13,489	0.00%

Supply Parameters		
	Share	Growth Rt.
Revenue	100.00%	0.00%
Cost of Goods	58.80%	0.00%
Utility Costs	0.60%	0.00%
FL/US	5.10%	0.00%

	Middle Estimate Split				
	26-27	27-28	28-29	29-30	30-31
Demand	50%	50%	50%	50%	50%
Supply	50%	50%	50%	50%	50%

Demand Side Impact			
	SUT	Gross Receipts	Total
26-27	(2.52)	(1.51)	(4.03)
27-28	(2.83)	(1.69)	(4.53)
28-29	(3.06)	(1.83)	(4.89)
29-30	(3.17)	(1.89)	(5.06)
30-31	(3.38)	(2.02)	(5.40)

Supply Side Impact			
	SUT	Gross Receipts	Total
26-27	(0.61)	(0.36)	(0.97)
27-28	(0.65)	(0.39)	(1.04)
28-29	(0.70)	(0.42)	(1.12)
29-30	(0.75)	(0.45)	(1.20)
30-31	(0.81)	(0.48)	(1.29)

	Impact		
	High	Middle	Low
26-27	(4.03)	(2.50)	(0.97)
27-28	(4.53)	(2.79)	(1.04)
28-29	(4.89)	(3.01)	(1.12)
29-30	(5.06)	(3.13)	(1.20)
30-31	(5.40)	(3.34)	(1.29)

Change in Impact

	Middle
26-27	(0.20)
27-28	(0.23)
28-29	(0.25)
29-30	(0.26)
30-31	(0.27)

	SUT Impact		
	High	Middle	Low
26-27	(2.52)	(1.56)	(0.61)
27-28	(2.83)	(1.74)	(0.65)
28-29	(3.06)	(1.88)	(0.70)
29-30	(3.17)	(1.96)	(0.75)
30-31	(3.38)	(2.09)	(0.81)

	Gross Receipts Impact		
	High	Middle	Low
26-27	(1.51)	(0.94)	(0.36)
27-28	(1.69)	(1.04)	(0.39)
28-29	(1.83)	(1.12)	(0.42)
29-30	(1.89)	(1.17)	(0.45)
30-31	(2.02)	(1.25)	(0.48)

Change in SUT Impact

	Middle
26-27	(0.13)
27-28	(0.14)
28-29	(0.16)
29-30	(0.16)
30-31	(0.17)

Change in Gross Receipts Impact

	Middle
26-27	(0.08)
27-28	(0.09)
28-29	(0.09)
29-30	(0.10)
30-31	(0.10)

US Revenues/Costs (Millions \$)				Parameters			EV Charging Rev.	
	Revenue	Cost of Goods	Elec Costs		Share	Growth Rt.		
2023	369.70	217.38	210.35	Revenue	100.00%	0.00%	2023	369.70
2024	414.30	243.61	235.72	Cost of Goods	58.80%	0.00%	2024	414.30
2025	453.80	266.83	258.20	Elec/Goods	96.16%	0.00%	2025	453.80
2026	493.10	289.94	280.56	Utility Costs	0.60%	0.00%	2026	493.10
2027	532.80	313.29	303.15	FL/US	5.10%	0.00%	2027	532.80
2028	572.70	336.75	325.85				2028	572.70
2029	612.90	360.39	348.72				2029	612.90
2030	658.70	387.32	374.78				2030	658.70
2031	708.10	416.36	402.89				2031	708.10 1.560385

FL Cost of Elec. Sold (Ms \$)

2023	10.73
2024	12.02
2025	13.17
2026	14.31
2027	15.46
2028	16.62
2029	17.78
2030	19.11
2031	20.54

FYs

25-26	13.74
26-27	14.88
27-28	16.04
28-29	17.20
29-30	18.45
30-31	19.83

Number of Vehicles			Parameters			Manuf. Rev. Growth	
	EV	PHEV		Share	Growth Rt.		
2023			PHEV	20%	0%	2023	42%
2024			Rev. Growth	100%	0%	2024	19%
2025	452,508	144,790				2025	2%
2026	548,440	175,485		mi/kWh	Eff. Improv.	2026	21%
2027	598,896	191,630	EV	3.60	0%	2027	9%
2028	694,720	222,291	PHEV	3.03	0%	2028	16%
2029	745,434	238,518				2029	7%
2030	778,233	249,013				2030	4%
2031	860,726	275,408		Miles	Growth Rt.	2031	11%
			Mi/Day/Veh	29	0%		
			Mi/Year/Veh	13,489	0%		
kWh Used (Millions)			Station Charging			Commercial Prices	
	EV	PHEV		Share	Growth Rt.	FY	\$/kWh
2023			Station Charging	15%	0%	25-26	\$0.12
2024						26-27	\$0.12
2025	1,695.52	644.58		Eff.	Growth Rt.	27-28	\$0.12
2026	2,054.97	781.23	Charging Efficiency	90%	0%	28-29	\$0.11
2027	2,244.03	853.10				29-30	\$0.11
2028	2,603.08	989.60				30-31	\$0.11
2029	2,793.10	1,061.84					
2030	2,916.00	1,108.56					
2031	3,225.09	1,226.07					
kWh from Charing Stations (Ms)			Taxable Purchases (Millions \$)				
	EV	PHEV	FYs	EV	PHEV	Total	
2023			25-26	36.25	13.78	50.04	
2024			26-27	42.03	15.98	58.01	
2025	282.59	107.43	27-28	47.22	17.95	65.17	
2026	342.50	130.20	28-29	51.02	19.40	70.41	
2027	374.01	142.18	29-30	52.73	20.04	72.77	
2028	433.85	164.93	30-31	56.30	21.40	77.70	
2029	465.52	176.97					
2030	486.00	184.76					
2031	537.52	204.34					

REVENUE ESTIMATING CONFERENCE

Revenue Source: Documentary Stamp Tax

Issue: Documentary Stamp Tax – First Time Homebuyer Exemption

Bill Number(s): CS/HB 675

Entire Bill

Partial Bill: Sections 4 & 5

Sponsor(s): Housing, Agriculture & Tourism Subcommittee; Representative Driskell

Month/Year Impact Begins: July 1, 2026

Date(s) Conference Reviewed: February 13, 2026

Section 1: Narrative

- a. Current Law:** Florida Statutes 201.02(6)–(8) identifies specific transactions that are exempt from Florida’s documentary stamp tax on real property. These exemptions include transfers of real property from a nonprofit organization to certain governmental entities; deeds or conveyances between spouses or former spouses as part of a marriage dissolution involving their marital home; and contracts and related documents for the sale of a residence when an employee relocates at the employer’s direction. In employee relocation cases, the tax applies only to the final deed transferring legal title, not to the underlying contract or related documents.

Florida Statutes 201.08 identifies which type of documents are subject to the documentary stamp tax. Documents that are excluded from the documentary stamp tax include any receipt, charge slip, or recorded transaction with the use of a credit card, charge card or debit card. Promissory notes executed for students to use as financial aid (student loans guaranteed by the Federal or state government) are not subject to the documentary stamp tax.

- b. Proposed Change:** Section 4 of the proposed bill adds a new type of transaction that is exempt from documentary stamp tax on real property pursuant to s. 201.02, F.S. Under this bill current subsections (9)-(11) are renumbered (10)-(12) and a new subsection (9) is added to waive the documentary stamp tax on deeds, transfers or conveyance that transfers or conveys residential property for first-time homebuyers who are moderate, low, or very low-income people as defined by F.S. 420.602. The home must be the homebuyer’s principal residence. A first-time homebuyer is defined as an individual and, if married, such individual’s spouse, who has had no ownership interest in a principal residence within a three-year period which ends on the date of purchase.

Section 5 of the proposed bill adds a new subsection (10) to 201.08, which waives the documentary stamp tax on documents listed in subsection (1) for first-time homebuyers who are moderate, low, or very low-income people as defined by F.S. 420.602. The home must be the homebuyer’s principal residence. A first-time homebuyer is defined as an individual and, if married, such individual’s spouse, who has had no ownership interest in a principal residence within a three-year period which ends on the date of purchase.

Section 2: Description of Data and Sources

- a.** Documentary Stamp Distribution table from the January 23, 2026 General Revenue Conference.
- a.** This will estimate the impact of any changes in collections to trust funds and general revenue.
- b.** F.S. 420.602 (<https://www.flsenate.gov/Laws/Statutes/2025/0420.602>)
- a.** Definitions of “moderate-income”, “low-income”, and “very-low-income” persons.)
- i.** F.S. 420.602(8): “Low-income persons” means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.
- ii.** F.S. 420.602(9): “Moderate-income persons” means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the household is located, whichever is greater.
- iii.** F.S. 420.602(11): “Very-low-income persons” means one or more natural persons or a family, not including students as defined herein, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical

REVENUE ESTIMATING CONFERENCE

Revenue Source: Documentary Stamp Tax

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area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

- c. 2020-2024 and 2024 American Community Survey (ACS)
 - a. Table S1901: Income in the Past 12 Months for Florida and Miami-Dade County
 - b. 2020-2024 ACS is the five-year table which gives income estimates for counties and metropolitan areas.
 - c. 2024 ACS is the one-year table which gives income and household estimates for the state and Miami-Dade County.
 - d. This data table includes the number of households and shares of households by income-brackets as well as median income. Median income is used to estimate the qualifying income limits of “moderate-income”, “low-income”, and “very-low” income persons.
- d. National Association of Realtors (NAR) Highlights From the Profile of Homebuyers and Sellers (<https://www.nar.realtor/research-and-statistics/research-reports/highlights-from-the-profile-of-home-buyers-and-sellers>)
 - a. NARs definition of a first-time homebuyer is very similar to the definition of a first-time homebuyer in the proposed bill.
 - b. From NAR: “Anyone who has not owned a home for a three-year period prior to buying is a first-time buyer.”
 - c. The median down payment of first-time homebuyers is 10%. Which is the highest since 1989 according to the 2025 profile. This implies that the median loan-to-value of a purchase is 90%. This is relevant to calculate how much revenue is generated from the note tax (\$0.35 per \$100).
- e. Florida Association of Realtors (FAR) Homebuyers and Sellers Profile, 2023 (<https://www.floridarealtors.org/tools-research/reports/florida-home-buyers-sellers-profile>).
 - a. FAR uses same definition as NAR for a first-time homebuyer.
 - b. This source indicates that first-time homebuyers in Florida make up about 20% of all buyers in Florida. This is the most up to date version that was found to specifically mention Florida.
- f. Florida Economic Estimating Conference (FEEC) Fiscal Year (FY) Estimates, December 2025
 - a. FAR Existing Condominium Sales
 - b. FAR Existing Condominium Median Price
 - c. Florida Existing Single-Family Homes Sold
 - d. Florida Median Sales Price of Existing Single-Family Homes Sold
- g. Florida Association of Realtors (FAR) Yearly Market Data-2025 (<https://www.floridarealtors.org/tools-research/reports/florida-market-reports>).
 - a. I utilize the distribution of closed sales by price to estimate the share of homes available at median prices of single-family and condos adopted by the FEEC.
- h. The Mortgage Reports (https://themortgagereports.com/62396/the-5-best-first-time-home-buyer-loans-in-current_year)
 - a. Federal Housing Authority (FHA) Loans are the most popular choice for first-time homebuyers because they require less than 20% down for home purchases. For credit scores of 580+ a minimum of 3.5% of the purchase price is required as a down payment. If a buyer has a credit score between 500-579, a 10% purchase price down payment is required.
- i. Bankrate.com Study: “Hopeful homebuyers need income of nearly \$117,000 to afford typical home in U.S.” (<https://www.bankrate.com/real-estate/home-affordability-in-current-housing-market-study/>)
 - a. According to this study the average income needed to afford the median price home in Florida in January 2025 was \$133,588.
 - b. I will utilize this to adjust expected median home prices for income eligible first-time homebuyers in Florida.
- j. Bureau of Labor Statistics Inflation Calculator (https://www.bls.gov/data/inflation_calculator.htm)
 - a. This is used to adjust 2024 median income to 2025 dollars.

REVENUE ESTIMATING CONFERENCE

Revenue Source: Documentary Stamp Tax

Issue: Documentary Stamp Tax – First Time Homebuyer Exemption

Bill Number(s): CS/HB 675

Section 3: Methodology (Include Assumptions and Attach Details)

This impact assumes that 20% of existing single-family homes sold and existing condominiums sold involved first-time homebuyers. December 2025 FEEC FY estimates of existing single-family homes sold and existing condominiums sold are used. These are detailed in Table 1. I also utilize the median price of existing single-family homes sold and median price of existing condominiums sold from the most recent FEEC. These are detailed in Table 2A.

Table 1: Existing Single-Family Homes Sold and Existing Condos Sold

Panel A. Existing Single-Family Homes Sold		
FY	FEEC	20% of FEEC
2026-27	270,260	54,052
2027-28	282,154	56,431
2028-29	292,074	58,415
2029-30	299,863	59,973
2030-31	306,223	61,245
Panel B. Existing Condominiums Sold		
2026-27	91,358	18,272
2027-28	92,486	18,497
2028-29	94,430	18,886
2029-30	96,327	19,265
2030-31	97,902	19,580
Source: Florida Economic Estimating Conference, December 2025		

Table 2A: Median Prices of Existing Single-Family Homes Sold and Condominiums

FY	Existing Single-Family	Existing Condominium
2026-27	\$417,040	\$301,823
2027-28	\$424,754	\$308,051
2028-29	\$434,074	\$315,190
2029-30	\$443,281	\$323,294
2030-31	\$452,891	\$332,187
Source: Florida Economic Estimating Conference, December 2025		

Next, Table S1901 from the 2020-2024 ACS is used to estimate the qualifying income limit for the homebuyers that would be eligible for a documentary stamp tax waiver. This source contains estimates of median income (our best approximation of adjusted gross median income).

If a person/household qualifies as a low-income or very low-income person/household, they will also fall under the income limits of a moderate-income person/household. To qualify as a moderate-income person/household, the person/household must have income below 120% of percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the household is located, whichever is **greater**. Therefore, the income limit for moderate-income persons/households is estimated. The qualifying income limit is based on which **county** a person/household resides in. Appendix Table 1 shows qualifying income limits by county. Using Table S1901 from the 2020-2024 ACS, these income limits range from \$89,482 to \$131,807 in 2024 dollars. Most counties have a qualifying income limit of \$89,482.

A 2025 BankRate.com study found that the average income needed to afford a median price home in Florida was \$133,588 in January 2025. Given that the qualifying income limit for most counties in Florida is \$89,482 (adjusted for inflation, this is \$92,166 in January 2025 dollars), I adjust the FEEC median home prices for single-family and condos by the ratio of \$92,166/\$133,588. These adjusted median home prices are detailed in Table 2B.

REVENUE ESTIMATING CONFERENCE

Revenue Source: Documentary Stamp Tax

Issue: Documentary Stamp Tax – First Time Homebuyer Exemption

Bill Number(s): CS/HB 675

Table 2B: Adjusted Median Prices of Existing Single-Family Homes Sold and Condominiums

FY	Existing Single-Family	Existing Condominium
2026-27	\$287,727	\$208,236
2027-28	\$293,049	\$212,533
2028-29	\$299,479	\$217,458
2029-30	\$305,832	\$223,049
2030-31	\$312,462	\$229,185
Source: Florida Economic Estimating Conference, December 2025		

To get a reasonable estimate of potential homes for sale in the range of median prices from the above table, I next utilize FAR’s 2025 distribution of closed sales by sales price for single-family and condos. This distribution is seen in Table 3.

Table 3. Florida Association of Realtors Distribution of Closed Sales by Sale Price, 2025

Sales Price Bracket	Single-Family	Condominiums
Less than \$50,000	0.1%	0.2%
\$50,000-\$99,999	0.5%	3.3%
\$100,000-\$149,999	1.3%	7.9%
\$150,000-\$199,999	2.8%	11.0%
\$200,000-\$249,999	6.0%	12.9%
\$250,000-\$299,999	10.5%	13.1%
\$300,000-\$399,999	26.2%	20.0%
\$400,000-\$599,999	26.8%	16.5%
\$600,000-\$999,999	16.6%	8.4%
\$1,000,000 or more	9.2%	6.6%
Source: Florida Association of Realtor. (2025). Yearly Market Detail-2025 Single-Family Homes and Townhouses and Condos, Florida https://www.floridarealtors.org/tools-research/reports/florida-market-reports		

Between FY2026-27 and FY2030-31, adjusted median prices of existing single-family homes range from \$287,727 to \$312,462 (Table 2B). The sales price buckets for this range includes homes from \$250,000 to \$399,999 and this bracket constituted 36.7% of closed sales. Because my median price range crosses these price brackets, I divide this percentage in half to 18.4%. I then I apply this percentage to the 20% existing single-family home estimates in Table 1 Panel A.

Similarly, median prices of existing condos between FY2026-27 and FY2030-31 range from \$208,236 to \$229,185. The sales price bucket for this range includes condos from \$200,000 to \$249,999 and this bracket constituted 12.9% of closed sales. I apply this percentage to the 20% existing condo estimates in Table 1 Panel B. These new estimates for existing single-family homes and condos sold are detailed in Table 4.

Table 4. Updated Existing Single-Family Homes and Condominiums Sold

FY	Existing Single-Family	Existing Condominium
2026-27	9,946	2,357
2027-28	10,383	2,386
2028-29	10,748	2,436
2029-30	11,035	2,485
2030-31	11,269	2,526
Source: Florida Economic Estimating Conference, December 2025		

REVENUE ESTIMATING CONFERENCE

Revenue Source: Documentary Stamp Tax

Issue: Documentary Stamp Tax – First Time Homebuyer Exemption

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The next task is to identify potential income eligible homebuyers. Table S1901 from the 2024 ACS contains income brackets and the percentage of households that fall into each of these income brackets. These are used to get a sense of potentially eligible households (but not necessarily homebuyers). The income brackets are as follows: Less than \$10,000, \$10,000 to \$14,999, \$15,000 to \$24,999, \$25,000 to \$34,999, \$35,000 to 49,999, \$50,000 to \$74,999, \$75,000 to \$99,999, \$100,000 to \$149,999, \$150,000 to \$199,999, and \$200,000 or more. As seen in Appendix Table 1, most counties have a maximum qualifying income limit of \$89,482 (which is 120% of the state’s median income). The closest income bracket is \$75,000 to \$99,999. At the state level, approximately 61.6% of households have incomes less than \$100,000 in 2024 according to the 2024 ACS. These estimates are in Table 5.

Table 5. Share of Households in Income-Bracket, 2024

Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	Less than \$100,000
5.2%	3.1%	6.1%	6.7%	10.6%	16.7%	13.2%	61.6%
Source: U.S. Census Bureau. "Income in the Past 12 Months (in 2024 Inflation-Adjusted Dollars)." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S1901, https://data.census.gov/table/ACSST1Y2024.S1901?q=S1901:+Income+in+the+Past+12+Months+(in+2024+Inflation-Adjusted+Dollars)&g=040XX00US12 . Accessed on 10 Feb 2026.							

While not every income eligible person/household is eligible to be a first-time homebuyer, this percentage (61.6%) caps how many new homebuyers one might expect to benefit from this bill. Therefore, for the high impact and using estimates from Table 4, I assume 60% of homes go to income-eligible first-time homebuyers. The middle impact assumes 40% of homes go to income-eligible first-time homebuyers, and the low impact assumes 20% of homes go to income-eligible first-time homebuyers. These estimates of existing homes sold are detailed in Panel A and Panel B of Table 6.

Table 6. Updated Existing Single-Family Homes Sold and Existing Condos Sold by Impact Level

Panel A. Existing Single-Family Homes Sold			
FY	High Impact	Middle Impact	Low Impact
2026-27	5,968	3,978	1,989
2027-28	6,230	4,153	2,077
2028-29	6,449	4,299	2,150
2029-30	6,621	4,414	2,207
2030-31	6,761	4,508	2,254
Panel B. Existing Condominiums Sold			
FY			
2026-27	1,414	943	471
2027-28	1,432	954	477
2028-29	1,462	974	487
2029-30	1,491	994	497
2030-31	1,516	1,010	505
Source: Florida Economic Estimating Conference, December 2025			

Miami-Dade has a lower documentary stamp tax for deeds than the rest of the counties in Florida (\$0.60 per \$100). Therefore, I need to estimate the impact on Miami-Dade and the rest of Florida separately. Existing home sales (single-family and condo) from Table 6 are weighted by household population using the 2024 ACS (the most recent data available for these two geographies). The number of households in Miami-Dade County constitutes about 11% of all Florida households. The number of existing sales by geographic area is detailed in Tables 7 and 8.

REVENUE ESTIMATING CONFERENCE

Revenue Source: Documentary Stamp Tax

Issue: Documentary Stamp Tax – First Time Homebuyer Exemption

Bill Number(s): CS/HB 675

Table 7. Existing Single-Family Homes Sold and Existing Condos Sold by Impact Level- Florida without Miami-Dade County

Panel A. Existing Single-Family Homes Sold			
FY	High Impact	Middle Impact	Low Impact
2026-27	5,314	3,542	1,771
2027-28	5,547	3,698	1,849
2028-29	5,742	3,828	1,914
2029-30	5,895	3,930	1,965
2030-31	6,020	4,014	2,007
Panel B. Existing Condominiums Sold			
2026-27	1,259	840	419
2027-28	1,275	849	425
2028-29	1,302	867	434
2029-30	1,327	885	442
2030-31	1,350	899	450
Source: Florida Economic Estimating Conference, December 2025			

Table 8. Existing Single-Family Homes Sold and Existing Condos Sold by Impact Level- Miami-Dade County

Panel A. Existing Single-Family Homes Sold			
FY	High Impact	Middle Impact	Low Impact
2026-27	654	436	218
2027-28	683	455	228
2028-29	707	471	236
2029-30	726	484	242
2030-31	741	494	247
Panel B. Existing Condominiums Sold			
2026-27	155	103	52
2027-28	157	105	52
2028-29	160	107	53
2029-30	164	109	55
2030-31	166	111	55
Source: Florida Economic Estimating Conference, December 2025			

From here I estimate the documentary stamp tax estimate (deed and notes) for both Miami-Dade and the rest of Florida. Total documentary stamp revenue is the summation of deed collection and note collection. I assume that first-time homebuyers have an average loan-to-value of 90%. The NAR finds in its 2025 Profile of Home Buyers and Sellers that the median down payment for a first-time homebuyer is 10% of purchase price. Additionally, an article published by TheMortgageReports.com reports that FHA loans are the most popular choice of loans for first-time homebuyers. FHA loans require a minimum of 3.5% of purchase price for homebuyers with 580+ credit scores.

The revenue estimates are detailed in Table 9 for all of Florida. This revenue is what is assumed to be exempt by eligible homebuyers.

Table 9. Revenue from Homes Sales by Impact (in millions)

FY	High Impact	Middle Impact	Low Impact
2026-27	(20.2)	(14.3)	(7.2)
2027-28	(21.4)	(15.2)	(7.6)
2028-29	(22.6)	(16.0)	(8.0)
2029-30	(23.7)	(16.8)	(8.4)
2030-31	(24.7)	(17.5)	(8.8)

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This amount is subtracted from the January 2026 General Revenue Total Documentary Stamp Collections. The impact to General Revenue is detailed in Table 10.

Table 10. Impact on General Revenue by Impact

FY	High Impact	Middle Impact	Low Impact
2026-27	(9.9)	(7.0)	(3.5)
2027-28	(10.5)	(7.4)	(3.7)
2028-29	(11.1)	(7.9)	(3.9)
2029-30	(11.6)	(8.2)	(4.1)
2030-31	(12.1)	(8.6)	(4.3)

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	(20.2)	(20.2)	(14.3)	(14.3)	(7.2)	(7.2)
2027-28	(21.4)	(21.4)	(15.2)	(15.2)	(7.6)	(7.6)
2028-29	(22.6)	(22.6)	(16.0)	(16.0)	(8.0)	(8.0)
2029-30	(23.7)	(23.7)	(16.8)	(16.8)	(8.4)	(8.4)
2030-31	(24.7)	(24.7)	(17.5)	(17.5)	(8.8)	(8.8)

Revenue Distribution: Documentary Stamp Tax

Section 5: Consensus Estimate (Adopted: 02/13/2026) The Conference adopted the middle estimate.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	(7.8)	(7.8)	(6.5)	(6.5)	0.0	0.0	(14.3)	(14.3)
2027-28	(8.3)	(8.3)	(6.9)	(6.9)	0.0	0.0	(15.2)	(15.2)
2028-29	(8.7)	(8.7)	(7.3)	(7.3)	0.0	0.0	(16.0)	(16.0)
2029-30	(9.1)	(9.1)	(7.7)	(7.7)	0.0	0.0	(16.8)	(16.8)
2030-31	(9.5)	(9.5)	(8.0)	(8.0)	0.0	0.0	(17.5)	(17.5)

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Appendix Table 1. County Qualifying Income Limits					
County Name	CBSA Name	Moderate Income			
		County Income Limit	Metro Income Limit	State Income Limit	Max Income Limit
Alachua	Gainesville, FL	74,339	73,762	89,482	89,482
Baker	Jacksonville, FL	95,803	95,572	89,482	95,803
Bay	Panama City-Panama City Beach, FL	88,240	85,817	89,482	89,482
Bradford		75,660	NA	89,482	89,482
Brevard	Palm Bay-Melbourne-Titusville, FL	94,171	94,171	89,482	94,171
Broward	Miami-Fort Lauderdale-West Palm Beach, FL	93,160	91,832	89,482	93,160
Calhoun		60,620	NA	89,482	89,482
Charlotte	Punta Gorda, FL	83,942	83,942	89,482	89,482
Citrus	Homosassa Springs, FL	67,855	67,855	89,482	89,482
Clay	Jacksonville, FL	105,384	95,572	89,482	105,384
Collier	Naples-Marco Island, FL	108,054	108,054	89,482	108,054
Columbia		71,046	NA	89,482	89,482
DeSoto		65,300	NA	89,482	89,482
Dixie		60,132	NA	89,482	89,482
Duval	Jacksonville, FL	85,532	95,572	89,482	95,572
Escambia	Pensacola-Ferry Pass-Brent, FL	81,000	91,160	89,482	91,160
Flagler	Deltona-Daytona Beach-Ormond Beach, FL	92,836	85,532	89,482	92,836
Franklin		76,926	NA	89,482	89,482
Gadsden	Tallahassee, FL	58,561	78,313	89,482	89,482
Gilchrist	Gainesville, FL	76,228	73,762	89,482	89,482
Glades		55,044	NA	89,482	89,482
Gulf		73,415	NA	89,482	89,482
Hamilton		60,173	NA	89,482	89,482
Hardee		72,587	NA	89,482	89,482
Hendry		67,672	NA	89,482	89,482
Hernando	Tampa-St. Petersburg-Clearwater, FL	79,270	89,270	89,482	89,482
Highlands	Sebring, FL	65,876	65,876	89,482	89,482
Hillsborough	Tampa-St. Petersburg-Clearwater, FL	95,448	89,270	89,482	95,448
Holmes		59,212	NA	89,482	89,482
Indian River	Sebastian-Vero Beach-West Vero Corridor, FL	88,189	88,189	89,482	89,482
Jackson		58,979	NA	89,482	89,482
Jefferson	Tallahassee, FL	73,454	78,313	89,482	89,482
Lafayette		75,308	NA	89,482	89,482
Lake	Orlando-Kissimmee-Sanford, FL	87,793	94,240	89,482	94,240
Lee	Cape Coral-Fort Myers, FL	91,328	91,328	89,482	91,328
Leon	Tallahassee, FL	79,544	78,313	89,482	89,482
Levy	Gainesville, FL	68,100	73,762	89,482	89,482
Liberty		70,405	NA	89,482	89,482
Madison		58,182	NA	89,482	89,482
Manatee	North Port-Bradenton-Sarasota, FL	94,148	97,031	89,482	97,031
Marion	Ocala, FL	73,212	73,212	89,482	89,482
Martin	Port St. Lucie, FL	99,532	89,417	89,482	99,532
Miami-Dade	Miami-Fort Lauderdale-West Palm Beach, FL	86,104	91,832	89,482	91,832
Monroe		105,286	NA	89,482	105,286
Nassau	Jacksonville, FL	107,765	95,572	89,482	107,765
Okaloosa	Crestview-Fort Walton Beach-Destin, FL	98,398	98,392	89,482	98,398
Okeechobee		69,581	NA	89,482	89,482
Orange	Orlando-Kissimmee-Sanford, FL	95,663	94,240	89,482	95,663
Osceola	Orlando-Kissimmee-Sanford, FL	87,164	94,240	89,482	94,240
Palm Beach	Miami-Fort Lauderdale-West Palm Beach, FL	100,297	91,832	89,482	100,297
Pasco	Tampa-St. Petersburg-Clearwater, FL	84,590	89,270	89,482	89,482
Pinellas	Tampa-St. Petersburg-Clearwater, FL	87,175	89,270	89,482	89,482
Polk	Lakeland-Winter Haven, FL	79,174	79,174	89,482	89,482
Putnam		57,521	NA	89,482	89,482
St. Johns	Jacksonville, FL	131,807	95,572	89,482	131,807
St. Lucie	Port St. Lucie, FL	85,748	89,417	89,482	89,482
Santa Rosa	Pensacola-Ferry Pass-Brent, FL	110,306	91,160	89,482	110,306
Sarasota	North Port-Bradenton-Sarasota, FL	100,099	97,031	89,482	100,099
Seminole	Orlando-Kissimmee-Sanford, FL	102,913	94,240	89,482	102,913
Sumter	Wildwood-The Villages, FL	91,810	91,810	89,482	91,810
Suwannee		67,990	NA	89,482	89,482
Taylor		58,888	NA	89,482	89,482
Union		76,975	NA	89,482	89,482
Volusia	Deltona-Daytona Beach-Ormond Beach, FL	84,053	85,532	89,482	89,482
Wakulla	Tallahassee, FL	98,274	78,313	89,482	98,274
Walton	Crestview-Fort Walton Beach-Destin, FL	98,383	98,392	89,482	98,392
Washington	Panama City-Panama City Beach, FL	69,852	85,817	89,482	89,482

Note: Moderate Income is 120% of an area's median income.
Source: U.S. Census Bureau, U.S. Department of Commerce. "Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1901, [https://data.census.gov/table/ACSST5Y2023.S1901?q=S1901:Income+in+the+Past+12+Months+\(in+2024+Inflation-Adjusted+Dollars\)&g=040XX00US12,120500000](https://data.census.gov/table/ACSST5Y2023.S1901?q=S1901:Income+in+the+Past+12+Months+(in+2024+Inflation-Adjusted+Dollars)&g=040XX00US12,120500000). Accessed on 10 Feb 2026.

Documentary Stamp Tax Collections and Distributions (Millions)

January 23, 2026

Statutory %s	\$ Cap	F.S Reference	Description	2026-27	2027-28	2028-29	2029-30	2030-31
			Total Collection	3,915.0	4,024.6	4,133.2	4,228.3	4,329.8
		201.15	DOR Admin Cost	9.8	9.8	9.8	9.8	9.8
			Remainder available for distribution	3,905.2	4,014.8	4,123.4	4,218.5	4,320.0
		(1)	Debt Service (deposited to LATF)	0.0	0.0	0.0	0.0	0.0
			- Florida Forever	0.0	0.0	0.0	0.0	0.0
			- Everglades Restoration Bonds Prior to July 1, 2016	0.0	0.0	0.0	0.0	0.0
		(2)	Land Acquisition Trust Fund (1+2+3+4+5+6+7)	1,288.7	1,324.9	1,360.7	1,392.1	1,425.6
25.00%	200.00	375.041(3)(b)1.	1. Everglades Projects / Comp Everglades Rest Plan	200.0	200.0	200.0	200.0	200.0
		375.041(3)(b)1.	+++ South Florida Water Management District					
76.50%	100.00	375.041(3)(b)1.	+++ Planning, Engineering and Construction					
		375.041(3)(b)1.	+++ Remaining Everglades Purposes	200.0	200.0	200.0	200.0	200.0
7.60%	50.00	375.041(3)(b)2.	2. Spring Restoration, Protection & Management	50.0	50.0	50.0	50.0	50.0
		375.041(3)(b)3.	3. Lake Apopka / St. Johns Water Management District					
		375.041(3)(b)	4. Debt Service / Bonds Post July 1, 2016 [pursuant to 375.041(3)]	0.0	0.0	0.0	0.0	0.0
	64.00	375.041(3)(b)4.	5. Everglades Trust Fund	64.0	64.0	64.0	64.0	64.0
	50.00	375.041(3)(b)5.	6. SFWMD	50.0	50.0	50.0	50.0	50.0
	100.00	375.041(3)(b)6.	7. Acquisition of Land [to DEP, pursuant to 259.105]	100.0	100.0	100.0	100.0	100.0
		Residual	8. Uncommitted Cash Based on Statutory Provisions	824.7	860.9	896.7	928.1	961.6
33.00%		(3)	Total to Land Acquisition Trust Fund	1,288.7	1,324.9	1,360.7	1,392.1	1,425.6
			Remainder	2,616.5	2,689.9	2,762.7	2,826.4	2,894.4
8.00%		215.20(1)	General Revenue Service Charge	210.1	216.0	221.8	226.9	232.3
	150.00	201.15(4)	State Housing Trust Fund (SB 102)	0.0	0.0	0.0	0.0	0.0
		201.15(4)	General Revenue Fund (SB 102)	0.0	0.0	0.0	0.0	0.0
		201.15(4)	Net Available for Distribution	2,406.4	2,473.9	2,540.9	2,599.5	2,662.1
STTF								
20.55%	360.08	(a)	State Transportation Trust Fund	360.1	360.1	360.1	360.1	360.1
GDTF	0.15%	3.25	(b)	Grants and Donations Trust Fund (DEO)	3.3	3.3	3.3	3.3
SHTF		0.00		State Economic Enhancement and Development Trust Fund (DEO)	0.0	0.0	0.0	0.0
4.50%	2.25%		(c)	State Housing Trust Fund	54.1	55.7	57.2	58.5
	2.25%		(c)	Local Government Housing Trust Fund	54.1	55.7	57.2	58.5
SHTF		0.00		State Economic Enhancement and Development Trust Fund (DEO)	0.0	0.0	0.0	0.0
5.20%	0.65%		(d)	State Housing Trust Fund	15.7	16.1	16.5	16.9
	4.55%		(d)	Local Government Housing Trust Fund	109.5	112.6	115.7	118.3
GITF	0.02%	0.30	(e)	General Inspection Trust Fund	0.3	0.3	0.3	0.3
SEEDTF		75.00	(f)	State Economic Enhancement and Development Trust Fund (DEO)	75.0	75.0	75.0	75.0
RFTF	5.42%		(g)	Resilient Florida Trust Fund (RFTF)	130.4	134.0	137.7	140.8
WPSPTF	5.42%		(h)	Water Protection and Sustainability Program Trust Fund (WPSPTF)	130.4	134.0	137.7	140.8
				Total to Trust Funds (Except LATF)	932.8	946.7	960.5	972.5
		(6)	Total to General Revenue Fund	1,473.5	1,527.3	1,580.4	1,627.0	1,676.7

Documentary Stamp Tax Collections and Distributions (Millions)						2026-27	2027-28	2028-29	2029-30	2030-31
January 23, 2026										
Statutory %s	\$ Cap	F.S Reference	Description							
		201.15	Total Collection			3,900.6	4,009.4	4,117.2	4,211.5	4,312.3
			DOR Admin Cost			9.8	9.8	9.8	9.8	9.8
			Remainder available for distribution			3,890.8	3,999.6	4,107.4	4,201.7	4,302.5
		(1)	Debt Service (deposited to LATF)			0.0	0.0	0.0	0.0	0.0
			- Florida Forever			0.0	0.0	0.0	0.0	0.0
			- Everglades Restoration Bonds Prior to July 1, 2016			0.0	0.0	0.0	0.0	0.0
		(2)	Land Acquisition Trust Fund (1+2+3+4+5+6+7)			1,284.0	1,319.9	1,355.5	1,386.6	1,419.8
25.00%	200.00	375.041(3)(b)1.	1. Everglades Projects / Comp Everglades Rest Plan			200.0	200.0	200.0	200.0	200.0
		375.041(3)(b)1.	+++ South Florida Water Management District							
76.50%	100.00	375.041(3)(b)1.	+++ Planning, Engineering and Construction							
		375.041(3)(b)1.	+++ Remaining Everglades Purposes			200.0	200.0	200.0	200.0	200.0
7.60%	50.00	375.041(3)(b)2.	2. Spring Restoration, Protection & Management			50.0	50.0	50.0	50.0	50.0
		375.041(3)(b)3.	3. Lake Apopka / St. Johns Water Management District							
		375.041(3)(b)	4. Debt Service / Bonds Post July 1, 2016 [pursuant to 375.041(3)]			0.0	0.0	0.0	0.0	0.0
	64.00	375.041(3)(b)4.	5. Everglades Trust Fund			64.0	64.0	64.0	64.0	64.0
	50.00	375.041(3)(b)5.	6. SFWMD			50.0	50.0	50.0	50.0	50.0
	100.00	375.041(3)(b)6.	7. Acquisition of Land [to DEP, pursuant to 259.105]			100.0	100.0	100.0	100.0	100.0
		Residual	8. Uncommitted Cash Based on Statutory Provisions			820.0	855.9	891.5	922.6	955.8
33.00%		(3)	Total to Land Acquisition Trust Fund			1,284.0	1,319.9	1,355.5	1,386.6	1,419.8
			Remainder			2,606.8	2,679.7	2,752.0	2,815.2	2,882.7
8.00%		215.20(1)	General Revenue Service Charge			209.3	215.2	220.9	226.0	231.4
	150.00	201.15(4)	State Housing Trust Fund (SB 102)			0.0	0.0	0.0	0.0	0.0
		201.15(4)	General Revenue Fund (SB 102)			0.0	0.0	0.0	0.0	0.0
		201.15(4)	Net Available for Distribution			2,397.5	2,464.6	2,531.0	2,589.2	2,651.3
			STTF							
20.55%	360.08	(a)	State Transportation Trust Fund			360.1	360.1	360.1	360.1	360.1
		(b)	Grants and Donations Trust Fund (DEO)			3.3	3.3	3.3	3.3	3.3
			SHTF							
	0.00		State Economic Enhancement and Development Trust Fund (DEO)			0.0	0.0	0.0	0.0	0.0
4.50%	2.25%	(c)	State Housing Trust Fund			53.9	55.5	57.0	58.3	59.7
	2.25%	(c)	Local Government Housing Trust Fund			53.9	55.5	57.0	58.3	59.7
			SHTF							
	0.00		State Economic Enhancement and Development Trust Fund (DEO)			0.0	0.0	0.0	0.0	0.0
5.20%	0.65%	(d)	State Housing Trust Fund			15.6	16.0	16.5	16.8	17.2
	4.55%	(d)	Local Government Housing Trust Fund			109.1	112.2	115.2	117.9	120.7
		(e)	General Inspection Trust Fund			0.3	0.3	0.3	0.3	0.3
	0.30	(f)	State Economic Enhancement and Development Trust Fund (DEO)			75.0	75.0	75.0	75.0	75.0
	75.00	(g)	Resilient Florida Trust Fund (RFTF)			129.9	133.5	137.1	140.3	143.6
	5.42%	(g)	Resilient Florida Trust Fund (RFTF)			129.9	133.5	137.1	140.3	143.6
	5.42%	(h)	Water Protection and Sustainability Program Trust Fund (WPSPTF)			129.9	133.5	137.1	140.3	143.6
			Total to Trust Funds (Except LATF)			931.0	944.8	958.5	970.4	983.1
		(6)	Total to General Revenue Fund			1,466.5	1,519.8	1,572.6	1,618.8	1,668.1

Documentary Stamp Tax Collections and Distributions (Millions)						2026-27	2027-28	2028-29	2029-30	2030-31
January 23, 2026										
Statutory %s	\$ Cap	F.S Reference	Description							
		201.15	Total Collection			-14.3	-15.2	-16.0	-16.8	-17.5
			DOR Admin Cost			0.0	0.0	0.0	0.0	0.0
			Remainder available for distribution			-14.3	-15.2	-16.0	-16.8	-17.5
		(1)	Debt Service (deposited to LATF)			0.0	0.0	0.0	0.0	0.0
			- Florida Forever			0.0	0.0	0.0	0.0	0.0
			- Everglades Restoration Bonds Prior to July 1, 2016			0.0	0.0	0.0	0.0	0.0
		(2)	Land Acquisition Trust Fund (1+2+3+4+5+6+7)			-4.7	-5.0	-5.3	-5.5	-5.8
25.00%	200.00	375.041(3)(b)1.	1. Everglades Projects / Comp Everglades Rest Plan			0.0	0.0	0.0	0.0	0.0
		375.041(3)(b)1.	+++ South Florida Water Management District							
76.50%	100.00	375.041(3)(b)1.	+++ Planning, Engineering and Construction							
		375.041(3)(b)1.	+++ Remaining Everglades Purposes			0.0	0.0	0.0	0.0	0.0
7.60%	50.00	375.041(3)(b)2.	2. Spring Restoration, Protection & Management			0.0	0.0	0.0	0.0	0.0
		375.041(3)(b)3.	3. Lake Apopka / St. Johns Water Management District							
		375.041(3)(b)	4. Debt Service / Bonds Post July 1, 2016 [pursuant to 375.041(3)]			0.0	0.0	0.0	0.0	0.0
	64.00	375.041(3)(b)4.	5. Everglades Trust Fund			0.0	0.0	0.0	0.0	0.0
	50.00	375.041(3)(b)5.	6. SFWMD			0.0	0.0	0.0	0.0	0.0
	100.00	375.041(3)(b)6.	7. Acquisition of Land [to DEP, pursuant to 259.105]			0.0	0.0	0.0	0.0	0.0
		Residual	8. Uncommitted Cash Based on Statutory Provisions			-4.7	-5.0	-5.2	-5.5	-5.8
33.00%		(3)	Total to Land Acquisition Trust Fund			-4.7	-5.0	-5.3	-5.5	-5.8
			Remainder			-9.6	-10.2	-10.7	-11.2	-11.7
8.00%		215.20(1)	General Revenue Service Charge			-0.8	-0.8	-0.9	-0.9	-0.9
	150.00	201.15(4)	State Housing Trust Fund (SB 102)			0.0	0.0	0.0	0.0	0.0
		201.15(4)	General Revenue Fund (SB 102)			0.0	0.0	0.0	0.0	0.0
		201.15(4)	Net Available for Distribution			-8.8	-9.3	-9.9	-10.3	-10.8
STTF										
20.55%	360.08	(a)	State Transportation Trust Fund			0.0	0.0	0.0	0.0	0.0
GDTF										
0.15%	3.25	(b)	Grants and Donations Trust Fund (DEO)			0.0	0.0	0.0	0.0	0.0
SHTF										
	0.00		State Economic Enhancement and Development Trust Fund (DEO)			0.0	0.0	0.0	0.0	0.0
4.50%	2.25%	(c)	State Housing Trust Fund			-0.2	-0.2	-0.2	-0.2	-0.3
	2.25%	(c)	Local Government Housing Trust Fund			-0.2	-0.2	-0.2	-0.2	-0.3
SHTF										
	0.00		State Economic Enhancement and Development Trust Fund (DEO)			0.0	0.0	0.0	0.0	0.0
5.20%	0.65%	(d)	State Housing Trust Fund			-0.1	-0.1	-0.1	-0.1	-0.1
	4.55%	(d)	Local Government Housing Trust Fund			-0.4	-0.4	-0.5	-0.5	-0.5
GITF										
0.02%	0.30	(e)	General Inspection Trust Fund			0.0	0.0	0.0	0.0	0.0
SEEDTF										
	75.00	(f)	State Economic Enhancement and Development Trust Fund (DEO)			0.0	0.0	0.0	0.0	0.0
RFTF										
5.42%		(g)	Resilient Florida Trust Fund (RFTF)			-0.5	-0.5	-0.5	-0.6	-0.6
WPSPTF										
5.42%		(h)	Water Protection and Sustainability Program Trust Fund (WPSPTF)			-0.5	-0.5	-0.5	-0.6	-0.6
			Total to Trust Funds (Except LATF)			-1.8	-1.9	-2.0	-2.1	-2.2
		(6)	Total to General Revenue Fund			-7.0	-7.4	-7.9	-8.2	-8.6

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Spouses of Certain Veterans and First Responders

Bill Number(s): CS/SB 450

Entire Bill

Partial Bill:

Sponsor(s): Senator Polsky

Month/Year Impact Begins: July 2026

Date(s) Conference Reviewed: February 13, 2026

Section 1: Narrative

- a. **Current Law:** Subsection 196.081(1), Florida Statute, provides a full ad valorem exemption on any homestead owned by a permanently disabled veteran.

Subsection 196.081(2), Florida Statute, provides that if the permanently disabled veteran, the permanently disabled veteran's spouse, or the permanently disabled veteran's surviving spouse produce a letter of total and permanent disability from the US Government to the property appraiser, that is sufficient evidence that the individual is entitled to the exemption under Subsection 196.081(1).

Subsection 196.081(3), Florida Statute, provides that if the permanently disabled veteran predeceases their spouse and the spouse holds legal title to the homestead, the exemption carries over to the surviving spouse. If the surviving spouse sells the homestead and moves to a new homestead within the state, they may transfer an exemption not to exceed the amount granted under the most recent ad valorem tax roll to their new residence. The exemption is lost if they remarry.

Subsection 196.081(4), Florida Statute, provides the surviving spouses of veterans who died on active-duty with a full ad valorem exemption on their homestead property. Paragraph 196.081(4)(a) indicates that if the surviving spouse produces a letter attesting to the veteran's death while on active duty, that is evidence that they are entitled to the exemption. Paragraph 196.081(4)(b) indicates that the exemption carries over to the veteran's surviving spouse. The meaning of this is very unclear: from whom is it carrying over? In this case, the veteran while living never had an exemption, and only upon their death in active-duty did the surviving spouse become eligible. Regardless, if the surviving spouse moves to a new homestead within the state, they may transfer an exemption not to exceed the amount granted under the most recent ad valorem tax roll to their new residence. The exemption is lost if they remarry.

Subsection 196.081(5), Florida Statute, provides that applicants for "the exemption" under 196.081 may apply for it before receiving the necessary documents from the US Government. This does not appear to apply to the surviving spouses of first responders who died in the line of duty unless they worked for the US Government. Once the necessary documents are received, the property appraiser shall refund up to four years of ad valorem taxes paid or the amount paid since the date of the original application, whichever is smaller.

Subsection 196.081(6), Florida Statute, provides that if a first responder dies in the line of duty, their surviving spouse receives a full ad valorem exemption on their homestead. Paragraph 196.081(6)(a) indicates that if the surviving spouse produces a letter attesting to the first responder's death while in the line of duty, that is evidence that they are entitled to the exemption. Paragraph 196.081(6)(b) indicates that the exemption applies so long as the surviving spouse holds legal title to the homestead. If the surviving spouse sells the homestead and moves to a new homestead within the state, they may transfer an exemption not to exceed the amount granted under the most recent ad valorem tax roll to their new residence. The exemption is lost if they remarry. Paragraph 196.081(6)(c) provides definitions.

- b. **Proposed Change:** Subsection 196.081(3), Florida Statute, is amended to allow the surviving spouse of a permanently disabled veteran to transfer up to 120 percent of the ad valorem exemption to a new homestead, so long as they do not remarry.

Paragraph 196.081(4)(b), Florida Statute, is amended to allow the surviving spouse of a veteran who died on active duty to transfer up to 120 percent of the ad valorem exemption to a new homestead, so long as they do not remarry.

Paragraph 196.081(6)(b), Florida Statute, is amended to allow the surviving spouse of a first responder who died in the line of duty to transfer up to 120 percent of the ad valorem exemption to a new homestead, so long as they do not remarry.

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Spouses of Certain Veterans and First Responders

Bill Number(s): CS/SB 450

The effective date of the bill is July 1, 2026.

Section 2: Description of Data and Sources

2019-2025 Final NAL Real Property Tax Roll
 Aggregate Millage based on Proposed Millages from Each Taxing Authority Provided in November 2025
 Results of the Ad Valorem Estimating Conference, January 8, 2026
 Discussion with PTO and Property Appraisers

Section 3: Methodology (Include Assumptions and Attach Details)

On the NAL roll, the variable “exempt_05” represents the exemption amount on a parcel for any of the exemptions in 196.081. This exemption only applies to the portion of a parcel that is being used as a homestead, and only just value and assessed value are broken down into homestead and non-homestead categories. A parcel is identified as a surviving spouse that has moved and is eligible under 196.081 if:

- The parcel receives an exempt_05 amount, the just value of the parcel equals the just value of the homestead of the parcel, and there is remaining taxable value; or
- The parcel receives an exempt_05 amount, the taxable value of the parcel is not equal to any individual or combined non-homestead assessed value on the parcel, and there is remaining taxable value that exceeds the combined non-homestead assessed value on the parcel.

Based on the final 2019 through 2025 ad valorem tax rolls, the number of surviving spouses claiming an exemption under 196.081 that had moved and were paying taxes on a homestead where identified. Over the 7-year period, there were on average 87 new surviving spouses with tax due each year. For each parcel identified on the 2025 roll, a taxable value under the bill is calculated by subtracting an additional 20 percent of the given exemption from the actual taxable value, ensuring the calculation does not allow taxable value to be less than zero. The taxable value under the bill minus the taxable value on the roll is the taxable value impact of the bill. This is done for school and non-school taxable value. These impacts are grown by the appropriate homestead growth rates from the latest ad valorem conference.

Each year, it is assumed that 87 new households of that year’s estimating impact amounts will utilize the extra 20 percent exemption. Each year this amount is grown separately, such that cohorts are formed. Because the bill goes into effect on July 1, 2026, it is unknown if property appraisers will treat surviving spouses that move in June of 2026 differently than those that move in August of 2026. Further, if the additional exemption is not granted to the earlier movers, a VAB appeal may result in the additional exemption being awarded as it will be the current law at the time of the appeal. As such, the estimate assumes that 100 percent of surviving spouses that move in 2026 will receive the additional exemption. The forecasted school and non-school taxable values are multiplied by the 2025 Aggregate Millage rates to arrive at the impact each year.

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27			(*)	\$(0.3 M)		
2027-28			(*)	\$(0.3 M)		
2028-29			\$(0.1 M)	\$(0.3 M)		
2029-30			\$(0.2 M)	\$(0.3 M)		
2030-31			\$(0.2 M)	\$(0.3 M)		

Revenue Distribution: Ad Valorem

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Spouses of Certain Veterans and First Responders

Bill Number(s): CS/SB 450

Section 5: Consensus Estimate (Adopted: 02/13/2026) The Conference adopted the proposed estimate.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	0.0	0.0	0.0	0.0	(Insignificant)	(0.3)	(Insignificant)	(0.3)
2027-28	0.0	0.0	0.0	0.0	(Insignificant)	(0.3)	(Insignificant)	(0.3)
2028-29	0.0	0.0	0.0	0.0	(0.1)	(0.3)	(0.1)	(0.3)
2029-30	0.0	0.0	0.0	0.0	(0.2)	(0.3)	(0.2)	(0.3)
2030-31	0.0	0.0	0.0	0.0	(0.2)	(0.3)	(0.2)	(0.3)

	School		Non-School		Total Local/Other	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	(*)	(0.1)	(*)	(0.2)	(*)	(0.3)
2027-28	(*)	(0.1)	(*)	(0.2)	(*)	(0.3)
2028-29	(*)	(0.1)	(0.1)	(0.2)	(0.1)	(0.3)
2029-30	(0.1)	(0.1)	(0.1)	(0.2)	(0.2)	(0.3)
2030-31	(0.1)	(0.1)	(0.1)	(0.2)	(0.2)	(0.3)

	A	B	C	D	E	F	G
1							
2	2025 Aggregate Millage Rates						
3	School	5.9510					
4	Non-School	10.4479					
5							
6	Net New Surviving Spouses in New HX	87					
7							
8	School Impact						
9		High		Middle		Low	
10		Cash	Recurring	Cash	Recurring	Cash	Recurring
11	2026-27			\$(0.0 M)	\$(0.1 M)		
12	2027-28			\$(0.0 M)	\$(0.1 M)		
13	2028-29			\$(0.0 M)	\$(0.1 M)		
14	2029-30			\$(0.1 M)	\$(0.1 M)		
15	2030-31			\$(0.1 M)	\$(0.1 M)		
16							
17	Non-School Impact						
18		High		Middle		Low	
19		Cash	Recurring	Cash	Recurring	Cash	Recurring
20	2026-27			\$(0.0 M)	\$(0.2 M)		
21	2027-28			\$(0.0 M)	\$(0.2 M)		
22	2028-29			\$(0.1 M)	\$(0.2 M)		
23	2029-30			\$(0.1 M)	\$(0.2 M)		
24	2030-31			\$(0.1 M)	\$(0.2 M)		
25							
26	Total Impact						
27		High		Middle		Low	
28		Cash	Recurring	Cash	Recurring	Cash	Recurring
29	2026-27			\$(0.04 M)	\$(0.3 M)		
30	2027-28			\$(0.1 M)	\$(0.3 M)		
31	2028-29			\$(0.1 M)	\$(0.3 M)		
32	2029-30			\$(0.2 M)	\$(0.3 M)		
33	2030-31			\$(0.2 M)	\$(0.3 M)		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
2	Conf Grow HX TV_SD								4.7%	6.9%	6.9%	7.0%	7.2%	7.1%
3	Conf Grow HX TV_NSD								4.6%	7.1%	7.0%	7.0%	7.3%	7.1%
4	Avg Impact_TV_SD of Surviving Spouses in New HX	17,850	18,916	19,354	21,027	22,790	24,499	25,611	26,822	28,675	30,655	32,791	35,167	37,652
5	Avg Impact_TV_NSD of Surviving Spouses in New HX	16,718	17,687	17,810	19,582	21,417	22,744	23,999	25,114	26,887	28,767	30,792	33,046	35,394
6	Surviving Spouses in New HX	518	644	683	770	831	905	1,039	1,126	1,212	1,299	1,386	1,473	1,559
7	Net New Surviving Spouses in New HX	86	126	39	87	61	74	134	87	87	87	87	87	87
8														
9	School District	2026	2027	2028	2029	2030	2031	Total_SD						
10		2026	2,325,838					2,325,838						
11		2027	2,486,524	2,486,524				4,973,048						
12		2028	2,658,233	2,658,233	2,658,233			7,974,698						
13		2029	2,843,436	2,843,436	2,843,436	2,843,436		11,373,744						
14		2030	3,049,469	3,049,469	3,049,469	3,049,469	3,049,469	15,247,347						
15		2031	3,264,966	3,264,966	3,264,966	3,264,966	3,264,966	19,589,798						
16														
17	Non-School District	2026	2027	2028	2029	2030	2031	Total_NSD						
18		2026	2,177,719					2,177,719						
19		2027	2,331,482	2,331,482				4,662,964						
20		2028	2,494,477	2,494,477	2,494,477			7,483,431						
21		2029	2,670,076	2,670,076	2,670,076	2,670,076		10,680,306						
22		2030	2,865,546	2,865,546	2,865,546	2,865,546	2,865,546	14,327,730						
23		2031	3,069,153	3,069,153	3,069,153	3,069,153	3,069,153	18,414,920						

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Modification of Limitations on Assessment Increases for Non-School Taxes, Including Recapture Provision

Bill Number(s): CS/CS/HJR 213

Entire Bill

Partial Bill:

Sponsor(s): Representative Griffiths

Month/Year Impact Begins: January 1, 2027

Date(s) Conference Reviewed: February 6, 2026; February 13, 2026

Section 1: Narrative

- a. **Current Law:** Section 4 of Article VII of the Florida Constitution provides for the capped growth of assessed value. For homestead properties, assessed value can grow from the prior year's assessed value towards just value by a maximum of 3 percent or CPI for both school and non-school taxes. For non-homestead residential and non-residential parcels, assessed value can grow from the prior year's assessed value towards just value by a maximum of 10 percent for non-school taxes and is not capped for school taxes.
- b. **Proposed Change:**
The resolution provides that for homestead properties, non-school assessed value can grow from the prior year's assessed value towards just value only once every 3 years by a maximum of 3 percent or CPI over the most recent 3 years. The resolution provides that for non-homestead residential and non-residential properties, non-school assessed value can grow from the prior year's assessed value towards just value only once every 3 years by a maximum of 15 percent. The growth of school assessed value remains unchanged.

For homestead, non-homestead residential, and non-residential parcels alike, if the just value in the year of adjustment is the same or less than the just value in the most recent year that the assessment changed, the assessment may not increase.

Section 2: Description of Data and Sources

2025 Final NAL Real Property Tax Roll

2025 Millage and Taxes Levied Report, 2025 Final Data Book published by Property Tax Oversight

Results of the Ad Valorem Estimating Conference, January 8, 2026

Results of the National Economic Estimating Conference, December 12, 2025

Discussion with Property Tax Oversight, Florida Department of Revenue

Section 3: Methodology (Include Assumptions and Attach Details)

Analysis of this joint resolution requires a forward-looking parcel-level simulation. Average sales rates were analyzed by parcel type and county for the most recent 16 years. For each county and for each relevant category (homestead, non-homestead residential, and non-residential), the average sale rate over the prior three-year period is used as a proxy for sale rates going forward. Each parcel is uniformly assigned a random value, and the percentage determined for that parcel's category and county are marked as sold each year.

Further, to account for the fact that differentials grow more quickly under the joint resolution and therefore portability of such differential will result in an impact, several rates are accounted for. Some number of sales will result in a differential ported onto the property, but some amount will not. First, the share of homestead sales that resulted in an incoming port was analyzed by county for the most recent 16 years. The three-year average is used in the analysis, where that share of homestead sales are randomly selected to have a port. Second, the share of ports within each county where the prior homestead had a higher just value than the new homestead was calculated by county for the most recent 16 years. This is to account for the sharing down of portability that occurs when downsizing. The three-year average is used in the analysis, where the share that downsize is applied to the homestead sales selected previously to port to determine ports downsizing. Third, the average amount that a port is downsized is calculated by county for the most recent 16 years. The three-year average share-down is applied to those ports previously selected to be downsizing. Sold properties with zero taxable value are assumed to have no portability impact as decreasing the assessed value on that property would only keep the taxable value at zero. Finally, all ported differentials are capped at the statutory cap of \$500,000. This analysis was worded as focusing on the amount being ported into a property, but the same applies to the amount porting out as each outgoing port is inbound somewhere else in the state. As portability only applies to homestead properties, these rates and adjustments to the analysis only apply to the homestead category.

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Modification of Limitations on Assessment Increases for Non-School Taxes, Including Recapture Provision

Bill Number(s): CS/CS/HJR 213

For each parcel, the just value is grown using the just value growth rates by county and category from the Ad Valorem Estimating Conference. Based on the forecast of the save our homes rate, calculable from the national economic estimating conference results, each homestead parcels assessed value growth is determined as the lower of the rate that sets it to just value, the save our homes cap, or 3 percent. For the non-homestead residential and non-residential parcels, assessed value growth is determined as the lower of the rate that sets it to just value, or 10 percent. For parcels marked as sold, assessed value is set to just value, unless it has a differential port, at which point the differential is applied. For each parcel, the taxable value is calculated as the assessed value each year minus the exemptions present in 2025 excluding the second homestead exemption, where applicable. That amount is recalculated according to statute and added back each year in the baseline forecast. For homestead parcels marked as sold, they are given the first two homestead exemptions. Non-homestead parcels marked as sold are assumed to have no exemptions.

For the joint resolution forecast, assessed value can only be changed once every three years. With an implementation date of January 1, 2027, the most recent change in assessed value would be January 1, 2026. This means that assessed values will not be able to change again until January 1, 2029. That is, unless a parcel sells, at which point it is on a new three-year reset trajectory. The below example table shows a schedule of when a parcel’s assessed value would change based on when it most recently sold.

Roll Year	Just Value	Assessed Value					
		Sold in 26 or Prior	Sold in 27	Sold in 28	Sold in 29	Sold in 30	Sold in 31
2026	100	100	100	100	100	100	100
2027	110	100	110	100	100	100	100
2028	121	100	110	121	100	100	100
2029	133	103	110	121	133	103	103
2030	146	103	113	121	133	146	103
2031	161	103	113	125	133	146	161

Programmatically, this works out as follows for homestead properties. Replace the 1.03 with 1.15 for other property types:

- In 2026
 - No impact, bill is not in effect
- In 2027
 - Assessed Value is equal to the prior year’s Assessed Value
 - If the parcel sold in 2027, Assessed Value is overwritten with Just Value
- In 2028
 - Assessed Value is equal to the prior year’s Assessed Value
 - If the parcel sold in 2028, Assessed Value is overwritten with Just Value
- In 2029
 - Assessed Value is equal to 1.03 times prior year’s Assessed Value
 - If the parcel sold in 2027 or 2028, Assessed Value is overwritten with the prior year’s Assessed Value
 - If the parcel sold in 2029, Assessed Value is overwritten with Just Value
- In 2030
 - Assessed Value is equal to the prior year’s Assessed Value
 - If the parcel sold in 2027 and did not sell in 2028 or 2029, Assessed Value is overwritten with 1.03 times prior year’s Assessed Value
 - If the parcel sold in 2030, Assessed Value is overwritten with Just Value
- In 2031
 - Assessed Value is equal to the prior year’s Assessed Value
 - If the parcel sold in 2028 and did not sell in 2029 or 2030, Assessed Value is overwritten with 1.03 times prior year’s Assessed Value
 - If the parcel sold in 2031, Assessed Value is overwritten with Just Value

Once the assessed value for each parcel is determined, the exemption amounts, which are the same as was calculated for the baseline scenario, are applied to arrive at taxable value. For each parcel, taxable value is ensured to not drop below \$0. To account for the recapture provision, if a parcel’s assessed value most recently changed three years prior and the just value is lower than it

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Modification of Limitations on Assessment Increases for Non-School Taxes, Including Recapture Provision

Bill Number(s): CS/CS/HJR 213

was in that year, the assessed value does not change and it is not checked again for another three year cycle. Note that this methodology will likely over estimate the impact in counties where just value declines in certain categories, as many parcels in that category and county will still grow, and under estimates the impact in counties where just value is growing, as some parcels will see just value decline, particularly mobile homes. The taxable value under the joint resolution scenario minus the taxable value under the baseline scenario by county is then multiplied by the 2025 county level millage rates produces the impact. Due to the random assignment of sales, this process is repeated 100 times to have an adequate sample. The millage rate is applied to the average over the 100 samples.

Finally, the methodology considers the fact that a county level taxable value estimate is produced by the ad valorem estimating conference. This will not be equal to the sum of each years estimated taxable value in the middle estimate due to net switch, new construction, and the dropping and adding of parcels. If the model were forced to use both the just value and taxable value forecasts, negative exemptions would be required from some parcels to meet those rates. As such, the average of the 100 baseline taxable value forecasts from the high method is compared to the taxable value forecast from the estimating conference. The impact is adjusted proportionally to the adjustment needed for the taxable values to equal for the county. That is, if for 2029 the middle estimate produces a taxable value of 100 and the estimating conference anticipates 120, the impact would be increased by 20%. Likewise had the conference anticipated 80, the impact would be decreased to 80% of its value.

The resolution, if passed, would first impact the 2027 roll. The resolution is self-executing. If it passes, the impact is the table below. If not, it is zero. As such, the impact is (0/**) starting in roll year 2027.

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27			\$0	\$(5,332.3 M)		
2027-28			\$(1,722.8 M)	\$(5,332.3 M)		
2028-29			\$(3,347.4 M)	\$(5,332.3 M)		
2029-30			\$(2,079.3 M)	\$(5,332.3 M)		
2030-31			\$(3,679.9 M)	\$(5,332.3 M)		

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27			0	(0/**)		
2027-28			(0/**)	(0/**)		
2028-29			(0/**)	(0/**)		
2029-30			(0/**)	(0/**)		
2030-31			(0/**)	(0/**)		

Revenue Distribution: Ad Valorem

Section 5: Consensus Estimate (Adopted: 02/13/2026) The impact 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
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/(**)
2030-31	0.0	0.0	0.0	0.0	0/(**)	0/(**)	0/(**)	0/(**)

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Modification of Limitations on Assessment Increases for Non-School Taxes, Including Recapture Provision

Bill Number(s): CS/CS/HJR 213

The Conference adopted the estimate as presented; however, it notes that the impact could vary significantly based on the actual state of the real estate market.

	School		Non-School		Total Local/Other	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	0.0	0.0	0.0	(5,332.3)	0.0	(5,332.3)
2027-28	0.0	0.0	(1,722.8)	(5,332.3)	(1,722.8)	(5,332.3)
2028-29	0.0	0.0	(3,347.4)	(5,332.3)	(3,347.4)	(5,332.3)
2029-30	0.0	0.0	(2,079.3)	(5,332.3)	(2,079.3)	(5,332.3)
2030-31	0.0	0.0	(3,679.9)	(5,332.3)	(3,679.9)	(5,332.3)

The below table represents these impacts on a county-by-county basis. Note that the figures for each county include all ad valorem levies by the county government and municipalities and special districts within a particular county.

Adopted Impact By County
FY 2026-27

County	School		Non-School		Total Local/Other	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
Alachua	0.0	0.0	0.0	(66.9)	0.0	(66.9)
Baker	0.0	0.0	0.0	(1.4)	0.0	(1.4)
Bay	0.0	0.0	0.0	(19.4)	0.0	(19.4)
Bradford	0.0	0.0	0.0	(2.7)	0.0	(2.7)
Brevard	0.0	0.0	0.0	(86.6)	0.0	(86.6)
Broward	0.0	0.0	0.0	(517.0)	0.0	(517.0)
Calhoun	0.0	0.0	0.0	(0.3)	0.0	(0.3)
Charlotte	0.0	0.0	0.0	(37.8)	0.0	(37.8)
Citrus	0.0	0.0	0.0	(13.8)	0.0	(13.8)
Clay	0.0	0.0	0.0	(23.6)	0.0	(23.6)
Collier	0.0	0.0	0.0	(123.7)	0.0	(123.7)
Columbia	0.0	0.0	0.0	(3.3)	0.0	(3.3)
Miami-Dade	0.0	0.0	0.0	(961.5)	0.0	(961.5)
DeSoto	0.0	0.0	0.0	(2.9)	0.0	(2.9)
Dixie	0.0	0.0	0.0	(0.4)	0.0	(0.4)
Duval	0.0	0.0	0.0	(187.3)	0.0	(187.3)
Escambia	0.0	0.0	0.0	(27.1)	0.0	(27.1)
Flagler	0.0	0.0	0.0	(26.5)	0.0	(26.5)
Franklin	0.0	0.0	0.0	(2.4)	0.0	(2.4)
Gadsden	0.0	0.0	0.0	(2.3)	0.0	(2.3)
Gilchrist	0.0	0.0	0.0	(1.8)	0.0	(1.8)
Glades	0.0	0.0	0.0	(1.4)	0.0	(1.4)
Gulf	0.0	0.0	0.0	(5.0)	0.0	(5.0)
Hamilton	0.0	0.0	0.0	(0.6)	0.0	(0.6)
Hardee	0.0	0.0	0.0	(2.6)	0.0	(2.6)
Hendry	0.0	0.0	0.0	(6.3)	0.0	(6.3)
Hernando	0.0	0.0	0.0	(18.3)	0.0	(18.3)
Highlands	0.0	0.0	0.0	(7.5)	0.0	(7.5)
Hillsborough	0.0	0.0	0.0	(451.9)	0.0	(451.9)
Holmes	0.0	0.0	0.0	(1.0)	0.0	(1.0)
Indian River	0.0	0.0	0.0	(27.9)	0.0	(27.9)
Jackson	0.0	0.0	0.0	(1.1)	0.0	(1.1)
Jefferson	0.0	0.0	0.0	(0.7)	0.0	(0.7)
Lafayette	0.0	0.0	0.0	(0.2)	0.0	(0.2)
Lake	0.0	0.0	0.0	(68.5)	0.0	(68.5)
Lee	0.0	0.0	0.0	(190.2)	0.0	(190.2)
Leon	0.0	0.0	0.0	(33.6)	0.0	(33.6)
Levy	0.0	0.0	0.0	(3.3)	0.0	(3.3)
Liberty	0.0	0.0	0.0	(0.2)	0.0	(0.2)
Madison	0.0	0.0	0.0	(1.0)	0.0	(1.0)
Manatee	0.0	0.0	0.0	(70.1)	0.0	(70.1)
Marion	0.0	0.0	0.0	(52.1)	0.0	(52.1)
Martin	0.0	0.0	0.0	(43.7)	0.0	(43.7)
Monroe	0.0	0.0	0.0	(35.6)	0.0	(35.6)
Nassau	0.0	0.0	0.0	(27.9)	0.0	(27.9)
Okaloosa	0.0	0.0	0.0	(20.4)	0.0	(20.4)
Okeechobee	0.0	0.0	0.0	(5.4)	0.0	(5.4)
Orange	0.0	0.0	0.0	(520.6)	0.0	(520.6)
Osceola	0.0	0.0	0.0	(98.5)	0.0	(98.5)
Palm Beach	0.0	0.0	0.0	(554.1)	0.0	(554.1)
Pasco	0.0	0.0	0.0	(98.0)	0.0	(98.0)
Pinellas	0.0	0.0	0.0	(199.8)	0.0	(199.8)
Polk	0.0	0.0	0.0	(137.5)	0.0	(137.5)
Putnam	0.0	0.0	0.0	(4.9)	0.0	(4.9)
St_Johns	0.0	0.0	0.0	(73.6)	0.0	(73.6)
St_Lucie	0.0	0.0	0.0	(80.1)	0.0	(80.1)
Santa Rosa	0.0	0.0	0.0	(18.7)	0.0	(18.7)
Sarasota	0.0	0.0	0.0	(80.3)	0.0	(80.3)
Seminole	0.0	0.0	0.0	(92.5)	0.0	(92.5)
Sumter	0.0	0.0	0.0	(21.5)	0.0	(21.5)
Suwannee	0.0	0.0	0.0	(3.0)	0.0	(3.0)
Taylor	0.0	0.0	0.0	(0.7)	0.0	(0.7)
Union	0.0	0.0	0.0	(0.3)	0.0	(0.3)
Volusia	0.0	0.0	0.0	(118.4)	0.0	(118.4)
Wakulla	0.0	0.0	0.0	(2.5)	0.0	(2.5)
Walton	0.0	0.0	0.0	(40.5)	0.0	(40.5)
Washington	0.0	0.0	0.0	(1.7)	0.0	(1.7)
Statewide Total	0.0	0.0	0.0	(5,332.3)	0.0	(5,332.3)

Adopted Impact By County
FY 2027-28

County	School		Non-School		Total Local/Other	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
Alachua	0.0	0.0	(23.9)	(66.9)	(23.9)	(66.9)
Baker	0.0	0.0	(0.6)	(1.4)	(0.6)	(1.4)
Bay	0.0	0.0	(8.3)	(19.4)	(8.3)	(19.4)
Bradford	0.0	0.0	(0.9)	(2.7)	(0.9)	(2.7)
Brevard	0.0	0.0	(28.7)	(86.6)	(28.7)	(86.6)
Broward	0.0	0.0	(222.2)	(517.0)	(222.2)	(517.0)
Calhoun	0.0	0.0	(0.2)	(0.3)	(0.2)	(0.3)
Charlotte	0.0	0.0	(7.1)	(37.8)	(7.1)	(37.8)
Citrus	0.0	0.0	(5.8)	(13.8)	(5.8)	(13.8)
Clay	0.0	0.0	(9.1)	(23.6)	(9.1)	(23.6)
Collier	0.0	0.0	(37.2)	(123.7)	(37.2)	(123.7)
Columbia	0.0	0.0	(1.7)	(3.3)	(1.7)	(3.3)
Miami-Dade	0.0	0.0	(276.0)	(961.5)	(276.0)	(961.5)
DeSoto	0.0	0.0	(1.1)	(2.9)	(1.1)	(2.9)
Dixie	0.0	0.0	(0.3)	(0.4)	(0.3)	(0.4)
Duval	0.0	0.0	(66.1)	(187.3)	(66.1)	(187.3)
Escambia	0.0	0.0	(10.2)	(27.1)	(10.2)	(27.1)
Flagler	0.0	0.0	(8.7)	(26.5)	(8.7)	(26.5)
Franklin	0.0	0.0	(1.0)	(2.4)	(1.0)	(2.4)
Gadsden	0.0	0.0	(1.0)	(2.3)	(1.0)	(2.3)
Gilchrist	0.0	0.0	(0.6)	(1.8)	(0.6)	(1.8)
Glades	0.0	0.0	(0.8)	(1.4)	(0.8)	(1.4)
Gulf	0.0	0.0	(1.7)	(5.0)	(1.7)	(5.0)
Hamilton	0.0	0.0	(0.3)	(0.6)	(0.3)	(0.6)
Hardee	0.0	0.0	(1.1)	(2.6)	(1.1)	(2.6)
Hendry	0.0	0.0	(2.4)	(6.3)	(2.4)	(6.3)
Hernando	0.0	0.0	(7.5)	(18.3)	(7.5)	(18.3)
Highlands	0.0	0.0	(3.4)	(7.5)	(3.4)	(7.5)
Hillsborough	0.0	0.0	(113.9)	(451.9)	(113.9)	(451.9)
Holmes	0.0	0.0	(0.5)	(1.0)	(0.5)	(1.0)
Indian River	0.0	0.0	(9.7)	(27.9)	(9.7)	(27.9)
Jackson	0.0	0.0	(0.7)	(1.1)	(0.7)	(1.1)
Jefferson	0.0	0.0	(0.3)	(0.7)	(0.3)	(0.7)
Lafayette	0.0	0.0	(0.1)	(0.2)	(0.1)	(0.2)
Lake	0.0	0.0	(22.2)	(68.5)	(22.2)	(68.5)
Lee	0.0	0.0	(65.1)	(190.2)	(65.1)	(190.2)
Leon	0.0	0.0	(16.0)	(33.6)	(16.0)	(33.6)
Levy	0.0	0.0	(1.5)	(3.3)	(1.5)	(3.3)
Liberty	0.0	0.0	(0.1)	(0.2)	(0.1)	(0.2)
Madison	0.0	0.0	(0.4)	(1.0)	(0.4)	(1.0)
Manatee	0.0	0.0	(18.1)	(70.1)	(18.1)	(70.1)
Marion	0.0	0.0	(20.4)	(52.1)	(20.4)	(52.1)
Martin	0.0	0.0	(17.7)	(43.7)	(17.7)	(43.7)
Monroe	0.0	0.0	(15.5)	(35.6)	(15.5)	(35.6)
Nassau	0.0	0.0	(9.5)	(27.9)	(9.5)	(27.9)
Okaloosa	0.0	0.0	(7.9)	(20.4)	(7.9)	(20.4)
Okeechobee	0.0	0.0	(2.0)	(5.4)	(2.0)	(5.4)
Orange	0.0	0.0	(150.0)	(520.6)	(150.0)	(520.6)
Osceola	0.0	0.0	(30.2)	(98.5)	(30.2)	(98.5)
Palm Beach	0.0	0.0	(190.7)	(554.1)	(190.7)	(554.1)
Pasco	0.0	0.0	(32.4)	(98.0)	(32.4)	(98.0)
Pinellas	0.0	0.0	(69.8)	(199.8)	(69.8)	(199.8)
Polk	0.0	0.0	(35.7)	(137.5)	(35.7)	(137.5)
Putnam	0.0	0.0	(2.3)	(4.9)	(2.3)	(4.9)
St_Johns	0.0	0.0	(22.5)	(73.6)	(22.5)	(73.6)
St_Lucie	0.0	0.0	(21.3)	(80.1)	(21.3)	(80.1)
Santa Rosa	0.0	0.0	(6.9)	(18.7)	(6.9)	(18.7)
Sarasota	0.0	0.0	(19.8)	(80.3)	(19.8)	(80.3)
Seminole	0.0	0.0	(29.1)	(92.5)	(29.1)	(92.5)
Sumter	0.0	0.0	(6.4)	(21.5)	(6.4)	(21.5)
Suwannee	0.0	0.0	(1.0)	(3.0)	(1.0)	(3.0)
Taylor	0.0	0.0	(0.5)	(0.7)	(0.5)	(0.7)
Union	0.0	0.0	(0.2)	(0.3)	(0.2)	(0.3)
Volusia	0.0	0.0	(39.3)	(118.4)	(39.3)	(118.4)
Wakulla	0.0	0.0	(1.0)	(2.5)	(1.0)	(2.5)
Walton	0.0	0.0	(14.0)	(40.5)	(14.0)	(40.5)
Washington	0.0	0.0	(0.7)	(1.7)	(0.7)	(1.7)
Statewide Total	0.0	0.0	(1,722.8)	(5,332.3)	(1,722.8)	(5,332.3)

Adopted Impact By County

FY 2028-29

County	School		Non-School		Total Local/Other	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
Alachua	0.0	0.0	(45.0)	(66.9)	(45.0)	(66.9)
Baker	0.0	0.0	(1.1)	(1.4)	(1.1)	(1.4)
Bay	0.0	0.0	(15.4)	(19.4)	(15.4)	(19.4)
Bradford	0.0	0.0	(1.6)	(2.7)	(1.6)	(2.7)
Brevard	0.0	0.0	(55.8)	(86.6)	(55.8)	(86.6)
Broward	0.0	0.0	(406.0)	(517.0)	(406.0)	(517.0)
Calhoun	0.0	0.0	(0.3)	(0.3)	(0.3)	(0.3)
Charlotte	0.0	0.0	(16.4)	(37.8)	(16.4)	(37.8)
Citrus	0.0	0.0	(10.5)	(13.8)	(10.5)	(13.8)
Clay	0.0	0.0	(16.9)	(23.6)	(16.9)	(23.6)
Collier	0.0	0.0	(73.8)	(123.7)	(73.8)	(123.7)
Columbia	0.0	0.0	(3.1)	(3.3)	(3.1)	(3.3)
Miami-Dade	0.0	0.0	(556.7)	(961.5)	(556.7)	(961.5)
DeSoto	0.0	0.0	(2.1)	(2.9)	(2.1)	(2.9)
Dixie	0.0	0.0	(0.5)	(0.4)	(0.5)	(0.4)
Duval	0.0	0.0	(128.0)	(187.3)	(128.0)	(187.3)
Escambia	0.0	0.0	(19.7)	(27.1)	(19.7)	(27.1)
Flagler	0.0	0.0	(16.8)	(26.5)	(16.8)	(26.5)
Franklin	0.0	0.0	(1.8)	(2.4)	(1.8)	(2.4)
Gadsden	0.0	0.0	(1.8)	(2.3)	(1.8)	(2.3)
Gilchrist	0.0	0.0	(1.1)	(1.8)	(1.1)	(1.8)
Glades	0.0	0.0	(1.3)	(1.4)	(1.3)	(1.4)
Gulf	0.0	0.0	(3.2)	(5.0)	(3.2)	(5.0)
Hamilton	0.0	0.0	(0.5)	(0.6)	(0.5)	(0.6)
Hardee	0.0	0.0	(1.9)	(2.6)	(1.9)	(2.6)
Hendry	0.0	0.0	(4.4)	(6.3)	(4.4)	(6.3)
Hernando	0.0	0.0	(13.5)	(18.3)	(13.5)	(18.3)
Highlands	0.0	0.0	(5.9)	(7.5)	(5.9)	(7.5)
Hillsborough	0.0	0.0	(234.9)	(451.9)	(234.9)	(451.9)
Holmes	0.0	0.0	(0.8)	(1.0)	(0.8)	(1.0)
Indian River	0.0	0.0	(18.5)	(27.9)	(18.5)	(27.9)
Jackson	0.0	0.0	(1.2)	(1.1)	(1.2)	(1.1)
Jefferson	0.0	0.0	(0.6)	(0.7)	(0.6)	(0.7)
Lafayette	0.0	0.0	(0.2)	(0.2)	(0.2)	(0.2)
Lake	0.0	0.0	(42.5)	(68.5)	(42.5)	(68.5)
Lee	0.0	0.0	(128.9)	(190.2)	(128.9)	(190.2)
Leon	0.0	0.0	(28.9)	(33.6)	(28.9)	(33.6)
Levy	0.0	0.0	(2.7)	(3.3)	(2.7)	(3.3)
Liberty	0.0	0.0	(0.2)	(0.2)	(0.2)	(0.2)
Madison	0.0	0.0	(0.7)	(1.0)	(0.7)	(1.0)
Manatee	0.0	0.0	(34.5)	(70.1)	(34.5)	(70.1)
Marion	0.0	0.0	(37.5)	(52.1)	(37.5)	(52.1)
Martin	0.0	0.0	(32.9)	(43.7)	(32.9)	(43.7)
Monroe	0.0	0.0	(28.4)	(35.6)	(28.4)	(35.6)
Nassau	0.0	0.0	(18.0)	(27.9)	(18.0)	(27.9)
Okaloosa	0.0	0.0	(15.1)	(20.4)	(15.1)	(20.4)
Okeechobee	0.0	0.0	(3.7)	(5.4)	(3.7)	(5.4)
Orange	0.0	0.0	(298.3)	(520.6)	(298.3)	(520.6)
Osceola	0.0	0.0	(59.3)	(98.5)	(59.3)	(98.5)
Palm Beach	0.0	0.0	(364.9)	(554.1)	(364.9)	(554.1)
Pasco	0.0	0.0	(62.1)	(98.0)	(62.1)	(98.0)
Pinellas	0.0	0.0	(137.7)	(199.8)	(137.7)	(199.8)
Polk	0.0	0.0	(72.8)	(137.5)	(72.8)	(137.5)
Putnam	0.0	0.0	(4.1)	(4.9)	(4.1)	(4.9)
St_Johns	0.0	0.0	(43.3)	(73.6)	(43.3)	(73.6)
St_Lucie	0.0	0.0	(37.8)	(80.1)	(37.8)	(80.1)
Santa Rosa	0.0	0.0	(12.9)	(18.7)	(12.9)	(18.7)
Sarasota	0.0	0.0	(40.5)	(80.3)	(40.5)	(80.3)
Seminole	0.0	0.0	(57.3)	(92.5)	(57.3)	(92.5)
Sumter	0.0	0.0	(12.7)	(21.5)	(12.7)	(21.5)
Suwannee	0.0	0.0	(1.7)	(3.0)	(1.7)	(3.0)
Taylor	0.0	0.0	(0.8)	(0.7)	(0.8)	(0.7)
Union	0.0	0.0	(0.3)	(0.3)	(0.3)	(0.3)
Volusia	0.0	0.0	(75.9)	(118.4)	(75.9)	(118.4)
Wakulla	0.0	0.0	(1.8)	(2.5)	(1.8)	(2.5)
Walton	0.0	0.0	(27.0)	(40.5)	(27.0)	(40.5)
Washington	0.0	0.0	(1.3)	(1.7)	(1.3)	(1.7)
Statewide Total	0.0	0.0	(3,347.4)	(5,332.3)	(3,347.4)	(5,332.3)

Adopted Impact By County
FY 2029-30

County	School		Non-School		Total Local/Other	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
Alachua	0.0	0.0	(29.4)	(66.9)	(29.4)	(66.9)
Baker	0.0	0.0	(0.6)	(1.4)	(0.6)	(1.4)
Bay	0.0	0.0	(7.6)	(19.4)	(7.6)	(19.4)
Bradford	0.0	0.0	(1.3)	(2.7)	(1.3)	(2.7)
Brevard	0.0	0.0	(33.8)	(86.6)	(33.8)	(86.6)
Broward	0.0	0.0	(192.4)	(517.0)	(192.4)	(517.0)
Calhoun	0.0	0.0	(0.1)	(0.3)	(0.1)	(0.3)
Charlotte	0.0	0.0	(19.6)	(37.8)	(19.6)	(37.8)
Citrus	0.0	0.0	(6.3)	(13.8)	(6.3)	(13.8)
Clay	0.0	0.0	(10.1)	(23.6)	(10.1)	(23.6)
Collier	0.0	0.0	(44.9)	(123.7)	(44.9)	(123.7)
Columbia	0.0	0.0	(1.4)	(3.3)	(1.4)	(3.3)
Miami-Dade	0.0	0.0	(325.1)	(961.5)	(325.1)	(961.5)
DeSoto	0.0	0.0	(1.2)	(2.9)	(1.2)	(2.9)
Dixie	0.0	0.0	(0.2)	(0.4)	(0.2)	(0.4)
Duval	0.0	0.0	(65.7)	(187.3)	(65.7)	(187.3)
Escambia	0.0	0.0	(8.8)	(27.1)	(8.8)	(27.1)
Flagler	0.0	0.0	(10.7)	(26.5)	(10.7)	(26.5)
Franklin	0.0	0.0	(1.0)	(2.4)	(1.0)	(2.4)
Gadsden	0.0	0.0	(1.0)	(2.3)	(1.0)	(2.3)
Gilchrist	0.0	0.0	(0.8)	(1.8)	(0.8)	(1.8)
Glades	0.0	0.0	(0.6)	(1.4)	(0.6)	(1.4)
Gulf	0.0	0.0	(2.3)	(5.0)	(2.3)	(5.0)
Hamilton	0.0	0.0	(0.3)	(0.6)	(0.3)	(0.6)
Hardee	0.0	0.0	(1.5)	(2.6)	(1.5)	(2.6)
Hendry	0.0	0.0	(2.9)	(6.3)	(2.9)	(6.3)
Hernando	0.0	0.0	(8.1)	(18.3)	(8.1)	(18.3)
Highlands	0.0	0.0	(3.2)	(7.5)	(3.2)	(7.5)
Hillsborough	0.0	0.0	(167.9)	(451.9)	(167.9)	(451.9)
Holmes	0.0	0.0	(0.6)	(1.0)	(0.6)	(1.0)
Indian River	0.0	0.0	(11.9)	(27.9)	(11.9)	(27.9)
Jackson	0.0	0.0	(0.5)	(1.1)	(0.5)	(1.1)
Jefferson	0.0	0.0	(0.3)	(0.7)	(0.3)	(0.7)
Lafayette	0.0	0.0	(0.1)	(0.2)	(0.1)	(0.2)
Lake	0.0	0.0	(31.0)	(68.5)	(31.0)	(68.5)
Lee	0.0	0.0	(84.7)	(190.2)	(84.7)	(190.2)
Leon	0.0	0.0	(11.6)	(33.6)	(11.6)	(33.6)
Levy	0.0	0.0	(1.5)	(3.3)	(1.5)	(3.3)
Liberty	0.0	0.0	(0.1)	(0.2)	(0.1)	(0.2)
Madison	0.0	0.0	(0.4)	(1.0)	(0.4)	(1.0)
Manatee	0.0	0.0	(33.0)	(70.1)	(33.0)	(70.1)
Marion	0.0	0.0	(25.2)	(52.1)	(25.2)	(52.1)
Martin	0.0	0.0	(18.8)	(43.7)	(18.8)	(43.7)
Monroe	0.0	0.0	(14.2)	(35.6)	(14.2)	(35.6)
Nassau	0.0	0.0	(13.0)	(27.9)	(13.0)	(27.9)
Okaloosa	0.0	0.0	(7.0)	(20.4)	(7.0)	(20.4)
Okeechobee	0.0	0.0	(2.6)	(5.4)	(2.6)	(5.4)
Orange	0.0	0.0	(198.0)	(520.6)	(198.0)	(520.6)
Osceola	0.0	0.0	(40.1)	(98.5)	(40.1)	(98.5)
Palm Beach	0.0	0.0	(230.9)	(554.1)	(230.9)	(554.1)
Pasco	0.0	0.0	(42.2)	(98.0)	(42.2)	(98.0)
Pinellas	0.0	0.0	(76.9)	(199.8)	(76.9)	(199.8)
Polk	0.0	0.0	(55.9)	(137.5)	(55.9)	(137.5)
Putnam	0.0	0.0	(2.1)	(4.9)	(2.1)	(4.9)
St_Johns	0.0	0.0	(34.4)	(73.6)	(34.4)	(73.6)
St_Lucie	0.0	0.0	(31.3)	(80.1)	(31.3)	(80.1)
Santa Rosa	0.0	0.0	(8.9)	(18.7)	(8.9)	(18.7)
Sarasota	0.0	0.0	(37.2)	(80.3)	(37.2)	(80.3)
Seminole	0.0	0.0	(35.4)	(92.5)	(35.4)	(92.5)
Sumter	0.0	0.0	(9.5)	(21.5)	(9.5)	(21.5)
Suwannee	0.0	0.0	(1.5)	(3.0)	(1.5)	(3.0)
Taylor	0.0	0.0	(0.5)	(0.7)	(0.5)	(0.7)
Union	0.0	0.0	(0.2)	(0.3)	(0.2)	(0.3)
Volusia	0.0	0.0	(48.5)	(118.4)	(48.5)	(118.4)
Wakulla	0.0	0.0	(1.3)	(2.5)	(1.3)	(2.5)
Walton	0.0	0.0	(18.0)	(40.5)	(18.0)	(40.5)
Washington	0.0	0.0	(0.8)	(1.7)	(0.8)	(1.7)
Statewide Total	0.0	0.0	(2,079.3)	(5,332.3)	(2,079.3)	(5,332.3)

Adopted Impact By County
FY 2030-31

County	School		Non-School		Total Local/Other	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
Alachua	0.0	0.0	(48.1)	(66.9)	(48.1)	(66.9)
Baker	0.0	0.0	(1.0)	(1.4)	(1.0)	(1.4)
Bay	0.0	0.0	(13.6)	(19.4)	(13.6)	(19.4)
Bradford	0.0	0.0	(2.0)	(2.7)	(2.0)	(2.7)
Brevard	0.0	0.0	(59.6)	(86.6)	(59.6)	(86.6)
Broward	0.0	0.0	(352.0)	(517.0)	(352.0)	(517.0)
Calhoun	0.0	0.0	(0.2)	(0.3)	(0.2)	(0.3)
Charlotte	0.0	0.0	(23.1)	(37.8)	(23.1)	(37.8)
Citrus	0.0	0.0	(9.9)	(13.8)	(9.9)	(13.8)
Clay	0.0	0.0	(16.8)	(23.6)	(16.8)	(23.6)
Collier	0.0	0.0	(83.1)	(123.7)	(83.1)	(123.7)
Columbia	0.0	0.0	(2.4)	(3.3)	(2.4)	(3.3)
Miami-Dade	0.0	0.0	(637.8)	(961.5)	(637.8)	(961.5)
DeSoto	0.0	0.0	(2.0)	(2.9)	(2.0)	(2.9)
Dixie	0.0	0.0	(0.3)	(0.4)	(0.3)	(0.4)
Duval	0.0	0.0	(126.3)	(187.3)	(126.3)	(187.3)
Escambia	0.0	0.0	(17.8)	(27.1)	(17.8)	(27.1)
Flagler	0.0	0.0	(18.3)	(26.5)	(18.3)	(26.5)
Franklin	0.0	0.0	(1.7)	(2.4)	(1.7)	(2.4)
Gadsden	0.0	0.0	(1.6)	(2.3)	(1.6)	(2.3)
Gilchrist	0.0	0.0	(1.3)	(1.8)	(1.3)	(1.8)
Glades	0.0	0.0	(1.0)	(1.4)	(1.0)	(1.4)
Gulf	0.0	0.0	(3.6)	(5.0)	(3.6)	(5.0)
Hamilton	0.0	0.0	(0.5)	(0.6)	(0.5)	(0.6)
Hardee	0.0	0.0	(2.1)	(2.6)	(2.1)	(2.6)
Hendry	0.0	0.0	(4.6)	(6.3)	(4.6)	(6.3)
Hernando	0.0	0.0	(13.1)	(18.3)	(13.1)	(18.3)
Highlands	0.0	0.0	(5.3)	(7.5)	(5.3)	(7.5)
Hillsborough	0.0	0.0	(307.7)	(451.9)	(307.7)	(451.9)
Holmes	0.0	0.0	(0.8)	(1.0)	(0.8)	(1.0)
Indian River	0.0	0.0	(19.7)	(27.9)	(19.7)	(27.9)
Jackson	0.0	0.0	(0.8)	(1.1)	(0.8)	(1.1)
Jefferson	0.0	0.0	(0.5)	(0.7)	(0.5)	(0.7)
Lafayette	0.0	0.0	(0.2)	(0.2)	(0.2)	(0.2)
Lake	0.0	0.0	(49.3)	(68.5)	(49.3)	(68.5)
Lee	0.0	0.0	(136.7)	(190.2)	(136.7)	(190.2)
Leon	0.0	0.0	(22.4)	(33.6)	(22.4)	(33.6)
Levy	0.0	0.0	(2.4)	(3.3)	(2.4)	(3.3)
Liberty	0.0	0.0	(0.1)	(0.2)	(0.1)	(0.2)
Madison	0.0	0.0	(0.7)	(1.0)	(0.7)	(1.0)
Manatee	0.0	0.0	(47.6)	(70.1)	(47.6)	(70.1)
Marion	0.0	0.0	(38.6)	(52.1)	(38.6)	(52.1)
Martin	0.0	0.0	(31.0)	(43.7)	(31.0)	(43.7)
Monroe	0.0	0.0	(24.9)	(35.6)	(24.9)	(35.6)
Nassau	0.0	0.0	(20.3)	(27.9)	(20.3)	(27.9)
Okaloosa	0.0	0.0	(13.7)	(20.4)	(13.7)	(20.4)
Okeechobee	0.0	0.0	(4.0)	(5.4)	(4.0)	(5.4)
Orange	0.0	0.0	(360.0)	(520.6)	(360.0)	(520.6)
Osceola	0.0	0.0	(68.9)	(98.5)	(68.9)	(98.5)
Palm Beach	0.0	0.0	(389.1)	(554.1)	(389.1)	(554.1)
Pasco	0.0	0.0	(69.5)	(98.0)	(69.5)	(98.0)
Pinellas	0.0	0.0	(146.3)	(199.8)	(146.3)	(199.8)
Polk	0.0	0.0	(96.3)	(137.5)	(96.3)	(137.5)
Putnam	0.0	0.0	(3.5)	(4.9)	(3.5)	(4.9)
St_Johns	0.0	0.0	(53.5)	(73.6)	(53.5)	(73.6)
St_Lucie	0.0	0.0	(60.5)	(80.1)	(60.5)	(80.1)
Santa Rosa	0.0	0.0	(13.8)	(18.7)	(13.8)	(18.7)
Sarasota	0.0	0.0	(51.2)	(80.3)	(51.2)	(80.3)
Seminole	0.0	0.0	(63.3)	(92.5)	(63.3)	(92.5)
Sumter	0.0	0.0	(15.3)	(21.5)	(15.3)	(21.5)
Suwannee	0.0	0.0	(2.4)	(3.0)	(2.4)	(3.0)
Taylor	0.0	0.0	(0.6)	(0.7)	(0.6)	(0.7)
Union	0.0	0.0	(0.2)	(0.3)	(0.2)	(0.3)
Volusia	0.0	0.0	(82.7)	(118.4)	(82.7)	(118.4)
Wakulla	0.0	0.0	(1.9)	(2.5)	(1.9)	(2.5)
Walton	0.0	0.0	(29.2)	(40.5)	(29.2)	(40.5)
Washington	0.0	0.0	(1.2)	(1.7)	(1.2)	(1.7)
Statewide Total	0.0	0.0	(3,679.9)	(5,332.3)	(3,679.9)	(5,332.3)

	A	B	C	D	E	F	G
1	2025 Aggregate Millage Rates			Millage Rates to Use:		2025 County Level	
2	School	5.9920					
3	Non-School	10.4758					
4							
5	Homestead Impact						
7	Increased Value (in Tax Dollar Terms) Due to Larger Portability						
8		High		Middle		Low	
9		Cash	Recurring	Cash	Recurring	Cash	Recurring
10	2026-27			\$0	\$54.5 M		
11	2027-28			\$4.1 M	\$54.5 M		
12	2028-29			\$12.1 M	\$54.5 M		
13	2029-30			\$24.3 M	\$54.5 M		
14	2030-31			\$37.1 M	\$54.5 M		
15							
16	Total Homestead Non-School Impact						
17		High		Middle		Low	
18		Cash	Recurring	Cash	Recurring	Cash	Recurring
19	2026-27			\$0	\$(1,560.3 M)		
20	2027-28			\$(434.9 M)	\$(1,560.3 M)		
21	2028-29			\$(833.3 M)	\$(1,560.3 M)		
22	2029-30			\$(773.7 M)	\$(1,560.3 M)		
23	2030-31			\$(1,132.6 M)	\$(1,560.3 M)		
24							
25	Non-Homestead Residential Impact						
27	Total Non-Homestead Residential Non-School Impact						
28		High		Middle		Low	
29		Cash	Recurring	Cash	Recurring	Cash	Recurring
30	2026-27			\$0	\$(1,467.4 M)		
31	2027-28			\$(526.2 M)	\$(1,467.4 M)		
32	2028-29			\$(1,017.9 M)	\$(1,467.4 M)		
33	2029-30			\$(514.2 M)	\$(1,467.4 M)		
34	2030-31			\$(987.8 M)	\$(1,467.4 M)		
35							
36	Non-Residential Impact						
38	Total Non-Residential Non-School Impact						
39		High		Middle		Low	
40		Cash	Recurring	Cash	Recurring	Cash	Recurring
41	2026-27			\$0	\$(2,304.5 M)		
42	2027-28			\$(761.7 M)	\$(2,304.5 M)		
43	2028-29			\$(1,496.2 M)	\$(2,304.5 M)		
44	2029-30			\$(791.4 M)	\$(2,304.5 M)		
45	2030-31			\$(1,559.5 M)	\$(2,304.5 M)		
46							

	A	B	C	D	E	F	G
47	Total Impact						
49	Total School Impact						
50		High		Middle		Low	
51		Cash	Recurring	Cash	Recurring	Cash	Recurring
52	2026-27			\$0	\$0		
53	2027-28			\$0	\$0		
54	2028-29			\$0	\$0		
55	2029-30			\$0	\$0		
56	2030-31			\$0	\$0		
57							
58	Total Non-School Impact						
59		High		Middle		Low	
60		Cash	Recurring	Cash	Recurring	Cash	Recurring
61	2026-27			\$0	\$(5,332.3 M)		
62	2027-28			\$(1,722.8 M)	\$(5,332.3 M)		
63	2028-29			\$(3,347.4 M)	\$(5,332.3 M)		
64	2029-30			\$(2,079.3 M)	\$(5,332.3 M)		
65	2030-31			\$(3,679.9 M)	\$(5,332.3 M)		
66							
67	Total Impact						
68		High		Middle		Low	
69		Cash	Recurring	Cash	Recurring	Cash	Recurring
70	2026-27			\$0	\$(5,332.3 M)		
71	2027-28			\$(1,722.8 M)	\$(5,332.3 M)		
72	2028-29			\$(3,347.4 M)	\$(5,332.3 M)		
73	2029-30			\$(2,079.3 M)	\$(5,332.3 M)		
74	2030-31			\$(3,679.9 M)	\$(5,332.3 M)		

	A	B	C	D	E	F	G	H
1	Year	HX	RES	NRES	Total	HX	RES	NRES
2	2010	(70,893,394)	(1,165,570)	(3,055,313)	(75,114,277)	94.4%	1.6%	4.1%
3	2011	(26,216,665)	(3,488,013)	(8,604,353)	(38,309,031)	68.4%	9.1%	22.5%
4	2012	(43,475,507)	(5,158,215)	(4,096,498)	(52,730,221)	82.4%	9.8%	7.8%
5	2013	(14,571,783)	(5,890,182)	(7,733,328)	(28,195,293)	51.7%	20.9%	27.4%
6	2014	(6,055,723)	(7,534,220)	(8,362,559)	(21,952,502)	27.6%	34.3%	38.1%
7	2015	(4,727,232)	(18,450,320)	(7,941,512)	(31,119,064)	15.2%	59.3%	25.5%
8	2016	(5,928,260)	(32,880,684)	(14,988,012)	(53,796,956)	11.0%	61.1%	27.9%
9	2017	(23,399,775)	(41,510,203)	(17,801,064)	(82,711,043)	28.3%	50.2%	21.5%
10	2018	(27,123,316)	(33,252,189)	(21,606,338)	(81,981,842)	33.1%	40.6%	26.4%
11	2019	(30,099,738)	(30,271,386)	(23,677,086)	(84,048,210)	35.8%	36.0%	28.2%
12	2020	(45,213,644)	(30,819,124)	(31,785,086)	(107,817,854)	41.9%	28.6%	29.5%
13	2021	(14,003,318)	(17,752,725)	(33,972,414)	(65,728,458)	21.3%	27.0%	51.7%
14	2022	(1,760,508)	(3,941,057)	(10,702,292)	(16,403,856)	10.7%	24.0%	65.2%
15	2023	(13,368,697)	(23,307,573)	(34,194,880)	(70,871,150)	18.9%	32.9%	48.2%
16	2024	(82,290,221)	(167,272,413)	(92,927,523)	(342,490,157)	24.0%	48.8%	27.1%
17	2025	(139,972,897)	(262,974,163)	(107,225,971)	(510,173,032)	27.4%	51.5%	21.0%
18	<p>The above represents the impact of not allowing assessed value to increase if just value remained the same or reduced from the prior year. The years provided indicate the first year that the policy is in effect. The following year is not a continued impact, but rather, the impact if that year had been the first year that the policy was in effect.</p> <p>Note that, for this policy to have an impact, 2 conditions are required:</p> <p>1: Just value must be declining or flat</p> <p>2: A differential must have built up</p> <p>In 2010, the first condition was frequently met, but the second was rarely met. In 2022, the second condition was frequently met, but the first was rarely met. 2025 is high as both conditions are frequently met.</p>					Share of the total impact attributable to the property categories.		
19								
20								
21								
22								
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	A	B	C	D	E	F	G	H
1	County	Fiscally Constrained*	Additional Impact of Recapture Provision Using a Simulation Based on the January 2026 Ad Valorem Forecast					
2			2026	2027	2028	2029	2030	2031
3	Alachua		-	-	-	-	-	-
4	Baker	1	-	-	-	-	-	-
5	Bay		-	-	-	-	-	-
6	Bradford	1	-	-	-	-	-	-
7	Brevard		-	-	-	-	-	-
8	Broward		-	-	-	-	-	-
9	Calhoun	1	-	-	-	(47)	(136)	(1,982)
10	Charlotte		-	(858,651)	(721,048)	(347,814)	(594,893)	(501,012)
11	Citrus		-	-	-	-	-	-
12	Clay		-	-	-	-	-	-
13	Collier		-	-	-	-	-	-
14	Columbia	1	-	-	-	-	-	-
15	Miami-Dade		-	-	-	-	-	-
16	DeSoto	1	-	-	-	-	-	-
17	Dixie	1	-	-	-	-	-	-
18	Duval		-	-	-	-	-	-
19	Escambia		-	-	-	-	-	-
20	Flagler		-	-	-	-	-	-
21	Franklin	1	-	-	-	-	-	-
22	Gadsden	1	-	-	-	-	-	-
23	Gilchrist	1	-	-	-	-	-	-
24	Glades	1	-	-	-	-	-	-
25	Gulf	1	-	-	-	-	-	-
26	Hamilton	1	-	-	-	-	-	-
27	Hardee	1	-	(55,881)	(104,493)	(370,556)	(397,250)	(427,903)
28	Hendry	1	-	-	-	-	-	-
29	Hernando		-	-	-	-	-	-
30	Highlands	1	-	-	-	-	-	-
31	Hillsborough		-	-	-	-	-	-
32	Holmes	1	-	-	-	-	-	-
33	Indian River		-	-	-	-	-	-
34	Jackson	1	-	-	-	-	-	-
35	Jefferson	1	-	-	-	-	-	-
36	Lafayette	1	-	-	-	-	-	-
37	Lake		-	-	-	-	-	-
38	Lee		-	-	-	-	-	-
39	Leon		-	-	-	-	-	-
40	Levy	1	-	-	-	-	-	-
41	Liberty	1	-	(2,950)	(2,730)	(1,894)	(2,302)	(2,122)
42	Madison	1	-	-	-	-	-	-
43	Manatee		-	(648,552)	(1,173,265)	(2,937,601)	(2,570,791)	(2,411,067)
44	Marion		-	-	-	-	-	-
45	Martin		-	-	-	-	-	-
46	Monroe		-	-	-	-	-	-
47	Nassau		-	-	-	-	-	-
48	Okaloosa		-	-	-	-	-	-
49	Okeechobee	1	-	-	-	-	-	-
50	Orange		-	-	-	-	-	-
51	Osceola		-	-	-	-	-	-
52	Palm Beach		-	-	-	-	-	-
53	Pasco		-	-	-	-	-	-
54	Pinellas		-	-	-	-	-	-
55	Polk		-	-	-	-	-	-
56	Putnam	1	-	-	-	-	-	-
57	St_Johns		-	-	-	-	-	-
58	St_Lucie		-	(2,728,590)	(3,873,057)	(6,134,953)	(7,864,901)	(7,703,232)
59	Santa Rosa		-	-	-	-	-	-
60	Sarasota		-	(595,836)	(1,136,988)	(364,837)	(528,972)	(781,106)
61	Seminole		-	-	-	-	-	-
62	Sumter		-	-	-	-	-	-
63	Suwannee	1	-	(77,334)	(139,421)	(442,272)	(397,107)	(430,238)
64	Taylor	1	-	(90,390)	(79,707)	(46,981)	(48,301)	(43,574)
65	Union	1	-	-	-	-	-	-
66	Volusia		-	-	-	-	-	-
67	Wakulla	1	-	-	-	-	-	-
68	Walton		-	-	-	-	-	-
69	Washington	1	-	-	-	-	-	-
70	Statewide		-	(5,058,184)	(7,230,709)	(10,646,955)	(12,404,654)	(12,302,237)
71	Fiscally Constrained*		-	(226,555)	(326,351)	(861,750)	(845,096)	(905,819)

	A	B	I	J
1	County	Fiscally Constrained*		Impact in 2025 had 2025 Been the first year of the Recapture Provision Standing Alone
2				2025
3	Alachua			(6,926,015)
4	Baker	1		(69,794)
5	Bay			(3,006,378)
6	Bradford	1		(23,668)
7	Brevard			(10,252,529)
8	Broward			(39,701,069)
9	Calhoun	1		(7,843)
10	Charlotte			(6,904,518)
11	Citrus			(2,453,515)
12	Clay			(644,023)
13	Collier			(17,140,113)
14	Columbia	1		(68,845)
15	Miami-Dade			(144,581,904)
16	DeSoto	1		(245,038)
17	Dixie	1		(50,408)
18	Duval			(10,294,454)
19	Escambia			(2,637,368)
20	Flagler			(2,843,851)
21	Franklin	1		(819,678)
22	Gadsden	1		(116,602)
23	Gilchrist	1		(36,659)
24	Glades	1		(153,981)
25	Gulf	1		(679,700)
26	Hamilton	1		(32,983)
27	Hardee	1		(52,588)
28	Hendry	1		(448,527)
29	Hernando			(2,182,204)
30	Highlands	1		(1,055,213)
31	Hillsborough			(28,332,901)
32	Holmes	1		(6,762)
33	Indian River			(4,550,490)
34	Jackson	1		(413,888)
35	Jefferson	1		(64,265)
36	Lafayette	1		(7,694)
37	Lake			(4,802,256)
38	Lee			(22,770,313)
39	Leon			(265,656)
40	Levy	1		(377,966)
41	Liberty	1		(6,275)
42	Madison	1		(158,037)
43	Manatee			(13,206,601)
44	Marion			(3,054,831)
45	Martin			(4,428,774)
46	Monroe			(5,080,202)
47	Nassau			(541,937)
48	Okaloosa			(2,336,056)
49	Okeechobee	1		(202,069)
50	Orange			(11,163,515)
51	Osceola			(7,560,567)
52	Palm Beach			(52,532,542)
53	Pasco			(11,420,531)
54	Pinellas			(21,383,101)
55	Polk			(11,196,831)
56	Putnam	1		(1,635,771)
57	St_Johns			(4,708,692)
58	St_Lucie			(10,579,893)
59	Santa Rosa			(547,552)
60	Sarasota			(12,419,635)
61	Seminole			(3,346,565)
62	Sumter			(1,050,439)
63	Suwannee	1		(97,738)
64	Taylor	1		(355,180)
65	Union	1		(46,612)
66	Volusia			(10,404,408)
67	Wakulla	1		(169,506)
68	Walton			(5,391,894)
69	Washington	1		(125,621)
70	Statewide			(510,173,032)
71	Fiscally Constrained*			(7,528,908)

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1	Differential Under Current Law/History					Differential Under Proposed Language					Difference in Differential						
2	Year	HX	RES	NRES	Total	Year	HX	RES	NRES	Total	Year	HX	RES	NRES	Total		
3	2010	76,356,842,669	321,233,421	1,409,096,970	78,087,173,060	2010	82,998,037,512	439,498,444	1,690,697,542	85,128,233,498	2010	6,641,196,853	118,267,033	281,602,582	7,041,066,468		
4	2011	44,911,685,916	284,497,578	602,381,886	45,798,565,380	2011	47,400,452,794	653,992,064	1,501,338,332	49,555,783,190	2011	2,488,768,888	369,496,497	898,958,457	3,757,223,842		
5	2012	31,191,829,241	457,723,626	663,459,686	32,313,012,552	2012	35,213,935,592	941,483,700	1,031,923,349	37,187,342,641	2012	4,022,108,363	483,762,086	368,465,675	4,874,336,125		
6	2013	18,137,224,700	625,504,288	924,133,483	19,686,862,472	2013	19,472,809,775	1,188,711,847	1,608,878,123	22,270,399,745	2013	1,335,587,087	563,209,572	684,746,653	2,583,543,312		
7	2014	9,573,835,990	875,910,022	1,012,800,307	11,462,546,320	2014	10,164,155,100	1,613,655,693	1,757,725,225	13,535,536,018	2014	590,321,124	737,747,684	744,926,932	2,072,995,741		
8	2015	13,428,491,001	2,169,504,584	1,158,653,970	16,756,649,555	2015	13,888,593,695	3,911,850,822	1,867,693,075	19,668,137,592	2015	460,104,709	1,742,348,253	709,041,120	2,911,494,082		
9	2016	22,956,218,955	4,124,183,899	3,204,366,735	30,284,769,588	2016	23,516,995,059	7,166,882,804	4,589,228,270	35,273,106,132	2016	560,778,120	3,042,700,921	1,384,863,551	4,988,342,592		
10	2017	39,795,527,453	5,055,207,336	4,114,587,598	48,965,322,387	2017	42,108,304,709	8,956,058,212	5,741,361,768	56,805,724,689	2017	2,312,779,273	3,900,852,893	1,626,776,187	7,840,408,353		
11	2018	47,397,861,273	4,280,230,364	4,746,009,268	56,424,100,906	2018	50,089,237,535	7,607,947,936	6,692,078,862	64,389,264,333	2018	2,691,378,280	3,327,719,590	1,946,071,612	7,965,169,481		
12	2019	58,616,328,165	4,327,740,808	4,725,932,149	67,670,001,123	2019	61,499,376,943	7,291,602,082	6,819,952,785	75,610,931,810	2019	2,883,050,797	2,963,863,293	2,094,022,654	7,940,936,745		
13	2020	70,316,058,448	4,495,282,951	6,232,485,361	81,043,826,761	2020	74,556,576,454	7,446,149,566	9,033,080,001	91,035,806,021	2020	4,240,520,026	2,950,868,635	2,800,596,660	9,991,985,320		
14	2021	36,840,233,251	2,853,362,148	6,650,811,679	46,344,407,078	2021	38,191,883,163	4,582,999,752	9,802,777,216	52,577,660,131	2021	1,351,651,933	1,729,639,625	3,151,967,558	6,233,259,116		
15	2022	2,430,568,608	846,646,378	2,620,251,370	5,897,466,356	2022	2,589,074,680	1,208,356,903	3,606,931,285	7,404,362,868	2022	158,508,094	361,712,546	986,681,937	1,506,902,578		
16	2023	28,624,501,503	5,894,041,791	6,207,472,848	40,726,016,143	2023	29,936,459,567	8,309,519,922	9,430,884,471	47,676,863,960	2023	1,311,960,086	2,415,480,154	3,223,413,646	6,950,853,886		
17	2024	202,540,273,658	43,138,627,289	20,605,411,362	266,284,312,309	2024	211,148,154,677	61,412,575,635	29,248,159,426	301,808,889,738	2024	8,607,883,043	18,273,950,369	8,642,750,088	35,524,583,500		
18	2025	320,769,363,257	47,207,151,024	27,785,698,319	395,762,212,600	2025	334,391,940,227	73,632,101,663	37,409,148,555	445,433,190,445	2025	13,622,578,995	26,424,952,664	9,623,452,261	49,670,983,920		
19																	
20	Differential Under Current Law/History - Share of Total					Differential Under Proposed Language - Share of Total					Difference in Differential - Share of Total						
21	Year	HX	RES	NRES	Total	Year	HX	RES	NRES	Total	Year	HX	RES	NRES	Total		
22	2010	97.8%	0.4%	1.8%	100.0%	2010	97.5%	0.5%	2.0%	100.0%	2010	94.3%	1.7%	4.0%	100.0%		
23	2011	98.1%	0.6%	1.3%	100.0%	2011	95.7%	1.3%	3.0%	100.0%	2011	66.2%	9.8%	23.9%	100.0%		
24	2012	96.5%	1.4%	2.1%	100.0%	2012	94.7%	2.5%	2.8%	100.0%	2012	82.5%	9.9%	7.6%	100.0%		
25	2013	92.1%	3.2%	4.7%	100.0%	2013	87.4%	5.3%	7.2%	100.0%	2013	51.7%	21.8%	26.5%	100.0%		
26	2014	83.5%	7.6%	8.8%	100.0%	2014	75.1%	11.9%	13.0%	100.0%	2014	28.5%	35.6%	35.9%	100.0%		
27	2015	80.1%	12.9%	6.9%	100.0%	2015	70.6%	19.9%	9.5%	100.0%	2015	15.8%	59.8%	24.4%	100.0%		
28	2016	75.8%	13.6%	10.6%	100.0%	2016	66.7%	20.3%	13.0%	100.0%	2016	11.2%	61.0%	27.8%	100.0%		
29	2017	81.3%	10.3%	8.4%	100.0%	2017	74.1%	15.8%	10.1%	100.0%	2017	29.5%	49.8%	20.7%	100.0%		
30	2018	84.0%	7.6%	8.4%	100.0%	2018	77.8%	11.8%	10.4%	100.0%	2018	33.8%	41.8%	24.4%	100.0%		
31	2019	86.6%	6.4%	7.0%	100.0%	2019	81.3%	9.6%	9.0%	100.0%	2019	36.3%	37.3%	26.4%	100.0%		
32	2020	86.8%	5.5%	7.7%	100.0%	2020	81.9%	8.2%	9.9%	100.0%	2020	42.4%	29.5%	28.0%	100.0%		
33	2021	79.5%	6.2%	14.4%	100.0%	2021	72.6%	8.7%	18.6%	100.0%	2021	21.7%	27.7%	50.6%	100.0%		
34	2022	41.2%	14.4%	44.4%	100.0%	2022	35.0%	16.3%	48.7%	100.0%	2022	10.5%	24.0%	65.5%	100.0%		
35	2023	70.3%	14.5%	15.2%	100.0%	2023	62.8%	17.4%	19.8%	100.0%	2023	18.9%	34.8%	46.4%	100.0%		
36	2024	76.1%	16.2%	7.7%	100.0%	2024	70.0%	20.3%	9.7%	100.0%	2024	24.2%	51.4%	24.3%	100.0%		
37	2025	81.1%	11.9%	7.0%	100.0%	2025	75.1%	16.5%	8.4%	100.0%	2025	27.4%	53.2%	19.4%	100.0%		

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem
Issue: Missing Middle AMI Change
Bill Number(s): CS/HB 675

- Entire Bill**
- Partial Bill:** Section 3

Sponsor(s): Housing, Agriculture & Tourism Subcommittee ; Driskell ; Campbell ; Franklin ; Hunschofsky ; Long ; Rosenwald ; Spencer
Month/Year Impact Begins: January 2026
Date(s) Conference Reviewed: February 13, 2026

Section 1: Narrative

- a. **Current Law:** Among other requirements, units in multifamily projects that house persons or families with household income between 80-120% of the median annual adjusted gross income (AMI) of the local metropolitan statistical area will receive an ad valorem exemption equal to 75% of the assessed value.
- b. **Proposed Change:** Slims the household income qualification from 80-120% of median annual adjusted gross income to 80-100%.

Section 2: Description of Data and Sources

2025 Final NAL Property Roll
 2025 Statewide Aggregate Millage Rates
 REC Ad Valorem Estimating Conference Results, January 2026
[Shimberg Center for Housing Studies 2025 Annual Report](#), Florida Clearinghouse

Section 3: Methodology (Include Assumptions and Attach Details)

The 2025 NAL Property Roll was narrowed down to properties that are currently claiming this exemption. Based on information acquired from Property Appraisers in Duval, Lee, and Palm Beach counties, 80% of units that receive an exemption under this statute are receiving a reduction equal to 75% of the assessed value, while the other 20% receive a 100% exemption. Thus, this analysis assumes that 80% of the statewide exemption amount was from units being leased to families with annual household income between 80-120% AMI. Of this subset, it was assumed that 45% earned between 100-120% AMI in accordance with Figure 11 of the 2025 Shimberg Annual Report.

The total exemption amount was calculated for the current roll and forecasted using the ramp up adopted under the [original bill](#) that implemented the exemption. The exemption amount under the new language was estimated to be the difference between the total forecasted exemption amount and the exemption value of the units assumed to be occupied by families earning between 100-120% AMI.

Cohorts were incorporated into the forecasted school and non-school exemption amounts using the taxable value growth rates adopted at January 2026 REC Ad Valorem Estimating Conference, and the multiplied with the aggregate state millage rates to arrive at the taxable value impact.

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27			\$15.0 M	\$29.1 M		
2027-28			\$17.5 M	\$29.1 M		
2028-29			\$20.1 M	\$29.1 M		
2029-30			\$23.0 M	\$29.1 M		
2030-31			\$26.0 M	\$29.1 M		

Revenue Distribution: Ad Valorem

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Missing Middle AMI Change

Bill Number(s): CS/HB 675

Section 5: Consensus Estimate (Adopted: 02/13/2026) The Conference replaced the proposed estimate for exemption 43 with the most recent conference adopted numbers.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	0.0	0.0	0.0	0.0	14.2	20.2	14.2	20.2
2027-28	0.0	0.0	0.0	0.0	15.2	20.2	15.2	20.2
2028-29	0.0	0.0	0.0	0.0	16.3	20.2	16.3	20.2
2029-30	0.0	0.0	0.0	0.0	17.6	20.2	17.6	20.2
2030-31	0.0	0.0	0.0	0.0	18.9	20.2	18.9	20.2

	School		Non-School		Total Local/Other	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	5.2	7.3	9.0	12.9	14.2	20.2
2027-28	5.5	7.3	9.7	12.9	15.2	20.2
2028-29	5.9	7.3	10.4	12.9	16.3	20.2
2029-30	6.4	7.3	11.2	12.9	17.6	20.2
2030-31	6.9	7.3	12.0	12.9	18.9	20.2

	A	B	C	D	E	F	G	H	I
1									
2	2025 Statewide Aggregate Millage Rates								
3	School		5.9510						
4	Non-School		10.4479						
5									
6	Taxable Value GR								
7	Non-Residential		Non-Homestead Residential						
8	Year	School	Non-School	School	Non-School				
9	2026	6.65%	6.63%	0.82%	3.21%				
10	2027	6.79%	6.76%	3.19%	3.91%				
11	2028	7.00%	6.98%	4.21%	4.85%				
12	2029	7.42%	7.39%	4.79%	5.37%				
13	2030	7.40%	7.38%	5.61%	6.16%				
14	2031	7.22%	7.20%	5.98%	6.48%				
15	Source: AV REC Conference Jan '26								
16									
17									
18	Year	Adopted Ramp Up	Exemption Amount	Pct of EX43 w/ 75%	B/w 100-120% AMI	Proposed Ex Amt	Ex Impact		
19	2025	21.90%	2,261,968,239	80%	45%	-	-		
20	2026	18.67%	2,418,373,782	80%	45%	1,554,562,163	863,811,619		
21	2027	16.37%	2,586,812,156	80%	45%	1,662,836,544	923,975,612		
22	2028	15.12%	2,770,192,664	80%	45%	1,780,715,922	989,476,741		
23	2029	13.97%	2,975,971,175	80%	45%	1,912,993,030	1,062,978,146		
24	2030	12.91%	3,195,282,789	80%	45%	2,053,969,391	1,141,313,398		
25	2031	11.93%	3,424,137,229	80%	45%	2,201,080,005	1,223,057,223		
26									
27	Growth Rates	Non-Residential							
28									
29	School Cohort								
30		2026	2027	2028	2029	2030	2031	Total STV	
31	2026	863,811,619	-	-	-	-	-	863,811,619	
32	2027	922,421,572	2,870,683	-	-	-	-	925,292,254	
33	2028	987,031,329	3,071,756	3,013,134	-	-	-	993,116,219	
34	2029	1,060,258,020	3,299,646	3,236,675	4,470,071	-	-	1,071,264,412	
35	2030	1,138,767,337	3,543,976	3,476,343	4,801,068	(186,868)	-	1,150,401,855	
36	2031	1,221,028,893	3,799,983	3,727,464	5,147,884	(200,367)	(2,440,623)	1,231,063,235	
37									
38									
39	Non-School Cohort								
40		2026	2027	2028	2029	2030	2031	Total CTV	
41	2026	863,811,619	-	-	-	-	-	863,811,619	
42	2027	922,230,754	2,870,683	-	-	-	-	925,101,436	
43	2028	986,570,638	3,070,957	3,013,134	-	-	-	992,654,729	
44	2029	1,059,448,540	3,297,809	3,235,714	4,470,071	-	-	1,070,452,134	
45	2030	1,137,594,553	3,541,058	3,474,384	4,799,788	(186,868)	-	1,149,222,915	
46	2031	1,219,508,559	3,796,037	3,724,562	5,145,403	(200,323)	(2,440,623)	1,229,533,614	
47									
48	Impact on Tax Collected								
49	Year	High		Midde		Low			
50		School	Non-School	School	Non-School	School	Non-School		
51	2026			\$ 5,140,543	\$ 9,025,017				
52	2027			\$ 5,506,414	\$ 9,665,367				
53	2028			\$ 5,910,035	\$ 10,371,157				
54	2029			\$ 6,375,095	\$ 11,183,977				
55	2030			\$ 6,846,041	\$ 12,006,966				
56									

	A	B	C	D	E	F	G	H	I
57									
58	<i>Impact - School</i>								
59		High		Middle		Low			
60	Year	Cash	Recurring	Cash	Recurring	Cash	Recurring		
61	2026-27	\$0	\$0	\$5.14 M	\$7.33 M	\$0	\$0		
62	2027-28	\$0	\$0	\$5.51 M	\$7.33 M	\$0	\$0		
63	2028-29	\$0	\$0	\$5.91 M	\$7.33 M	\$0	\$0		
64	2029-30	\$0	\$0	\$6.38 M	\$7.33 M	\$0	\$0		
65	2030-31	\$0	\$0	\$6.85 M	\$7.33 M	\$0	\$0		
66									
67	<i>Impact - Non School</i>								
68		High		Middle		Low			
69	Year	Cash	Recurring	Cash	Recurring	Cash	Recurring		
70	2026-27	\$0	\$0	\$9.03 M	\$12.85 M	\$0	\$0		
71	2027-28	\$0	\$0	\$9.67 M	\$12.85 M	\$0	\$0		
72	2028-29	\$0	\$0	\$10.37 M	\$12.85 M	\$0	\$0		
73	2029-30	\$0	\$0	\$11.18 M	\$12.85 M	\$0	\$0		
74	2030-31	\$0	\$0	\$12.01 M	\$12.85 M	\$0	\$0		
75									
76	<i>Total Impact</i>								
77		High		Middle		Low			
78	Year	Cash	Recurring	Cash	Recurring	Cash	Recurring		
79	2026-27	\$0	\$0	\$14.2 M	\$20.2 M	\$0	\$0		
80	2027-28	\$0	\$0	\$15.2 M	\$20.2 M	\$0	\$0		
81	2028-29	\$0	\$0	\$16.3 M	\$20.2 M	\$0	\$0		
82	2029-30	\$0	\$0	\$17.6 M	\$20.2 M	\$0	\$0		
83	2030-31	\$0	\$0	\$18.9 M	\$20.2 M	\$0	\$0		
84									
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REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem
Issue: Governmental Exemption
Bill Number(s): [CS/HB 1177](#)

- Entire Bill**
 Partial Bill: Sections 1 & 2
Sponsor(s): Representative Sirois

Month/Year Impact Begins: January 2027
Date(s) Conference Reviewed: February 13, 2026

Section 1: Narrative

- a. **Current Law:** Section 196.012, Florida Statutes, defines the term “governmental purpose” to include a direct use of property on federal lands in connection with the Federal Government’s Space Exploration Program, or spaceport activities as defined in s. 212.02 (22).
- b. **Proposed Change:** Adds 3 blocks of language which read as follows:
 1. “, a defense or aerospace use,” to the meaning of “governmental purpose”.
 2. “,including any use within this state by a private lessee for a defense or aerospace contract, program, or project authorized by the board of directors of Space Florida,” to the types of real property and TPP that are exempt.
 3. “The amendments made by this act to s. 196.012, Florida Statutes, first apply to the 2027 ad valorem tax roll.”

Section 2: Description of Data and Sources

2025 NAP Roll
 2025 NAL Roll
 Discussion with Property Tax Oversight

Section 3: Methodology (Include Assumptions and Attach Details)

Accessing the 2025 NAP Roll, the taxable value base was calculated from the NAICS codes relevant to this bill. The 2025 statewide millage rate was applied to the base to calculate the current taxable value exempt, then the Tangible Personal Property growth rates adopted at the January 2026 Ad Valorem Conference were used to grow out the base through the forecast window. A share of governmental use is applied to the current taxable value base to represent the taxable value exempt under this bill.

The 2025 NAL Roll was used to identify real property owned by the Federal Government or Space Florida that is leased out. Use code 90 represents governmental leaseholds, but none were identified relevant to this bill. No real property was identified as owned by Space Florida. Discussion with the Brevard County property appraiser indicated that they do not believe Space Florida owns any property, rather, they may lease and then sublease it. With no parcels identified, a negative indeterminate impact is presented.

As detailed above, the language first applies to the 2027 Property Tax Roll, so the Fiscal Year 2026-27 cash impact is \$0. The proposed impact is the table below titled “Total Impact”.

NAP – Tangible Personal Property Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27			\$0	\$(1.7 M)		
2027-28			\$(1.8 M)	\$(1.8 M)		
2028-29			\$(1.9 M)	\$(1.9 M)		
2029-30			\$(2.0 M)	\$(2.0 M)		
2030-31			\$(2.1 M)	\$(2.1 M)		

NAL – Real Property Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27			\$0	(**)		
2027-28			(**)	(**)		
2028-29			(**)	(**)		
2029-30			(**)	(**)		
2030-31			(**)	(**)		

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem

Issue: Governmental Exemption

Bill Number(s): [CS/HB 1177](#)

Section 4: Proposed Revenue Impact

Total Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27			\$0	(**)		
2027-28			(**)	(**)		
2028-29			(**)	(**)		
2029-30			(**)	(**)		
2030-31			(**)	(**)		

Revenue Distribution: Ad Valorem

Section 5: Consensus Estimate (Adopted: 02/13/2026)

NAP – Tangible Personal Property

The Conference adopted a modified impact using 100% of the Tangible Personal Property Roll.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	0.0	0.0	0.0	0.0	0.0	(11.4)	0.0	(11.4)
2027-28	0.0	0.0	0.0	0.0	(11.9)	(11.9)	(11.9)	(11.9)
2028-29	0.0	0.0	0.0	0.0	(12.5)	(12.5)	(12.5)	(12.5)
2029-30	0.0	0.0	0.0	0.0	(13.1)	(13.1)	(13.1)	(13.1)
2030-31	0.0	0.0	0.0	0.0	(13.7)	(13.7)	(13.7)	(13.7)

School		Non-School		Total Local/Other	
Cash	Recurring	Cash	Recurring	Cash	Recurring
0.0	(4.1)	0.0	(7.3)	0.0	(11.4)
(4.3)	(4.3)	(7.6)	(7.6)	(11.9)	(11.9)
(4.5)	(4.5)	(8.0)	(8.0)	(12.5)	(12.5)
(4.8)	(4.8)	(8.3)	(8.3)	(13.1)	(13.1)
(5.0)	(5.0)	(8.7)	(8.7)	(13.7)	(13.7)

NAL – Real Property

The Conference adopted the proposed estimate.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27	0.0	0.0	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	(**)	(**)	(**)	(**)
2030-31	0.0	0.0	0.0	0.0	(**)	(**)	(**)	(**)

A	B	C	D	E	F	G	H	I	J	K	L
1	Analysis										
2	2025 Statewide Millage Rate:										
3	16.3989		Year:	TPP Growth Rates:				FY:	Taxable Value		
4			2025	5.40%			Current:	2025-26	(10,892,788.02)		
5			2026	4.51%			Forecast Window:	2026-27	(11,384,052.76)		
6			2027	4.70%				2027-28	(11,919,103.24)		
7			2028	4.72%				2028-29	(12,481,684.92)		
8			2029	4.79%				2029-30	(13,079,557.62)		
9			2030	4.88%				2030-31	(13,717,840.04)		
10			2031	4.94%							
11			Source: January 2026 Ad Valorem Conference								
12											
13		NAICS Code Descriptions:	Small Arms Ammunition Manufacturing	Ammunition (except Small Arms) Manufacturing	Small Arms, Ordnance, and Ordnance Accessoris Manufacturing	Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing	Guided Missile and Space Vehicle Manufacturing	Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Parts Manufacturing	Other Guided Missile and Space Vehicle Parts and Auxillary Equipment Manufacturing	Military Armed Vehicle, Tank, and Tank Component Manufacturing	Space Research and Technology
14	CO_NO:	County:	332992	332993	332994	334511	336414	336415	336419	336992	927110
15	15	Brevard	1,552,650	-	3,761,520	-	563,277,790	-	3,008,280	-	5,007,010
16	16	Broward	-	-	-	1,420,920	-	-	-	35,500	-
17	20	Clay	-	-	-	-	1,748,397	-	-	-	-
18	23	Miami-Dade	-	-	4,058	436,140	-	-	-	-	-
19	26	Duval	-	-	532,742	7,363,300	-	-	-	65,952	328,682
20	35	Hardee	-	-	-	-	-	184,282	-	-	-
21	39	Hillsborough	-	-	399,130	-	-	-	-	-	-
22	51	Manatee	459,741	-	-	359,639	-	-	-	-	-
23	53	Martin	708,706	-	54,056	27,344	-	5,961,190	-	-	-
24	56	Okaloosa	-	-	-	6,613,341	-	-	-	-	-
25	58	Orange	-	-	-	65,297	-	-	-	155,404	162,306
26	59	Osceola	-	-	-	33,974	-	-	-	-	1,697,925
27	60	Palm Beach	-	-	244,180	-	-	-	-	-	-
28	61	Pasco	800,403	-	58,414	-	-	-	-	-	-
29	62	Pinellas	-	-	152,506	9,610,135	-	-	-	-	-
30	63	Polk	-	3,354,736	909	-	-	-	-	-	-
31	65	Saint Johns	-	-	-	331,376	-	-	-	29,507	-
32	67	Santa Rosa	2	-	-	-	-	-	-	-	-
33	72	Taylor	-	-	7,347,600	-	-	-	-	-	428,663
34	74	Volusia	-	-	-	1,336,396	-	-	-	-	-
35	75	Wakulla	-	-	1,087,624	-	-	-	-	-	-
36	Totals:		3,521,502	3,354,736	13,642,739	27,597,862	565,026,187	6,145,472	3,008,280	286,363	7,624,586
37	Total Taxable Value:	(630,207,727)									
38	Share of NAICS Codes on TPP Roll for Governmental Use:	100%									
39											
40		Total Impact									
41		High			Middle			Low			
42		Cash	Recurring	Cash	Recurring	Cash	Recurring				
43		2026-27		\$(11.4 M)	\$(11.4 M)						
44		2027-28		\$(11.9 M)	\$(11.9 M)						
45		2028-29		\$(12.5 M)	\$(12.5 M)						
46		2029-30		\$(13.1 M)	\$(13.1 M)						
47		2030-31		\$(13.7 M)	\$(13.7 M)						