REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem
Issue: Homestead Benefits for Certain Federal Officers
Bill Number(s): HB 7031

☐ **Entire Bill**
☒ **Partial Bill**: Section 9 & 10
Sponsor(s): Ways & Means Committee ; Duggan
Month/Year Impact Begins: January 2027
Date(s) Conference Reviewed: March 6, 2026

Section 1: Narrative

a. **Current Law**: Renting out property that previously received the homestead exemption shall constitute as abandonment of the homestead until dwelling is physically occupied by the owner. This provision does not apply to members of the United States armed forces or service volunteers whose service is the result of mandatory obligation.

b. **Proposed Change**: Individuals employed full-time by the US Government as a diplomatic, intelligence, consular, or foreign service officer who are deployed out of the state may also maintain permanent residency if their homestead is rented out, provided the property appraiser is presented with documentation proof.

Section 2: Description of Data and Sources
2025 Final NAL Property Roll
January 2026 Ad Valorem Estimating Conference Results

Section 3: Methodology (Include Assumptions and Attach Details)
Currently, there are no figures pertaining to the number of the above specified US Government employees that reside in Florida. Thus, the average just value, school differential, and non-school differential of all homestead properties on the 2025 NAL roll were calculated to create a standard base parcel upon which the estimate is built.

Since this language first impacts the 2027 roll, this captures employees that began renting their primary residence in 2026. Under the bill, the base parcel continues to be assessed as a homestead property and was forecasted as such using the 2026 January Ad Valorem Estimating Conference results. Under current law, the homestead would be considered as abandoned; and the homestead benefits would be lost. The assessed value for the base parcel under current law was forecasted using the minimum of the Save Our Homes growth rate and the forecasted just value.

Cohorts were introduced based on assumptions regarding the number of qualifying employees. It was assumed that 5 employees per year would be able to maintain their residency under this language except for 2030 where the number was doubled to match any changes resulting from an administration change. The base parcel was multiplied by the number of assumed service members per year to estimate the total taxable value. The total taxable value impact for the forecast period was calculated and multiplied by the aggregate millage rates to arrive at the revenue impact.

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2026-27			$0	$(0.2 M)		
2027-28			$(0.0 M)	$(0.2 M)		
2028-29			$(0.0 M)	$(0.2 M)		
2029-30			$(0.1 M)	$(0.2 M)		
2030-31			$(0.1 M)	$(0.2 M)		

Revenue Distribution: Ad Valorem

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Section 5: Consensus Estimate (Adopted: 03/06/2026) 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	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
1									
2	*2025 Aggregate Millage Rates*								
3	School	5.9510							
4	Non-school	10.4479							
5									
6	*Select Federal Employee Assumptions*								
7	Year	# Stationed							
8	2026	5							
9	2027	5		Central Tendency	Just Value	School Diff	Non-school Diff		
10	2028	5		Median	$ 338,980	$ 120,474	$ 120,752		
11	2029	5		Mean	$ 458,325	$ 171,410	$ 171,798		
12	2030	10							
13	2031	5							
14									
15	*Central Tendency*	Mean							
16									
17	Year	SOH							
18	2026	2.7%							
19	2027	2.8%							
20	2028	2.4%							
21	2029	2.2%							
22	2030	2.1%							
23	2031	2.4%							
24	2032	2.2%							
25									
26	*School*			*Non-School*					
27		Tax Impact			Tax Impact				
28	2027	$(0.006 M)		2027	$(0.012 M)				
29	2028	$(0.014 M)		2028	$(0.027 M)				
30	2029	$(0.023 M)		2029	$(0.045 M)				
31	2030	$(0.034 M)		2030	$(0.066 M)				
32	2031	$(0.057 M)		2031	$(0.110 M)				
33									
34	*Total Impact*								
35		*High*		*Middle*		*Low*			
36		Cash	Recurring	Cash	Recurring	Cash	Recurring		
37	2026-27			$0	$(0.17 M)				
38	2027-28			$(0.02 M)	$(0.17 M)				
39	2028-29			$(0.04 M)	$(0.17 M)				
40	2029-30			$(0.07 M)	$(0.17 M)				
41	2030-31			$(0.10 M)	$(0.17 M)				
42									