REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem
Issue: Citrus Packinghouse – Tangible Personal Property
Bill Number(s): Proposed Language

☑ **Entire Bill**
☐ **Partial Bill**:
Sponsor(s):
Month/Year Impact Begins: January 1st, 2026
Date(s) Conference Reviewed: March 21st, 2025; March 24th, 2025

Section 1: Narrative

a. **Current Law**: Section 193.4516 F.S. Assessment of citrus fruit packing and processing equipment rendered unused due to Hurricane Irma or citrus greening. For purposes of ad valorem taxation, applying to the 2018 tax roll only, tangible personal property owned and operated by a citrus fruit packing or processing facility is deemed to have a market value no greater than its value for salvage, provided the tangible personal property is no longer used in the operation of the facility due to the effects of natural disasters Hurricane Irma or to citrus greening.

b. **Proposed Change**: Revises the language to read "packinghouse" equipment and now applies to the 2026 tax roll only. Packinghouse has the same meaning as provided in s. 601.03 (29): "Any building, structure, or place where citrus fruit is packed or otherwise prepared for market or shipment in fresh form."

Section 2: Description of Data and Sources

TPP 2024 Final Roll
Florida Department of Citrus Contact
Ad Valorem Forecast Comparison Sheet

Section 3: Methodology (Include Assumptions and Attach Details)

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

<u>Low</u>: For the 10 matched businesses, the impact is grown out to 2026 using the TPP growth rates from the most recent Ad Valorem Forecast.

<u>High</u>: The impact is multiplied by 2.6 (26 businesses, 10 matched) to estimate the missing packers, then the impact is grown out to 2026 using the TPP growth rates from the most recent Ad Valorem Forecast.

Statewide aggregate millage rates are then applied. The bill only impacts the 2026 roll.

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	$0	$0			$0	$0
2026-27	$(0.4 M)	$0			$(0.1 M)	$0
2027-28	$0	$0			$0	$0
2028-29	$0	$0			$0	$0
2029-30	$0	$0			$0	$0

Revenue Distribution: Ad Valorem

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem
Issue: Citrus Packinghouse – Tangible Personal Property
Bill Number(s): Proposed Language

Section 5: Consensus Estimate (Adopted: 03/24/2025) The Conference adopted an average of the high and low estimates.

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

	A	B	C	D	E	F	G
1	**2025 Statewide Aggregate Millage**						
2	School	5.9037					
3	Non-School	10.4586					
4							
5			**Found**	**Expected**			
6	**Total in NAICS**	(701,300,880)	172	172			
7	**Packing**	(7,634,263)	10	26			
8	**Processing**	(449,026,148)	16	39			
9	**Combo**	(456,660,411)	26	65			
10							
11				**Low**		**High**	
12	**Roll Year**	**TPP**	**Growth**	**Packing**	**Combo**	**Packing**	**Combo**
13	2024	180,320.82		(7,634,263)	(456,660,411)	(19,849,084)	(1,141,651,028)
14	2025	187,578.66	4.0%	(7,941,539)	(475,040,819)	(20,648,002)	(1,187,602,047)
15	2026	195,121.93	4.0%	(8,260,900)	(494,144,065)	(21,478,339)	(1,235,360,164)
16							
17	**Total Impact Item 1**						
18		High		Middle		Low	
19		Cash	Recurring	Cash	Recurring	Cash	Recurring
20	2025-26	$0	$0			$0	$0
21	2026-27	$(0.4 M)	$0			$(0.1 M)	$0
22	2027-28	$0	$0			$0	$0
23	2028-29	$0	$0			$0	$0
24	2029-30	$0	$0			$0	$0
25							
26	**Percent of Total Value Affected**	10%					
27							
28	**Total Impact Item 2**						
29		High		Middle		Low	
30		Cash	Recurring	Cash	Recurring	Cash	Recurring
31	2025-26	$0	$0			$0	$0
32	2026-27	$(2.0 M)	$0			$(0.8 M)	$0
33	2027-28	$0	$0			$0	$0
34	2028-29	$0	$0			$0	$0
35	2029-30	$0	$0			$0	$0

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem
Issue: Citrus Packinghouse and Processors – Tangible Personal Property
Bill Number(s): Proposed Language

☑ **Entire Bill**
☐ **Partial Bill**:
Sponsor(s):
Month/Year Impact Begins: January 1st, 2026
Date(s) Conference Reviewed: March 21st, 2025; March 24th, 2025

Section 1: Narrative

a. **Current Law**: Section 193.4516 F.S. Assessment of citrus fruit packing and processing equipment rendered unused due to the effects of natural disasters or citrus greening. For purposes of ad valorem taxation, applying to the 2018 tax roll only, tangible personal property owned and operated by a citrus fruit packing or processing facility is deemed to have a market value no greater than its value for salvage, provided the tangible personal property is no longer used in the operation of the facility due to the effects of natural disasters Hurricane Irma or to citrus greening.

b. **Proposed Change**: Revises the language to read "packinghouse" and "processor" equipment and now applies to the 2026 tax roll only. Packinghouse has the same meaning as provided in s. 601.03 (29): "Any building, structure, or place where citrus fruit is packed or otherwise prepared for market or shipment in fresh form." Processor has the same meaning as provided in s. 601.03 (32): "Any person engaged within this state in the business of canning, concentrating, or otherwise processing citrus fruit for market other than for shipment in fresh fruit form." Tangible personal property is deemed equitable to salvage value if it is no longer used due to the effects of natural disasters.

Section 2: Description of Data and Sources

TPP 2024 Final Roll
Florida Department of Citrus Contact

Section 3: Methodology (Include Assumptions and Attach Details)

Data was provided by the Department of Citrus identifying commercial citrus packing houses and shippers as well as processors. There were 65 on the list and 26 were matched to the TPP roll. For the matched businesses, a salvage value is calculated as 10 percent of the just value minus any exemptions. The taxable value is subtracted from that to arrive at an impact had the bill been in effect in 2024.

Low: For the 26 matched businesses, the impact is grown out to 2026 using the TPP growth rates from the most recent Ad Valorem Forecast.

High: The impact is multiplied by 2.5 (65 businesses, 26 matched) to estimate the missing packers and processors, then the impact is grown out to 2026 using the TPP growth rates from the most recent Ad Valorem Forecast.

A share-down to 10 percent is applied to indicate how many of these properties are no longer operational due to the effects of natural disasters. Statewide aggregate millage rates are then applied. The bill only impacts the 2026 roll.

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	$0	$0			$0	$0
2026-27	$(2.0 M)	$0			$(0.8 M)	$0
2027-28	$0	$0			$0	$0
2028-29	$0	$0			$0	$0
2029-30	$0	$0			$0	$0

Revenue Distribution:

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem
Issue: Citrus Packinghouse and Processors – Tangible Personal Property
Bill Number(s): Proposed Language

Section 5: Consensus Estimate (Adopted: 03/24/2025) The Conference adopted negative indeterminate. The effects of future natural disasters are unknown. In addition, the proposed language also addresses equipment rendered unusable due to prior events.

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

	A	B	C	D	E	F	G
1	**2025 Statewide Aggregate Millage**						
2	School	5.9037					
3	Non-School	10.4586					
4							
5			**Found**	**Expected**			
6	**Total in NAICS**	(701,300,880)	172	172			
7	**Packing**	(7,634,263)	10	26			
8	**Processing**	(449,026,148)	16	39			
9	**Combo**	(456,660,411)	26	65			
10							
11				**Low**		**High**	
12	**Roll Year**	**TPP**	**Growth**	**Packing**	**Combo**	**Packing**	**Combo**
13	2024	180,320.82		(7,634,263)	(456,660,411)	(19,849,084)	(1,141,651,028)
14	2025	187,578.66	4.0%	(7,941,539)	(475,040,819)	(20,648,002)	(1,187,602,047)
15	2026	195,121.93	4.0%	(8,260,900)	(494,144,065)	(21,478,339)	(1,235,360,164)
16							
17	**Total Impact Item 1**						
18		High		Middle		Low	
19		Cash	Recurring	Cash	Recurring	Cash	Recurring
20	2025-26	$0	$0			$0	$0
21	2026-27	$(0.4 M)	$0			$(0.1 M)	$0
22	2027-28	$0	$0			$0	$0
23	2028-29	$0	$0			$0	$0
24	2029-30	$0	$0			$0	$0
25							
26	**Percent of Total Value Affected**	10%					
27							
28	**Total Impact Item 2**						
29		High		Middle		Low	
30		Cash	Recurring	Cash	Recurring	Cash	Recurring
31	2025-26	$0	$0			$0	$0
32	2026-27	$(2.0 M)	$0			$(0.8 M)	$0
33	2027-28	$0	$0			$0	$0
34	2028-29	$0	$0			$0	$0
35	2029-30	$0	$0			$0	$0

REVENUE ESTIMATING CONFERENCE

Revenue Source: Pari-mutuel Taxes and Fees, Supplemental Purse Funds, Breeding Funds from the Department of Agriculture

Issue: Thoroughbred Permitholders
Bill Number(s): CS/CS/HB 105

☒ **Entire Bill**
☐ **Partial Bill**:
Sponsor(s): Representative Anderson
Month/Year Impact Begins: July 1, 2025
Date(s) Conference Reviewed: March 24, 2025

Section 1: Narrative
a. Current Law:

A thoroughbred permitholder may only possess an operating pari-mutuel license under s. 550.01215(1)(b)1, Fla. Stat., a cardroom license under s. 849.086(5), Fla. Stat., and, if applicable, a slot machine license under s. 551.104, Fla. Stat., if the thoroughbred permitholder conducts live racing.

Section 550.0951(3), Fla. Stat., provides for various tax rates applicable to the handle for intertrack wagering by host tracks. Under s. 550.0951(3)(c)1, Fla. Stat., the tax rate on the handle for intertrack wagering is 0.5 percent if the guest track receiving the broadcast is located outside the market area of the host track and within the market area of a thoroughbred permitholder currently conducting a live race meet.

Section 550.3551(3), Fla. Stat., provides that any horse track licensed under chapter 550, Fla. Stat., may receive broadcasts of horseraces conducted at other horse racetracks located outside this state if the horse track conducted a full schedule of live racing during the preceding state fiscal year, or if the horse track does not conduct live racing as authorized under s. 550.01215, Fla. Stat.

Under s. 550.09516, Fla. Stat., a thoroughbred permitholder who conducts pari-mutuel meets of thoroughbred racing is eligible for a credit equal to the amount paid by such permitholder in the prior state fiscal year to the federal Horseracing Integrity and Safety Authority. The credit may be applied to the taxes and fees due under ss. 550.0951, 550.09515, and 550.3551(3), Fla. Stat., less any credit received by the permitholder under s. 550.09515(6), Fla. Stat., and less the amount of state taxes that would otherwise be due to the state for the conduct of charity day performances under s. 550.0351(4), Fla. Stat. Any unused credit remaining at the end of a fiscal year expires and may not be used.

Section 849.086(5)(c), Fla. Stat., provides that for a cardroom license to be renewed by a thoroughbred permitholder, the applicant must have requested, as part of its pari-mutuel annual license application, to conduct at least 90 percent of the total number of live performances conducted by such permitholder during either the state fiscal year in which its initial cardroom license was issued or the state fiscal year immediately prior thereto if the permitholder ran at least a full schedule of live racing or games in the prior year.

Section 551.104(4), Fla. Stat., provides that, among other things, as a condition of slot machine gaming licensure, a thoroughbred permitholder may not hold a slot machine license or conduct slot machine gaming unless the thoroughbred permitholder conducts no fewer than a full schedule of live races as defined in s. 550.002(10), Fla. Stat.

- 550.002(10), Fla. Stat. defines a full schedule of live racing for a thoroughbred permitholder to be the conduct of at least 40 live performances.

Section 551.104(10)(a)1, Fla. Stat., provides that no slot machine license or renewal thereof shall be issued to a thoroughbred permitholder unless the permitholder has on file with the Commission: (i) a binding written agreement between the thoroughbred permitholder and the Florida Horsemen's Benevolent and Protective Association, Inc., governing the payments of purses on live thoroughbred races conducted at the permitholder's facility; and (ii); a binding written agreement between the thoroughbred permitholder and the Florida Thoroughbred Breeders' Association, Inc., governing the payment of breeders', stallion, and special racing awards on live thoroughbred races conducted at the permitholder's facility.

Section 571.265(3), Fla. Stat. requires the Department of Agriculture to distribute $5 million to FTBOA for the distribution of promoting Florida thoroughbred breeding.

REVENUE ESTIMATING CONFERENCE

Revenue Source: Pari-mutuel Taxes and Fees, Supplemental Purse Funds, Breeding Funds from the Department of Agriculture

Issue: Thoroughbred Permitholders
Bill Number(s): CS/CS/HB 105

b. Proposed Change:

Amends s. 550.0951(3)(c)1., Fla. Stat., removing the requirement that a thoroughbred permitholder must currently be conducting a live race meet for the 0.5 percent applicable tax rate on handle for intertrack wagering to apply to the guest tracks outside the market area of the host and within the market area of a thoroughbred permitholder. The 0.5 percent tax rate would now apply when a guest track is located outside the market area of the host track and within the market area of a thoroughbred permitholder, regardless of whether the thoroughbred permitholder~~,~~ is conducting a live race meet.

Amends s. 550.01215(1), Fla. Stat., to require a thoroughbred permitholder who operates a slot machine facility or cardroom to notify the Commission that it will no longer offer live racing, with such notice not valid unless it is delivered on or after July 1, 2027, and contains the date on which the permitholder will no longer offer live racing which may not be earlier than a date 3 years after the date of the notice. The permitholder is not required to deliver such notice when relocating pursuant to s. 550.3345.

Substantially amends Section 550.26165, Fla. Stat., regarding the breeders' incentives, purses, and awards plan to the owners of Florida-bred racehorses, as breeders' awards, and as stallion awards to be used to incentivize the ownership and the breeding of registered Florida-bred horses. Responsibility of payment and distribution of awards is moved to the Florida Gaming Control Commission and funds derived for the program are deposited into the Pari-Mutuel Wagering Trust Fund.

- A permitholder conducting the races shall make the payments authorized in this section to the Commission for deposit into the Pari-mutuel Wagering Trust Fund. Payment must be made by the 5th day of each calendar month for sums accruing during the preceding calendar month and provide any corresponding reporting as prescribed by the commission. These funds, together with any interest earned, shall be used exclusively for the payment of breeders', stallion, or special racing awards in accordance with the plan.

Amends s. 550.3345(2)(d), Fla, Stat., to allow a converted thoroughbred permitholder to move the location of the racing under the permit to a licensed thoroughbred training center, provided that:

- The training center is located in a county which has previously authorized pari-mutuel wagering
- The training center is designed and operated for the purpose of training, boarding, and caring for thoroughbred racehorses and be capable of providing instruction for sundry equestrian activities related to this breed of horse.
- The training center has permanent stabling for at least 1,000 horses and operate multiple racecourses of varying surfaces for the training of thoroughbred racing. Each racecourse must be at least 50 feet wide and 3200 feet in length.
- The training center may include riding arenas, viewing stands, pastures, grooming and veterinary care areas, and related amenities.
- The training center does not operate a cardroom or be issued a cardroom operating license unless such training center operated a valid cardroom license issued prior to January 1, 2025
- The training center cannot operate a slot machine facility or be issued a slot machine license.
- Racing at the training center is only conducted by a permit converted under s. 550.33445, Fla. Stat., that has provided sufficient evidence to the Commission that the governance of the not-for-profit corporation is controlled by a board that consists of three appointees from owner of the training center, an individual appointed by the chair of the Commission, and an individual appointed by the Commissioner of the Department of Agriculture and Consumer Services.

Amends s. 551.104(4), Fla. Stat., to remove the requirement that a thoroughbred permitholder must, as a condition of slot licensure, conduct no fewer than a full schedule of live races as defined in s.550.002(10), Fla. Stat.

REVENUE ESTIMATING CONFERENCE

Revenue Source: Pari-mutuel Taxes and Fees, Supplemental Purse Funds, Breeding Funds from the Department of Agriculture

Issue: Thoroughbred Permitholders
Bill Number(s): CS/CS/HB 105

Amends s. 551.104(10), Fla. Stat. to remove the slot machine licensure requirement that a thoroughbred permitholder have on file with the Commission: (i) a binding written agreement between the thoroughbred permitholder and the Florida Horsemen's Benevolent and Protective Association, Inc., governing the payments of purses on live thoroughbred races conducted at the permitholder's facility; and (ii) a binding written agreement between the thoroughbred permitholder and the Florida Thoroughbred Breeders' Association, Inc., governing the payment of breeders', stallion, and special racing awards on live thoroughbred races conducted at the permitholder's facility.

Amends s. 849.086(5)(c), Fla. Stat. to remove the cardroom license renewal requirement that a thoroughbred permitholder must have requested, as part of its pari-mutuel annual license application, to conduct at least 90 percent of the total number of live performances conducted by such permitholder during either the state fiscal year in which its initial cardroom license was issued or the state fiscal year immediately prior thereto if the permitholder ran at least a full schedule of live racing in the prior year.

Amends s. 571.265(3), Fla. Stat. the Department of Agriculture shall now distribute $5 million to the Commission for distribution of promoting Florida thoroughbred breeding, removing FTBOA from receiving such funds.

This bill would become effective July 1, 2025.

Section 2: Description of Data and Sources
Revenue Estimating Conference February 2025
FTBOA Annual Plan 2025

Section 3: Methodology (Include Assumptions and Attach Details)
Three pari-mutuel operating licenses were issued for Fiscal Year 2024-2025 to conduct live thoroughbred racing performances: Gulfstream Park Racing Association, Inc., Gulfstream Park Thoroughbred After Racing Program, Inc., and Tampa Bay Downs, Inc. Gulfstream Park Racing Association, Inc., and Gulfstream Park Thoroughbred After Racing Program, Inc., operates at Gulfstream Park in Broward County. Tampa Bay Downs, Inc. operates in Hillsborough County.

Gulfstream Park Racing Association, Inc., and Tampa Bay Downs, Inc., both hold a cardroom license, but Gulfstream has not operated its cardroom since March 12, 2020, and there has been no indication that they will begin cardroom operations in the future.

Gulfstream Park Racing Association, Inc. also holds a current slot machine license.

Assumes live thoroughbred racing continues at current levels for Gulfstream Park, Inc., Gulfstream Thoroughbred After Racing Program, Inc., and Tampa Bay Downs, Inc., through June 30, 2030 (FY 29/30). It should be noted, that should they reduce current levels of live racing prior to June 30, 2030, there would still be no impact because the revenue numbers adopted at the February 2025 REC were: $0.00 from Tampa Bay Downs, Gulfstream Park Thoroughbred After Racing Program, Inc., and Gulfstream Park Association, Inc. for each fiscal year through Fiscal Year 2029/2030, which were inclusive of HISA credits under s. 550.09516, Fla. Stat.

Two limited thoroughbred permits have been converted under s. 550.3445, Fla. Stat. Gulfstream Park Thoroughbred After Racing Program, Inc., has an operating license for Fiscal Year 2024-25 and is conducting live race performances at Gulfstream Park, Inc., and Ocala Thoroughbred, Inc., which has not obtained an annual operating license since its conversion in 2012.

Assumes Ocala Thoroughbred, Inc., limited thoroughbred permit converted under s 550.3445, Fla. Stat., would not start live racing at licensed training facilities prior to July 1, 2030.

- It is unknown if enough thoroughbred horses would be available for another horse track to operate in Florida before Gulfstream Park or Tampa Bay Downs would cease live racing.
- It is unknown if a training facility exists that meets all the specified criteria in the bill.
- Once live racing begins, the new training facility will be eligible for HISA credits after the first year of operations. Therefore, there would likely be no additional revenue to the state after the first year of operations.

REVENUE ESTIMATING CONFERENCE

Revenue Source: Pari-mutuel Taxes and Fees, Supplemental Purse Funds, Breeding Funds from the Department of Agriculture

Issue: Thoroughbred Permitholders
Bill Number(s): CS/CS/HB 105

Assumes that Gulfstream Thoroughbred After Racing Programs, Inc., will continue to operate at Gulfstream Park until July 1, 2030.

- Should Gulfstream Park Thoroughbred After Racing Program, Inc., start live racing at a licensed training facility prior to July 1, 2030, they would still have applicable HISA credits under s. 550.09516, Fla. Stat., and the numbers adopted in February 2025 REC was $0 in revenue from them.
- It is assumed that regardless of where they conduct live racing, it would likely not impact state revenue.

While 550.0951 (3) (c) 1., Fla. Stat., was amended, and the 0.5 percent tax rate now applies when a guest track is located outside the market area of the host track and within the market area of a thoroughbred permitholder, regardless of whether the thoroughbred permitholder is conducting a live race meet, the impact to the Pari-mutuel Wagering Trust Fund is minimum due to:

- Daytona Beach Kennel Club, Inc. rebroadcasts out-of-state greyhound races to in-state tracks. Approximately 35% of the total Inter-Track Wagering Simulcast (ITWS) handle comes from guests within the market area of a thoroughbred permitholder. Currently, Daytona Beach Kennel Club does not pay any taxes or fees to the state due to the applicable tax exemption credit in 550.09514(1), Fla. Stat. and the ability to receive additional tax exemption credits through transfers from other greyhound permitholders as provided in s. 550.0951(1)(b), Fla. Stat. Current estimates adopted at the conference did not have any taxes and fees to be paid by Daytona Beach Kennel Club, Inc.,

Assumes that the individual thoroughbred permitholders will make normal purse distributions as they currently do and that those funds will not be deposited into the Pari-mutuel Wagering Trust Fund for future distribution by the Commission.

Assumes that thoroughbred permitholders will remit funds monthly to the Commission associated with the payments of breeders', stallion, or special racing awards to be deposited into the Pari-Mutuel Wagering Trust Fund for distribution.

The Florida Thoroughbred Breeders' and Owners' Association (FTBOA) funds the Florida-bred Stakes Program, which is implemented at Florida's Thoroughbred racetracks. Through a percentage of the pari-mutuel handle, Florida Thoroughbred permitholders contributed $7,531,147 to the FTBOA during the 2023-2024 fiscal year. The FTBOA paid out $4,908,377 in Breeders' Awards and $1,680,031 through the Florida-bred Stakes Program. The Florida-bred Stakes Program includes "Florida Sire Stakes" at Gulfstream Park, "Florida Cup Day" at Gulfstream Park, and "Florida Sire Stakes" at Tampa Bay Downs, and additional funds for supplements to Florida-bred Preferred Stakes Races during the Gulfstream and Tampa Bay Downs' meets. Looking at the 2025 FTBOA submitted, the projected revenue from breeders' award and the balance would be right at $8 million.

- There is no exemption under s. 215.22, Fla. Stat., to exempt the purse funds deposited into the Pari-Mutuel Wagering Trust Fund from the eight percent service charge. Therefore, those funds will be subject to the eight percent service charge. The Commission, in accordance with the bill (lines 247-250), will still be required to disburse 100 percent of the funds collected plus interest earned for payments associated with payment of breeders', stallion, or special racing awards in accordance with the plan.

REVENUE ESTIMATING CONFERENCE

Revenue Source: Pari-mutuel Taxes and Fees, Supplemental Purse Funds, Breeding Funds from the Department of Agriculture

Issue: Thoroughbred Permitholders
Bill Number(s): CS/CS/HB 105

COLLECTION OF SUPPLEMENT PURSE FUNDS						
	Fund balance from FTBOA deposited in the PMWTF	**Purses deposited in the PMWTF from Thoroughbred Permitholders**	**Total to PMWTF**	**8% GR Service Charge**	**Net to PMWTF**	**100% to be disbursed for breeders', stallion, and special awards**
2025-2026	$2,000,000	$6,800,000	$8,800,000	$704,000.00	$8,096,000.00	$8,800,000
2026-2027	0	$6,800,000	$6,800,000	$544,000.00	$6,256,000.00	$6,800,000
2027-2028	0	$6,800,000	$6,800,000	$544,000.00	$6,256,000.00	$6,800,000
2028-2029	0	$6,800,000	$6,800,000	$544,000.00	$6,256,000.00	$6,800,000
2029-2030	0	$6,800,000	$6,800,000	$544,000.00	$6,256,000.00	$6,800,000

Based on assumptions, there is no impact on the decoupling of thoroughbred racing or a converted thoroughbred permitholder to move the location of the racing under the permit to a licensed thoroughbred training center. The assumption is that all activity would remain the same through FY 2029-2030.

The $5 million received from Department of Agriculture to the Pari-mutuel Wagering Trust Fund is just a reallocation of state trust funds, therefore there is no overall impact.

Section 4: Proposed Revenue Impact

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

Revenue Distribution:
Pari-Mutuel Wagering Trust Fund
General Revenue

REVENUE ESTIMATING CONFERENCE

Revenue Source: Pari-mutuel Taxes and Fees, Supplemental Purse Funds, Breeding Funds from the Department of Agriculture

Issue: Thoroughbred Permitholders
Bill Number(s): CS/CS/HB 105

Section 5: Consensus Estimate (Adopted: 03/24/2025) The Conference adopted the proposed estimate.

Supplement Purses to State

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.7	0.5	8.1	6.3	0.0	0.0	8.8	6.8
2026-27	0.5	0.5	6.3	6.3	0.0	0.0	6.8	6.8
2027-28	0.5	0.5	6.3	6.3	0.0	0.0	6.8	6.8
2028-29	0.5	0.5	6.3	6.3	0.0	0.0	6.8	6.8
2029-30	0.5	0.5	6.3	6.3	0.0	0.0	6.8	6.8

Supplement Purses Distribution

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	0.0	(8.8)	(6.8)	0.0	0.0	(8.8)	(6.8)
2026-27	0.0	0.0	(6.8)	(6.8)	0.0	0.0	(6.8)	(6.8)
2027-28	0.0	0.0	(6.8)	(6.8)	0.0	0.0	(6.8)	(6.8)
2028-29	0.0	0.0	(6.8)	(6.8)	0.0	0.0	(6.8)	(6.8)
2029-30	0.0	0.0	(6.8)	(6.8)	0.0	0.0	(6.8)	(6.8)

Transfer from FTBOA to PMWTF

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

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem
Issue: Long Term Low Income Immediate Exemption - (no reduction of units from 70 to 1)
Bill Number(s): Proposed Language

☒ **Entire Bill**
☐ **Partial Bill**:
Sponsor(s):
Month/Year Impact Begins: January 1st, 2026
Date(s) Conference Reviewed: March 24th, 2025

Section 1: Narrative

a. **Current Law**: 196.1978(4) provides a property tax exemption for certain affordable housing properties subject to an agreement with the Florida Housing Finance Corporation and more than 70 units and built (as a new improvement) within 2 years before applying for the exemption. There is a penalty for ceasing to provide affordable housing that is the amount financed by the corporation multiplied by the remaining years of the agreement.

b. **Proposed Change**: 196.1978(4) becomes 196.1978(5) and is modified to allow for the agreement to be with a local housing finance authority, adds the ability for a non-residential structure to be converted to affordable housing (rather than built as a new improvement), and changes the penalty to no longer repay the financing, but rather pay back the value of the ad valorem tax exemption received to date.

Section 2: Description of Data and Sources

2024 Final NAL Real Property Tax Roll
Aggregate Millage based on Proposed Millages from Each Taxing Authority Provided in December 2024
Results of the Ad Valorem Estimating Conference, March 5, 2025
Data provided by the Florida Housing Finance Corporation

Section 3: Methodology (Include Assumptions and Attach Details)

The exemption in this subsection does not go into effect until January of 2026. The Florida Housing Finance Corporation provided data on properties with land use restriction agreements. This includes agreements with local authorities and properties that are under agreement but in the pipeline, currently starting the lease-up process, or fully active. The impact considers all as they represent real properties that are coming online, however, the exemption would only apply to those in the active status. Between 2022 and 2024, the average number of properties each year is 60 and the average share of units rented at the required affordable level is 96.3 percent. The number of properties each year is shared up by some potential for unaccounted for local finance authority agreements and an assumed 5 percent for adaptive reuse. On average, 3.7 percent of multifamily parcels with 10 or more units undergo new construction. This is used to proxy the "new improvement where an old improvement was removed" language. The share with 99-year agreements is assumed to be 95 percent, as the greatly reduced penalty makes backing out of agreements simpler[1].

The exemption in 196.1978(3) (missing middle) represents an exemption on properties similar to those exempted herein. The median just value of those properties is used as a baseline for properties that will receive the new exemption. An alternative would be the exemption in 196.1978(2) (15+), but those properties would be much older. The median just value per property is grown forward using the non-homestead residential just value growth rate from the latest ad valorem conference. Each year it is multiplied by the expected new properties each year, the share with a 99-year agreement, the average share of units rented at the required affordable level, and the share-up for new construction over old property. The first year is further increased to account for the fact that it spans an additional catch-up period for properties between 1 and 2 years. Cohorts are created as there will be a new set of exempt properties applying each year. The 6th year cash estimate is used as the recurring. The bill first impacts the 2026 tax roll.

[1] This assumes that the language "total value of the ad valorem tax exemption received" means the tax savings due to that tax exemption. If it means the value of the exemption, backing out is still quite difficult. For example, if a property receives a $10m exemption, this results in a tax savings of around $164k. If the "total value of the ad valorem tax exemption received" is $164k, this amount saved is easy to repay. If the "total value of the ad valorem tax exemption received" is $10m, repaying this is much more onerous.

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem
Issue: Long Term Low Income Immediate Exemption - (no reduction of units from 70 to 1)
Bill Number(s): Proposed Language

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			$0	$(375.6 M)		
2026-27			$(121.3 M)	$(375.6 M)		
2027-28			$(177.0 M)	$(375.6 M)		
2028-29			$(237.4 M)	$(375.6 M)		
2029-30			$(303.5 M)	$(375.6 M)		

Revenue Distribution: Ad Valorem

Section 5: Consensus Estimate (Adopted: 03/24/2025) The Conference adopted the proposed estimate.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	0.0	0.0	0.0	0.0	(375.6)	0.0	(375.6)
2026-27	0.0	0.0	0.0	0.0	(121.3)	(375.6)	(121.3)	(375.6)
2027-28	0.0	0.0	0.0	0.0	(177.0)	(375.6)	(177.0)	(375.6)
2028-29	0.0	0.0	0.0	0.0	(237.5)	(375.6)	(237.5)	(375.6)
2029-30	0.0	0.0	0.0	0.0	(303.5)	(375.6)	(303.5)	(375.6)

	School		Non-School		Total Local/Other	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	(135.5)	0.0	(240.1)	0.0	(375.6)
2026-27	(43.8)	(135.5)	(77.5)	(240.1)	(121.3)	(375.6)
2027-28	(63.9)	(135.5)	(113.1)	(240.1)	(177.0)	(375.6)
2028-29	(85.7)	(135.5)	(151.8)	(240.1)	(237.5)	(375.6)
2029-30	(109.5)	(135.5)	(194.0)	(240.1)	(303.5)	(375.6)

	A	B	C	D	E	F	G
1	**2025 Aggregate Millage Rates**						
2	School	5.9037					
3	Non-School	10.4586					
4							
5	**Historical - FHFC Data**	**2022**	**2023**	**2024**			
6	Pipeline	27	40	45			
7	Lease-Up	17	9	4			
8	Active	22	8	7			
9	**Assumption**	**All**					
10	**Count**	66	57	56			
11	**Units <=80% Income**	10,898	7,698	7,970			
12	**Share of Units <=80% Income**	96.2%	96.8%	95.9%			
13							
14	**Other Exemption to Use:**	Missing Middle					
15							
16	**Other Exemption Properties**	**2024 Just Value**					
17	Mean	$ 47,271,253					
18	Median	$ 45,944,395					
19							
20	**Assumptions**						
21	New Properties Each Year	60					
22	Date of First Applications	7/1/2025					
23	*First Year Includes Built After*	*7/1/2023*					
24	*First Year Multiplier*	*2.5*					
25	Annual Share Up for New Construction on Older Properties	103.7%					
26	Share of Units <=80% Income	96.3%					
27	Share with 99 Year Agreement	95.0%					
28	Median Value Per Property	$ 45,944,395					
29	Share up: Additional Local Financing	0.0%					
30	Share up for adaptive reuse:	5.0%					
31	Total Properties Each Year	63					
32							
33	**Roll Year**	**Non-Homestead Res. JV**	**Growth**	**Value Per Property**			
34	2024	$ 1,320,178		$ 45,944,395			
35	2025	$ 1,370,944	3.85%	$ 47,711,139			
36	2026	$ 1,429,994	4.31%	$ 49,766,174			
37	2027	$ 1,491,304	4.29%	$ 51,899,892			
38	2028	$ 1,556,620	4.38%	$ 54,172,983			
39	2029	$ 1,628,288	4.60%	$ 56,667,155			
40	2030	$ 1,705,479	4.74%	$ 59,353,541			
41							
42	**Cohort**	**2026**	**2027**	**2028**	**2029**	**2030**	**Total**
43	2026	$ 7,413,004,504					$ 7,413,004,504
44	2027	$ 7,730,836,174	$ 3,085,154,780				$ 10,815,990,955
45	2028	$ 8,069,428,279	$ 3,220,277,169	$ 3,220,277,169			$ 14,509,982,618
46	2029	$ 8,440,951,850	$ 3,368,541,561	$ 3,368,541,561	$ 3,368,541,561		$ 18,546,576,532
47	2030	$ 8,841,107,017	$ 3,528,232,000	$ 3,528,232,000	$ 3,528,232,000	$ 3,528,232,000	$ 22,954,035,016
48							
49	**School Impact**						
50		High		Middle		Low	
51		Cash	Recurring	Cash	Recurring	Cash	Recurring
52	2025-26			$0	$(135.5 M)		
53	2026-27			$(43.8 M)	$(135.5 M)		
54	2027-28			$(63.9 M)	$(135.5 M)		
55	2028-29			$(85.7 M)	$(135.5 M)		
56	2029-30			$(109.5 M)	$(135.5 M)		
57							
58	**Non-School Impact**						
59		High		Middle		Low	
60		Cash	Recurring	Cash	Recurring	Cash	Recurring
61	2025-26			$0	$(240.1 M)		
62	2026-27			$(77.5 M)	$(240.1 M)		
63	2027-28			$(113.1 M)	$(240.1 M)		
64	2028-29			$(151.8 M)	$(240.1 M)		
65	2029-30			$(194.0 M)	$(240.1 M)		
66							
67	**Total Impact**						
68		High		Middle		Low	
69		Cash	Recurring	Cash	Recurring	Cash	Recurring
70	2025-26			$0	$(375.6 M)		
71	2026-27			$(121.3 M)	$(375.6 M)		
72	2027-28			$(177.0 M)	$(375.6 M)		
73	2028-29			$(237.4 M)	$(375.6 M)		
74	2029-30			$(303.5 M)	$(375.6 M)		

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem
Issue: Modify Missing Middle Exemption - (no reduction of units from 70 to 1) Except Opt Out
Bill Number(s): Proposed Language

☒ **Entire Bill**
☐ **Partial Bill**:
Sponsor(s):
Month/Year Impact Begins: January 1st, 2026
Date(s) Conference Reviewed: March 24th, 2025

Section 1: Narrative

a. **Current Law**: 196.1978(3) provides a property tax exemption for certain affordable housing properties with more than 70 units (or more than 10 in Monroe) and were substantially completed within 5 years before application for the exemption.

b. **Proposed Change**: 196.1978(3) becomes 196.1978(4) and is modified in several ways.
   - The property can be substantially rehabilitated as well as newly constructed to be eligible. Substantial rehabilitation requires spending $15,000 per unit if the building is 20 years old or less, or $15,000 plus an additional $750/unit for every year the building is over 20 years old. The within 5 years requirement stands.
   - Allows for vacant units posted for rent to be eligible for the exemption.
   - All affordable units within any affordable housing authorized under 125.01055 or 166.04151 receive at least a 75 percent exemption.
   - A variety of clarifying changes and language making it much more difficult for local governments to opt out of providing the exemption.

Section 2: Description of Data and Sources
2024 Final NAL Real Property Tax Roll
Aggregate Millage based on Proposed Millages from Each Taxing Authority Provided in December 2024
Results of the Ad Valorem Estimating Conference, March 5, 2025
Florida Housing Data Clearing House, Assisted Housing Inventory

Section 3: Methodology (Include Assumptions and Attach Details)

Currently there are 76 properties receiving a total exemption of $1.4 billion under this current law. For rehabilitation, properties that had an effective build date within 5 years but an actual build date greater than that were considered. Of the 1,003 parcels, 8.1% are assumed to participate (same ratio as actual parcels today). The exemption per parcel is assumed to be the average of the existing for newly eligible parcels. The per parcel exemption is multiplied by the assumed parcel count. The newly eligible rehabilitation exemptions are grown using the non-homestead residential taxable value from the latest ad valorem conference. The middle assumes than an additional 75 percent of the pool will become eligible as vacant property or transfers of ownership. The middle assumes than an additional 50 percent of the pool will become eligible as affordable housing defined in 125.01055 and 166.04151.

The original methodology for this section of statute ramped up at the rate presented in cells D25:D30 of the workpapers. This ramp up is applied and diminished at a continuous rate for the new forecast horizon. The bill first impacts the 2026 tax roll.

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			$0	$(112.6 M)		
2026-27			$(54.4 M)	$(112.6 M)		
2027-28			$(66.4 M)	$(112.6 M)		
2028-29			$(80.0 M)	$(112.6 M)		
2029-30			$(95.4 M)	$(112.6 M)		

Revenue Distribution: Ad Valorem

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem
Issue: Modify Missing Middle Exemption - (no reduction of units from 70 to 1) Except Opt Out
Bill Number(s): Proposed Language

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

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	0.0	0.0	0.0	0.0	(184.1)	0.0	(184.1)
2026-27	0.0	0.0	0.0	0.0	(89.0)	(184.1)	(89.0)	(184.1)
2027-28	0.0	0.0	0.0	0.0	(108.6)	(184.1)	(108.6)	(184.1)
2028-29	0.0	0.0	0.0	0.0	(130.8)	(184.1)	(130.8)	(184.1)
2029-30	0.0	0.0	0.0	0.0	(156.0)	(184.1)	(156.0)	(184.1)

	School		Non-School		Total Local/Other	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	(66.4)	0.0	(117.7)	0.0	(184.1)
2026-27	(32.1)	(66.4)	(56.9)	(117.7)	(89.0)	(184.1)
2027-28	(39.2)	(66.4)	(69.4)	(117.7)	(108.6)	(184.1)
2028-29	(47.2)	(66.4)	(83.6)	(117.7)	(130.8)	(184.1)
2029-30	(56.3)	(66.4)	(99.7)	(117.7)	(156.0)	(184.1)

	A	B	C	D	E	F	G
1	**2025 Statewide Aggregate Millage Rates**						
2	School	5.9037					
3	Non-School	10.4586					
4							
5	**Middle Assumptions**						
6	**Properties Eligible at 71 units:**	910					
7	**Exemption Amount:**	$ 1,392,182,540	*74*	*parcels*			
8	**Rehab Properties Eligible at 71 units:**	89					
9	**Exemption Per Property:**	$ 18,813,278					
10	**Share of Possible Rehab Properties Eligible:**	8.1%					
11	**Additional Rehab Exemption:**	$ 136,158,512	*7*	*implied parcels*			
12	**Total New Exemption Amount:**	**$ 136,158,512**					
13	**Share Up for Vacant Property and Transferability:**	**75.0%**					
14	**Share Up for 125.01055 and 166.04151:**	**0.0%**					
15	**Dollar Reduction Toggle for 125.01055 and 166.04151:**	**1**					
16							
17	Original Missing Middle Impact	**Impact**	**Impact Growth**				
18	24-25	$ 427.00					
19	25-26	$ 520.50	**21.9%**				
20	26-27	$ 617.70	**18.7%**				
21	27-28	$ 718.80	**16.4%**				
22	28-29	$ 827.50	**15.1%**				
23							
24	**Roll Year**	**Non-HX Res TV**	**Growth**	**Ramp Up**	**TotGrow**	**New Exemption - Middle**	
25	**2024**	$ 1,124,480,813,567				$ (1,282,414,301)	
26	**2025**	$ 1,213,488,496,484	7.9%	21.9%	29.8%	$ (1,664,732,815)	
27	**2026**	$ 1,292,985,396,731	6.6%	18.7%	25.2%	$ (2,084,669,261)	
28	**2027**	$ 1,366,475,200,285	5.7%	16.4%	22.1%	$ (2,544,357,572)	
29	**2028**	$ 1,439,260,987,969	5.3%	15.1%	20.4%	$ (3,064,652,281)	
30	**2029**	$ 1,514,105,099,010	5.2%	14.0%	19.2%	$ (3,652,223,492)	
31	**2030**	$ 1,591,864,014,734	5.1%	12.9%	18.0%	$ (4,311,280,735)	
32							
33	**Impact on School**						
34		High		Middle		Low	
35		Cash	Recurring	Cash	Recurring	Cash	Recurring
36	2025-26			$0	$(66.4 M)		
37	2026-27			$(32.1 M)	$(66.4 M)		
38	2027-28			$(39.2 M)	$(66.4 M)		
39	2028-29			$(47.2 M)	$(66.4 M)		
40	2029-30			$(56.3 M)	$(66.4 M)		
41							
42	**Impact on Non-School**						
43		High		Middle		Low	
44		Cash	Recurring	Cash	Recurring	Cash	Recurring
45	2025-26			$0	$(117.7 M)		
46	2026-27			$(56.9 M)	$(117.7 M)		
47	2027-28			$(69.4 M)	$(117.7 M)		
48	2028-29			$(83.6 M)	$(117.7 M)		
49	2029-30			$(99.7 M)	$(117.7 M)		
50							
51	**Total Impact**						
52		High		Middle		Low	
53		Cash	Recurring	Cash	Recurring	Cash	Recurring
54	2025-26			$0	$(184.1 M)		
55	2026-27			$(89.0 M)	$(184.1 M)		
56	2027-28			$(108.6 M)	$(184.1 M)		
57	2028-29			$(130.9 M)	$(184.1 M)		
58	2029-30			$(155.9 M)	$(184.1 M)		

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem
Issue: Modify Long Term Low Income 15+ Exemption - (no reduction of units from 70 to 1)
Bill Number(s): Proposed Language

☒ **Entire Bill**
☐ **Partial Bill**:
Sponsor(s):
Month/Year Impact Begins: January 1st, 2026
Date(s) Conference Reviewed: March 24th 2025

Section 1: Narrative

a. **Current Law**: 196.1978(2) provides a property tax exemption for certain affordable housing properties subject to an agreement with the Florida Housing Finance Corporation and more than 70 affordable units after 15 years of operation.

b. **Proposed Change**: 196.1978(2) becomes 196.1978(3) and is modified to allow for the agreement to be with a local housing finance authority.

Section 2: Description of Data and Sources
2024 Final NAL Real Property Tax Roll
Aggregate Millage based on Proposed Millages from Each Taxing Authority Provided in December 2024
Results of the Ad Valorem Estimating Conference, July 31, 2024

Section 3: Methodology (Include Assumptions and Attach Details)
This exemption is combined with the exemptions in 196.196 and 196.1978(1)(a) as exemption 15 in the NAL roll. Currently there are 4,124 use code 3 properties receiving a total exemption of $9.0 billion in exemption 15. It is assumed that 33 percent is for the exemption analyzed herein. It is assumed an additional 5 percent will be added on for agreements with local housing finance authorities. Applying the 2025 aggregate millage rates and growing by the Non-Homestead Residential Taxable Value growth rate from the ad valorem conference produces the estimate. The bill first impacts the 2026 tax roll.

Section 4: Proposed Revenue Impact

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26			$0	$(3.3 M)		
2026-27			$(2.8 M)	$(3.3 M)		
2027-28			$(3.0 M)	$(3.3 M)		
2028-29			$(3.1 M)	$(3.3 M)		
2029-30			$(3.3 M)	$(3.3 M)		

Revenue Distribution: Ad Valorem

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

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	0.0	0.0	0.0	0.0	(9.9)	0.0	(9.9)
2026-27	0.0	0.0	0.0	0.0	(8.5)	(9.9)	(8.5)	(9.9)
2027-28	0.0	0.0	0.0	0.0	(8.9)	(9.9)	(8.9)	(9.9)
2028-29	0.0	0.0	0.0	0.0	(9.4)	(9.9)	(9.4)	(9.9)
2029-30	0.0	0.0	0.0	0.0	(9.9)	(9.9)	(9.9)	(9.9)

REVENUE ESTIMATING CONFERENCE

Revenue Source: Ad Valorem
Issue: Modify Long Term Low Income 15+ Exemption - (no reduction of units from 70 to 1)
Bill Number(s): Proposed Language

	School		Non-School		Total Local/Other	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	(3.6)	0.0	(6.3)	0.0	(9.9)
2026-27	(3.1)	(3.6)	(5.4)	(6.3)	(8.5)	(9.9)
2027-28	(3.2)	(3.6)	(5.7)	(6.3)	(8.9)	(9.9)
2028-29	(3.4)	(3.6)	(6.0)	(6.3)	(9.4)	(9.9)
2029-30	(3.6)	(3.6)	(6.3)	(6.3)	(9.9)	(9.9)

	A	B	C	D	E	F	G
1	**2025 Statewide Aggregate Millage Rates**						
2	School	5.9037					
3	Non-School	10.4586					
4							
5	**Low Assumptions**						
6		**School**	**NonSchool**				
7	**Ex15 Total Amount 24:**	$ 8,998,547,227	$ 8,998,547,227				
8	**Share of EX15 for 15+:**	33%	33.33%				
9	**EX15 Amount for 15+:**	$ 2,999,515,742	$ 2,999,515,742	*1403*	*parcels*		
10	**Share for Local Finance Authorities and Project Aggregation:**	15%	15%				
11	**TV Impact**	**$ 449,927,361**	**$ 449,927,361**	*210*	*implied parcels*		
12							
13	**Roll Year**	**Non-HX Res TV**	**Growth**	**Ramp Up**	**TotGrow**		
14	**2024**	$ 1,124,480,813,567					
15	**2025**	$ 1,213,488,496,484	7.9%	0.0%	7.9%		
16	**2026**	$ 1,292,985,396,731	6.6%	0.0%	6.6%		
17	**2027**	$ 1,366,475,200,285	5.7%	0.0%	5.7%		
18	**2028**	$ 1,439,260,987,969	5.3%	0.0%	5.3%		
19	**2029**	$ 1,514,105,099,010	5.2%	0.0%	5.2%		
20	**2030**	$ 1,591,864,014,734	5.1%	0.0%	5.1%		
21							
22	**Impact on School**						
23		High		Middle		Low	
24		Cash	Recurring	Cash	Recurring	Cash	Recurring
25	2025-26			$0	$(3.6 M)		
26	2026-27			$(3.1 M)	$(3.6 M)		
27	2027-28			$(3.2 M)	$(3.6 M)		
28	2028-29			$(3.4 M)	$(3.6 M)		
29	2029-30			$(3.6 M)	$(3.6 M)		
30							
31	**Impact on Non-School**						
32		High		Middle		Low	
33		Cash	Recurring	Cash	Recurring	Cash	Recurring
34	2025-26			$0	$(6.3 M)		
35	2026-27			$(5.4 M)	$(6.3 M)		
36	2027-28			$(5.7 M)	$(6.3 M)		
37	2028-29			$(6.0 M)	$(6.3 M)		
38	2029-30			$(6.3 M)	$(6.3 M)		
39							
40	**Total Impact**						
41		High		Middle		Low	
42		Cash	Recurring	Cash	Recurring	Cash	Recurring
43	2025-26			$0	$(9.9 M)		
44	2026-27			$(8.5 M)	$(9.9 M)		
45	2027-28			$(8.9 M)	$(9.9 M)		
46	2028-29			$(9.4 M)	$(9.9 M)		
47	2029-30			$(9.9 M)	$(9.9 M)		

REVENUE ESTIMATING CONFERENCE

Revenue Source: Local Taxes and Fees
Issue: Exempts Public and Private Preschools from Special Assessments Levied by Municipal Governments
Bill Number(s): CS/SB 738; CS/HB 47

☐ **Entire Bill**
☒ **Partial Bill – Section 1 only**
Sponsor(s): Committee on Children, Families, and Elder Affairs and Senator Burton; Representative McFarland
Month/Year Impact Begins: July 1, 2025
Date(s) Conference Reviewed: March 24, 2025

Section 1: Narrative

a. Current Law:

Section 170.201(1), F.S., authorizes municipal governments to levy and collect special assessments to fund capital improvements and municipal services, including, but not limited to, fire protection, emergency medical services, garbage disposal, sewer improvement, street improvement, and parking facilities. Furthermore, a municipality that has a population of fewer than 100 persons for the previous year's taxing year may also levy and collect special assessments to fund special security and crime prevention services and facilities, including guard and gatehouse facilities for the current taxing year.

The governing body of a municipality may apportion costs of such special assessments based on:

1. The front or square footage of each parcel of land; or
2. An alternative methodology, so long as the amount of the assessment for each parcel of land is not in excess of the proportional benefits as compared to other assessments on other parcels of land.

Section 170.201(2), F.S., exempts the following types of properties from special assessments levied by municipalities.

1. Property owned or occupied by a religious institution and used as a place of worship or education.
2. Property owned or occupied by a public or private elementary, middle, or high school.
3. Property owned or occupied or by a governmentally financed, insured, or subsidized housing facility that is used primarily for persons who are elderly or disabled shall be exempt from any special assessment levied by a municipality to fund any service if the municipality so desires.

b. Proposed Change:

The bill amends s. 170.201(2), F.S., to add public and private preschools to the list of facilities exempted from municipal special assessments, if the municipality so desires. As defined in the bill, the term ***preschool*** means any childcare facility licensed under s. 402.305, F.S.

The bill's definition of ***preschool*** appears to be less restrictive than the definition used in last year's legislation. In 2024's CS/CS/HB 635 and CS/CS/SB 820, which had nearly identical provisions, the term ***preschool*** meant any childcare facility licensed under s. 402.305, F.S., ***which serves children under 5 years of age***.

Section 2: Description of Data and Sources

Florida Department of Children and Families (DCF), *Statewide Child Care Provider List as of February 3, 2025*, available at https://www.myflfamilies.com/document/59296 (last accessed on March 20, 2025).

This provider list is posted to DCF's Child Care / For Child Care Providers and Staff / Brochures, Fact Sheets, and Reports webpage, available at https://www.myflfamilies.com/services/child-family/child-care/child-care-providers-and-staff/brochures-fact-sheets-and-reports.

Section 3: Methodology (Include Assumptions and Attach Details)

Given the short turnaround time to prepare this analysis, EDR staff relied in part on DOR's analysis of 2024's CS/HB 635 and CS/SB 820: Preschool Special Assessments, which had nearly identical provisions as this bill. As previously mentioned, the only difference was the definition of preschool. The 2024 legislation defined preschool to mean any childcare facility licensed under s. 402.305, F.S., which serves children under 5 years of age.

For this analysis, EDR staff used the most recent Statewide Child Care Provider List as of February 3, 2025, which lists 11,944 total childcare providers. Applying several filters to this database, EDR staff identified 6,326 preschool childcare facilities. Using the available information in the database, EDR staff were then able to identify the geographic coordinates for 5,081 preschool facilities (80.3% of total). Given the lack of information, the geographic coordinates of 1,245 preschool facilities (i.e., 6,326 total minus 5,081 identifiable) could not be determined. Using GIS software, it was then possible to determine that 3,683 or 72.5% of the geographically identifiable 5,081 preschool facilities were located within municipal boundaries.

By comparison, last year's DOR analysis listed 6,060 licensed childcare facilities serving children from birth to school age. Using the April 1, 2022 incorporated population to total population ratio of 50.44%, the DOR analysis assumed that 3,057 of those 6,060 preschools were located within municipalities.

For EDR's Low impact, we assumed the estimated number of preschools located within municipalities to be 3,683. For EDR's High impact, we assumed 4,586 preschools located within municipalities, which is 72.5% of the estimated total of 6,326 (both identifiable and not identifiable). For EDR's Middle impact, we assumed an average of the High and Low figures.

As illustrated in the attached spreadsheet, the EDR analysis relied on several factors from the 2024 DOR analysis to determine the FY 2024-25 fiscal impact: Estimated % of Municipalities That Assess Preschools (i.e., 41.24%); Estimated % of Municipalities That Apply the Exemption (i.e., 93.12%); and Average Number of Assessments per Parcel (i.e., 1.4). Last year, the Conference adopted an amended high estimate that used the Average Assessment for Private Schools of $2,648, and this EDR analysis uses that same figure.

The estimated High, Middle, and Low FY 2024-25 fiscal impacts were projected into the forecast period using annual growth rates calculated from unpublished April 1 population projections for the Population 0-12 age group, consistent with the February 4, 2025 Demographic Estimating Conference results.

Section 4: Proposed Revenue Impact ($ Millions)

	High		Middle		Low	
	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	(6.6)	(6.6)	(5.9)	(5.9)	(5.3)	(5.3)
2026-27	(6.6)	(6.6)	(5.9)	(5.9)	(5.3)	(5.3)
2027-28	(6.6)	(6.6)	(5.9)	(5.9)	(5.3)	(5.3)
2028-29	(6.6)	(6.6)	(6.0)	(6.0)	(5.3)	(5.3)
2029-30	(6.6)	(6.6)	(6.0)	(6.0)	(5.3)	(5.3)

Revenue Distribution: Local funds only.

Section 5: Consensus Estimate (Adopted: 03/24/2025) The Conference adopted the middle estimate.

	GR		Trust		Local/Other		Total	
	Cash	Recurring	Cash	Recurring	Cash	Recurring	Cash	Recurring
2025-26	0.0	0.0	0.0	0.0	(5.9)	(5.9)	(5.9)	(5.9)
2026-27	0.0	0.0	0.0	0.0	(5.9)	(5.9)	(5.9)	(5.9)
2027-28	0.0	0.0	0.0	0.0	(5.9)	(5.9)	(5.9)	(5.9)
2028-29	0.0	0.0	0.0	0.0	(6.0)	(6.0)	(6.0)	(6.0)
2029-30	0.0	0.0	0.0	0.0	(6.0)	(6.0)	(6.0)	(6.0)

	A	B	C	D	E
1	**2025 CS/SB 738 (Section 1) - Preschool Special Assessments**				
2	**Issue: Exempts Public and Private Preschools from Special Assessments Levied by Municipalities**				
3					
4					
5	**Variables**	**High**	**Middle**	**Low**	**Note**
6	# of Preschools Located within Municipalities	4,586	4,135	3,683	EDR estimates based on geocoded data
7	% of Municipalities That Assess Preschools	41.24%	41.24%	41.24%	From DOR's 2024 fiscal impact analysis
8	% of Assessing Municipalities That Apply the Exemption	93.12%	93.12%	93.12%	From DOR's 2024 fiscal impact analysis
9	Average # of Assessments per Parcel	1.4	1.4	1.4	From DOR's 2024 fiscal impact analysis
10	Average Value of Assessment of Private Schools	$ 2,648	$ 2,648	$ 2,648	From DOR's 2024 fiscal impact analysis
11					
12	Estimated 2024-25 Impact	$ (6,528,925)	$ (5,886,852)	$ (5,243,356)	The product of the five variables in each column
13					
14					
15	**Florida Population Ages 0-12**	**#**	**% Chg.**		
16	April 1, 2024	3,066,582			
17	April 1, 2025	3,079,051	0.41%		
18	April 1, 2026	3,092,889	0.45%		
19	April 1, 2027	3,103,143	0.33%		
20	April 1, 2028	3,110,362	0.23%		
21	April 1, 2029	3,115,406	0.16%		
22	April 1, 2030	3,123,060	0.25%		
23	Data Source: EDR, unpublished April 1 population projections consistent with the February 2, 2025 Demographic Estimating Conference results.				
24					
25					
26	**Proposed Local Revenue Impact**				
27	**FY**	**High**	**Middle**	**Low**	
28	2025-26	$ (6,558,268)	$ (5,913,309)	$ (5,266,921)	
29	2026-27	$ (6,580,011)	$ (5,932,914)	$ (5,284,383)	
30	2027-28	$ (6,595,318)	$ (5,946,716)	$ (5,296,676)	
31	2028-29	$ (6,606,014)	$ (5,956,360)	$ (5,305,266)	
32	2029-30	$ (6,622,243)	$ (5,970,994)	$ (5,318,300)	