OMB Granicus Review

Granicus Title	Resolution electing to not exempt property under Section 196.1978(3)(o), Florida Statutes, commonly known as the Live Local Act Property Tax Exemption.				
Granicus ID#	25-1411A	**Reference #**	N/A	**Date**	7-OCT-25

Mark all Applicable Boxes:

Type of Review									
CIP		**Grant**		**Other**	X	**Revenue**		**Project**	

Fiscal Information:

New Contract (Y/N)	Y	**Original Amount**	$ 0.00
Fund(s)	N/A	**Amount of Change (+/-)**	$ 0.00
Cost Center(s)	N/A	**Total Amount**	$ 0.00
Program(s)	N/A	**Amount Available**	**Total:** $ 0.00
Account(s)	N/A	**Included in Applicable Budget? (Y/N)**	**N/A**
Fiscal Year(s)	FY 26		

Description & Comments

(What is it, any issues found, is there a financial impact to current/next FY, does this contract vary from previous FY, etc.)

Housing and Community Development is seeking adoption of a Resolution to not exempt property under the Live Local Act Property Tax Exemption (The Act). Section 196.1978(3), Florida Statutes, commonly known as the Live Local Act Property Tax Exemption, requires the Pinellas County Property Appraiser to exempt rental properties with households whose annual household income is between 80.0%-120.0% of the Area Median Income within a Metropolitan Statistical Area (MSA) from ad valorem taxes. With the commencement of the 2025 tax roll, taxing authorities may “opt-out” of providing The Act to certain rental units in multifamily projects that would otherwise qualify for the 80.0% to 120.0% Tax Exemption if the latest Shimberg Center for Housing Studies Annual Report (Shimberg Annual Report) identifies a surplus of affordable and available units. On November 19, 2024, the Board approved a resolution to “opt-out” for 2025, but a new resolution is required to continue it for 2026. The County finds that the Shimberg Annual Report continues to identify a surplus of affordable and available units within the Tampa St. Petersburg- Clearwater MSA, in which Pinellas County is located, for those households that meet the income criteria for the 80.0% to 120.0% Tax Exemption. Pursuant to Section 196.1978(3)(o), Florida Statutes, the County remains eligible for the “opt-out” election and, pending approval of this resolution, elects not to exempt properties eligible for the exemption and requests that the Pinellas County Property Appraiser not grant any such exemptions. This resolution applies to all ad valorem property tax levies imposed by the County. If approved, it will take effect on January 1, 2026, and will expire or be renewed pursuant to the provisions Section 196.1978(3)(o), Florida Statutes.

The adoption of this resolution has no fiscal impact on the County.

Analyst: **Katherine Bleakly** **Ok to Sign:** ☒