New Homestead Exemption

Creates a new homestead exemption of $150,000 in 2027 and $250,000 in 2028, applicable to all levies excluding school districts. The Legislature would then create a further phase-in schedule to fully eliminate this revenue source.

Non-homestead assessment cap

Reduces the assessment cap on non-homestead properties (e.g. second homes and commercial real estate) from 10% to 5%.

Five-year residency requirement

Requires a five-year Florida residency period before new residents qualify for the expanded exemption.

Automatic inflation growth

Grows both exemptions automatically with inflation each year. The tax base erodes permanently; counties never recover the ground given up by each year's adjustment, and the gap compounds.

Millage rate ceiling narrowed

Simultaneously narrows the default maximum millage rate, tying it to the rolled-back rate rather than the current formula. The tax base shrinks with counties struggling to raise millage rates to make up the difference.

Constitutional category lock

Constitutionally restricts county and municipal ad valorem to a closed list of seven (7) categories. The final bill funds the "operations & administration" and any expenditures approved by a county or municipality.

Sheriffs funding at risk

Even sheriffs, within the authorized public safety category, are not protected from budget cuts. That means longer response times and fewer deputies covering more ground.

No safety net for critical services

The original trust fund was eliminated from the final legislation, leaving no safety net for fiscally constrained counties or lapsed critical services.