

By the Committee on Finance and Taxation and Commissioner  
Anthony

1                                   A proposal to revise  
2       ARTICLE VII, s. 4, Fla. Const.; requiring the  
3       assessment of improvements to real property  
4       which occur between assessment dates.

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6   It is proposed by the Florida Constitution Revision Commission  
7   that:

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9       Section 1. Section 4 of Article VII of the Florida  
10   Constitution is revised by amending that section to read:

11                                   ARTICLE VII

12                                   FINANCE AND TAXATION

13       SECTION 4. Taxation; assessments.--By general law  
14   regulations shall be prescribed which shall secure a just  
15   valuation of all property for ad valorem taxation, provided:

16       (a) Agricultural land, land producing high water  
17   recharge to Florida's aquifers or land used exclusively for  
18   non-commercial recreational purposes may be classified by  
19   general law and assessed solely on the basis of character or  
20   use.

21       (b) Pursuant to general law tangible personal property  
22   held for sale as stock in trade and livestock may be valued  
23   for taxation at a specified percentage of its value, may be  
24   classified for tax purposes, or may be exempted from taxation.

25       (c) All persons entitled to a homestead exemption  
26   under Section 6 of this Article shall have their homestead  
27   assessed at just value as of January 1 of the year following  
28   the effective date of this amendment. This assessment shall  
29   change only as provided herein.

30       (1)~~1~~. Assessments subject to this provision shall be  
31   changed annually on January 1st of each year; but those

1 changes in assessments shall not exceed the lower of the  
2 following:

3 a.~~(A)~~ three percent (3%) of the assessment for the  
4 prior year.

5 b.~~(B)~~ the percent change in the Consumer Price Index  
6 for all urban consumers, U.S. City Average, all items  
7 1967=100, or successor reports for the preceding calendar year  
8 as initially reported by the United States Department of  
9 Labor, Bureau of Labor Statistics.

10 (2)~~2~~. No assessment shall exceed just value.

11 (3)~~3~~. After any change of ownership, as provided by  
12 general law, homestead property shall be assessed at just  
13 value as of January 1 of the following year. Thereafter, the  
14 homestead shall be assessed as provided herein.

15 (4)~~4~~. New homestead property shall be assessed at just  
16 value as of January 1st of the year following the  
17 establishment of the homestead. That assessment shall only  
18 change as provided herein.

19 (5)~~5~~. Changes, additions, reductions or improvements  
20 to homestead property shall be assessed as provided for by  
21 general law; provided, however, after the adjustment for any  
22 change, addition, reduction or improvement, the property shall  
23 be assessed as provided herein.

24 (6)~~6~~. In the event of a termination of homestead  
25 status, the property shall be assessed as provided by general  
26 law.

27 (7)~~7~~. The provisions of this amendment are severable.  
28 If any of the provisions of this amendment shall be held  
29 unconstitutional by any court of competent jurisdiction, the  
30 decision of such court shall not affect or impair any  
31 remaining provisions of this amendment.

1        (d) The legislature may authorize the taxation of  
2 improvements to real property occurring between assessment  
3 dates uniformly statewide or on a county option basis.  
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