

By 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) Improvements to real property, including homestead
2 property, occurring between assessment dates shall be assessed
3 pursuant to general law.
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