

By Commissioner Brochin

1 A proposal to revise
2 ARTICLE VII, s. 4, Fla. Const.; providing that,
3 after a specified date, the "Save-Our-Homes"
4 assessment limitation applies only to homestead
5 parcels that have a just value of more than a
6 specified amount; requiring provision to be
7 made by general law for the coordination of
8 this limitation with other assessment
9 limitations set forth in Article VII, s. 4(c),
10 Fla. Const.; allowing provision to be made by
11 general law for adjusting the maximum just
12 value to accommodate inflation.

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14 It is proposed by the Florida Constitution Revision Commission
15 that:

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

19

ARTICLE VII

20

FINANCE AND TAXATION

21

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

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

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32 (b) Pursuant to general law tangible personal property
33 held for sale as stock in trade and livestock may be valued
34 for taxation at a specified percentage of its value, may be

1 classified for tax purposes ~~purposes~~, or may be exempted from
2 taxation.

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

8 1. Assessments subject to this provision shall be
9 changed annually on January 1st of each year; but those
10 changes in assessments shall not exceed the lower of the
11 following:

12 (A) three percent (3%) of the assessment for the prior
13 year.

14 (B) the percent change in the Consumer Price Index for
15 all urban consumers, U.S. City Average, all items 1967=100, or
16 successor reports for the preceding calendar year as initially
17 reported by the United States Department of Labor, Bureau of
18 Labor Statistics.

19 2. No assessment shall exceed just value.

20 3. After any change of ownership, as provided by
21 general law, homestead property shall be assessed at just
22 value as of January 1 of the following year. Thereafter, the
23 homestead shall be assessed as provided herein.

24 4. New homestead property shall be assessed at just
25 value as of January 1st of the year following the
26 establishment of the homestead. That assessment shall only
27 change as provided herein.

28 5. Changes, additions, reductions or improvements to
29 homestead property shall be assessed as provided for by
30 general law; provided, however, after the adjustment for any
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1 change, addition, reduction or improvement, the property shall
2 be assessed as provided herein.

3 6. In the event of a termination of homestead status,
4 the property shall be assessed as provided by general law.

5 7. The provisions of this amendment are severable. If
6 any of the provisions of this amendment shall be held
7 unconstitutional by any court of competent jurisdiction, the
8 decision of such court shall not affect or impair any
9 remaining provisions of this amendment.

10 8. For each taxable year that begins on or after
11 January 1, 1999, paragraphs 1.-7. shall apply only to
12 homestead parcels that have a just value of \$200,000 or less.
13 By general law, provision shall be made for the coordination
14 of this limitation with assessment limitations imposed in
15 previous years under this subsection, and provision may be
16 made for adjusting the \$200,000 limit to account for
17 inflation.