

1 Taxation and Budget Reform Commission Resolution
2 A resolution proposing an amendment to Section 4 of
3 Article VII and the creation of a new section in Article
4 XII of the State Constitution to provide for the
5 assessment of working waterfront property based upon
6 current use.

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8 Be It Resolved by the Taxation and Budget Reform Commission:

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10 That the following amendment to Section 4 of Article VII
11 and the creation of a new section in Article XII of the State
12 Constitution is agreed to and shall be submitted to the electors
13 of this state for approval or rejection at the next general
14 election or at an earlier special election specifically
15 authorized by law for that purpose:

16 ARTICLE VII

17 FINANCE AND TAXATION

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

21 (a) Agricultural land, land producing high water recharge
22 to Florida's aquifers, or land used exclusively for
23 noncommercial recreational purposes may be classified by general
24 law and assessed solely on the basis of character or use.

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

29 (c) All persons entitled to a homestead exemption under
30 Section 6 of this Article shall have their homestead assessed at

31 just value as of January 1 of the year following the effective
32 date of this amendment. This assessment shall change only as
33 provided herein.

34 (1) Assessments subject to this provision shall be changed
35 annually on January 1st of each year; but those changes in
36 assessments shall not exceed the lower of the following:

37 a. Three percent (3%) of the assessment for the prior
38 year.

39 b. The percent change in the Consumer Price Index for all
40 urban consumers, U.S. City Average, all items 1967=100, or
41 successor reports for the preceding calendar year as initially
42 reported by the United States Department of Labor, Bureau of
43 Labor Statistics.

44 (2) No assessment shall exceed just value.

45 (3) After any change of ownership, as provided by general
46 law, homestead property shall be assessed at just value as of
47 January 1 of the following year, unless the provisions of
48 paragraph (8) apply. Thereafter, the homestead shall be assessed
49 as provided herein.

50 (4) New homestead property shall be assessed at just value
51 as of January 1st of the year following the establishment of the
52 homestead, unless the provisions of paragraph (8) apply. That
53 assessment shall only change as provided herein.

54 (5) Changes, additions, reductions, or improvements to
55 homestead property shall be assessed as provided for by general
56 law; provided, however, after the adjustment for any change,
57 addition, reduction, or improvement, the property shall be
58 assessed as provided herein.

59 (6) In the event of a termination of homestead status, the
60 property shall be assessed as provided by general law.

61 (7) The provisions of this amendment are severable. If any
62 of the provisions of this amendment shall be held
63 unconstitutional by any court of competent jurisdiction, the
64 decision of such court shall not affect or impair any remaining
65 provisions of this amendment.

66 (8)a. A person who establishes a new homestead as of
67 January 1, 2009, or January 1 of any subsequent year and who has
68 received a homestead exemption pursuant to Section 6 of this
69 Article as of January 1 of either of the two years immediately
70 preceding the establishment of the new homestead is entitled to
71 have the new homestead assessed at less than just value. If this
72 revision is approved in January of 2008, a person who
73 establishes a new homestead as of January 1, 2008, is entitled
74 to have the new homestead assessed at less than just value only
75 if that person received a homestead exemption on January 1,
76 2007. The assessed value of the newly established homestead
77 shall be determined as follows:

78 1. If the just value of the new homestead is greater than
79 or equal to the just value of the prior homestead as of January
80 1 of the year in which the prior homestead was abandoned, the
81 assessed value of the new homestead shall be the just value of
82 the new homestead minus an amount equal to the lesser of
83 \$500,000 or the difference between the just value and the
84 assessed value of the prior homestead as of January 1 of the
85 year in which the prior homestead was abandoned. Thereafter, the
86 homestead shall be assessed as provided herein.

87 2. If the just value of the new homestead is less than the
88 just value of the prior homestead as of January 1 of the year in
89 which the prior homestead was abandoned, the assessed value of
90 the new homestead shall be equal to the just value of the new

91 homestead divided by the just value of the prior homestead and
92 multiplied by the assessed value of the prior homestead.
93 However, if the difference between the just value of the new
94 homestead and the assessed value of the new homestead calculated
95 pursuant to this sub-subparagraph is greater than \$500,000, the
96 assessed value of the new homestead shall be increased so that
97 the difference between the just value and the assessed value
98 equals \$500,000. Thereafter, the homestead shall be assessed as
99 provided herein.

100 b. By general law and subject to conditions specified
101 therein, the Legislature shall provide for application of this
102 paragraph to property owned by more than one person.

103 (d) The legislature may, by general law, for assessment
104 purposes and subject to the provisions of this subsection, allow
105 counties and municipalities to authorize by ordinance that
106 historic property may be assessed solely on the basis of
107 character or use. Such character or use assessment shall apply
108 only to the jurisdiction adopting the ordinance. The
109 requirements for eligible properties must be specified by
110 general law.

111 (e) A county may, in the manner prescribed by general law,
112 provide for a reduction in the assessed value of homestead
113 property to the extent of any increase in the assessed value of
114 that property which results from the construction or
115 reconstruction of the property for the purpose of providing
116 living quarters for one or more natural or adoptive grandparents
117 or parents of the owner of the property or of the owner's spouse
118 if at least one of the grandparents or parents for whom the
119 living quarters are provided is 62 years of age or older. Such a
120 reduction may not exceed the lesser of the following:

121 (1) The increase in assessed value resulting from
122 construction or reconstruction of the property.

123 (2) Twenty percent of the total assessed value of the
124 property as improved.

125 (f) For all levies other than school district levies,
126 assessments of residential real property, as defined by general
127 law, which contains nine units or fewer and which is not subject
128 to the assessment limitations set forth in subsections (a)
129 through (c) shall change only as provided in this subsection.

130 (1) Assessments subject to this subsection shall be
131 changed annually on the date of assessment provided by law; but
132 those changes in assessments shall not exceed ten percent (10%)
133 of the assessment for the prior year.

134 (2) No assessment shall exceed just value.

135 (3) After a change of ownership or control, as defined by
136 general law, including any change of ownership of a legal entity
137 that owns the property, such property shall be assessed at just
138 value as of the next assessment date. Thereafter, such property
139 shall be assessed as provided in this subsection.

140 (4) Changes, additions, reductions, or improvements to
141 such property shall be assessed as provided for by general law;
142 however, after the adjustment for any change, addition,
143 reduction, or improvement, the property shall be assessed as
144 provided in this subsection.

145 (g) For all levies other than school district levies,
146 assessments of real property that is not subject to the
147 assessment limitations set forth in subsections (a) through (c)
148 and (f) shall change only as provided in this subsection.

149 (1) Assessments subject to this subsection shall be
150 changed annually on the date of assessment provided by law; but

those changes in assessments shall not exceed ten percent (10%) of the assessment for the prior year.

(2) No assessment shall exceed just value.

(3) The legislature must provide that such property shall be assessed at just value as of the next assessment date after a qualifying improvement, as defined by general law, is made to such property. Thereafter, such property shall be assessed as provided in this subsection.

(4) The legislature may provide that such property shall be assessed at just value as of the next assessment date after a change of ownership or control, as defined by general law, including any change of ownership of the legal entity that owns the property. Thereafter, such property shall be assessed as provided in this subsection.

(5) Changes, additions, reductions, or improvements to such property shall be assessed as provided for by general law; however, after the adjustment for any change, addition, reduction, or improvement, the property shall be assessed as provided in this subsection.

(h) (1) The assessment of the following working waterfront properties shall be based upon the current use of the property:

a. Land used predominantly for commercial fishing purposes.

b. Land used for vessel launches into waters that are navigable and accessible to the public.

c. Marinas and drystacks that are open to the public.

d. Water-dependent marine manufacturing facilities, commercial fishing facilities, and marine vessel construction and repair facilities and their support activities.

(2) The assessment benefit provided by this subsection is

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181 subject to conditions and limitations and reasonable definitions
182 as specified by the legislature by general law.

ARTICLE XII

SCHEDULE

185 Assessment of working waterfront property.--The amendment
186 to Section 4 of Article VII, providing for the assessment of
187 working waterfront property based on current use, and this
188 section, shall take effect upon approval by the electors and
189 shall first apply to assessments for tax years beginning January
190 1, 2010.

191 BE IT FURTHER RESOLVED that the following statement be
192 placed on the ballot:

CONSTITUTIONAL AMENDMENT

ARTICLE VII, SECTION 4

ARTICLE XII, NEW SECTION

196 ASSESSMENT OF WORKING WATERFRONT PROPERTY BASED UPON
197 CURRENT USE.--Proposing amendment of the State Constitution to
198 provide for assessment, based upon use, of land used predominantly
199 for commercial fishing purposes; land used for vessel launches
200 into waters that are navigable and accessible to the public;
201 marinas and drystacks that are open to the public; and water-
202 dependent marine manufacturing facilities, commercial fishing
203 facilities, and marine vessel construction and repair facilities
204 and their support activities, subject to conditions,
205 limitations, and reasonable definitions specified by general
206 law.

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