Florida's New Property Tax Rules

A Simple Guide to Amendment 3 | 2027–2028

Presented by Kornitzer Law, LLC and Strawberry Patch Realty of Florida LLC

What changes in 2027

Florida voters approved Amendment 3 on November 3, 2026. It takes effect January 1, 2027. The amendment raises the homestead exemption for non-school taxes and lowers the assessment cap for qualifying property without homestead. It first applies to the 2027 tax roll.

1. The homestead exemption gets bigger

The homestead exemption lowers the value of your home that is subject to property tax. If you qualify for the larger exemption, it covers up to $150,000 for non-school taxes in 2027 and up to $250,000 in 2028. The $250,000 amount is adjusted for inflation beginning in 2029 when inflation is positive.

Maximum standard homestead exemption for non-school taxes



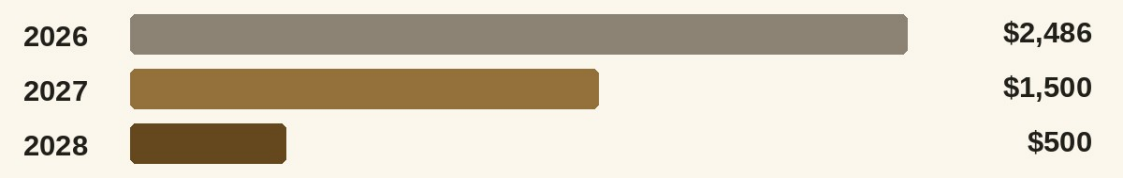
The school-tax homestead exemption remains up to $25,000. Special assessments and other charges may still appear on your bill.

2. How much could you save?

Assume your home has a $300,000 assessed value and qualifies for the full exemption shown. The non-school tax rate is 10 mills ($10 per $1,000 of taxable value). We hold both the assessment and the rate steady.

Tax year	Non-school taxable value	Estimated non-school tax
2026	$248,589	$2,486
2027	$150,000	$1,500
2028	$50,000	$500

Example annual non-school taxes



In this example, the owner pays about $1,986 less in non-school taxes in 2028 than in 2026. School taxes and special assessments are separate.

3. Why December 31, 2026 matters

The amendment uses December 31, 2026, to determine whether you already had a permanent home in Florida. Buying a property by that date alone does not establish residency. You still have to meet the normal homestead rules for the property.

Situation	How Amendment 3 applies
Florida resident by Dec. 31, 2026	May qualify for the larger exemption as early as 2027
Become a resident after Dec. 31, 2026	Larger exemption generally starts in the fifth year of homestead exemption
Vacation home; primary residence elsewhere	A vacation home is generally ineligible for homestead

If you establish Florida residency after that date and qualify for homestead, the amendment provides up to $50,000 in non-school exemption before inflation adjustments, and up to $25,000 for school taxes. The larger non-school exemption generally starts in your fifth year of exemption. Check with your county property appraiser if your move or closing falls near year-end.

4. What about rental and investment property?

Starting in 2027, the annual assessment cap drops from 10% to 5% for qualifying property without homestead. This can include rental homes and commercial property. The cap applies to assessments for non-school taxes.

Old annual cap	New annual cap
10%	5%

If a property has a $400,000 capped assessment, a 5% increase is $20,000, compared with $40,000 at 10%. Changes in ownership or certain improvements can affect the assessment. Your bill can also change if tax rates or other charges change.

5. Could some homeowners pay no property taxes?

A qualifying home assessed at $200,000 could have zero taxable value for non-school taxes in 2028. School taxes and special assessments could still be due. The amendment also allows a process for local governments to offer larger exemptions for their own taxes. Any additional local exemption depends on the steps required by law.

6. What should homeowners do now?

- Find your assessed value on your county property appraiser's website.
- Confirm your homestead status and ask the county about filing deadlines.
- If you recently moved to Florida, keep records showing when it became your permanent home.
- Review your proposed tax notice and check the school and non-school amounts.
- If you're buying, ask for a tax estimate based on your purchase and expected homestead status.

7. What are the possible downsides?

Cities and counties use property taxes to pay for local services. A larger exemption can reduce their tax revenue. The amendment also limits how they can spend property tax revenue and includes a process for approving certain other uses. The effect on local budgets will depend on how each community responds.

The bottom line

If you qualify for the larger exemption, it can lower the non-school part of your bill. To estimate your savings, start with your assessed value, your exemptions, and your local tax rates.

Questions about your Florida property?

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Disclaimer: This guide provides general information. Examples illustrate how the rules work. Check with your county property appraiser for details about your property. This guide does not provide legal or tax advice.

Official Sources

Florida Department of Revenue • Amendment 3 bulletin

Florida Legislature • Full text of Amendment 3

Florida Department of State • Official election results

Florida Department of Revenue • 2026 exemption amounts