

FLORIDA AMENDMENT 3

WHAT PROPERTY OWNERS NEED TO KNOW

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QUICK FACTS

2026 — No Change in 2026

Your homestead exemption for non-school taxes remains **$51,411.**

Bigger Exemption in 2027

Increases to up to **$150,000** for non-school taxes.

Even Larger in 2028

Increases to up to **$250,000** for non-school taxes.

School Taxes Not Affected

This change applies only to non-school property taxes.

School district taxes will still be due.

TIMELINE: HOW IT ROLLS OUT

2026	2027	2028	2029+
$51,411 Current homestead exemption (no change).	Up to **$150,000** for non-school taxes.	Up to **$250,000** for non-school taxes.	Amounts will be adjusted for inflation annually beginning in 2029.

FAQ — YOUR TOP QUESTIONS ANSWERED

Does this eliminate property taxes?	No. Amendment 3 does not eliminate property taxes. It increases the amount of your homestead exemption that can be applied to non-school property taxes.
When will I see the change?	The increased exemption will first appear on your 2027 TRIM (proposed tax) notice, which you will receive in the summer of 2027, and on your 2027 tax bill.
Will Save Our Homes (SOH) change?	No. The Save Our Homes benefit, which limits annual assessment increases to a maximum of 3% (or the change in the Consumer Price Index, whichever is lower), remains in place.
Who qualifies for the larger exemption?	Existing homestead owners who established permanent Florida residency by December 31, 2026, may qualify for the larger exemption. New Florida permanent residents beginning in 2027 generally must meet a five-year residency requirement.

Your actual tax savings will depend on your property's taxable value and local millage rates (the tax rates set by your local governments).

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