



Florida's Property Tax Amendment

What It Means for Leon County's Residents (In Plain English)

This is a proposal on the Nov. 3, 2026 ballot. It takes effect beginning Jan. 1, 2027 if 60% of voters approve it.

1 What is the main change?

The amendment would increase the homestead exemption of the county, city, EMS, and Children's Services Council part of your property tax bill. School taxes remain unchanged. **The amendment, if passed, would also create a path towards full property tax elimination over time.**

For non-school taxes: Bigger exemption = less of your home's value gets taxed.

Current law	2027, if approved	2028, if approved
\$50,000 homestead exemption	\$150,000 homestead exemption	\$250,000 homestead exemption

Example: a home assessed at \$300,000

	Current law	2027, if approved	2028, if approved
County/city taxable value	\$250,000	\$150,000	\$50,000
School taxable value	\$275,000	\$275,000	\$275,000

At this time, renters (half of all Leon County households) realize no additional savings under this amendment.

2 Who gets the bigger benefit?

- » **Current Leon County homestead owners:** If you have homestead status by Dec. 31, 2026, you would qualify for the larger exemption.
- » **New Florida residents after Jan. 1, 2027:** You would generally start with a \$50,000 non-school exemption and wait 5 years for the larger one.
- » **Renters:** The amendment includes no relief for renters. Landlords may or may not pass along to tenants any savings they realize from the amendment.

3 What else is in the amendment?

- » **There is no funding in the amendment to replace what local services lose.** An earlier proposal for a state trust fund was removed before passage.
- » Assessment growth on non-homestead properties (rentals, second homes, businesses) would be capped at **5%, down from 10%**.
- » **Path to full elimination:** The amendment directs the Legislature to create a process to raise the homestead exemption over time, up to a home's full value.

4 What does it mean for my essential County services?

What's left to support all other County services: about **\$3.5 million**.

- » Leon County collects **\$235.4 million** in property taxes (FY26).
- » About **\$161.3 million — roughly 70¢ of every dollar — is required by law** before any other service: the Sheriff, constitutional officers, courts, and more.
- » The Property Appraiser estimates this amendment cuts County revenue by **about \$71 million a year** at full phase-in.
- » **What remains for everything else: about \$3.5 million — down from \$74.2 million.**

As the state capital, a large share of property here (state buildings, FSU, FAMU, TSC) is already tax-exempt but still relies on county services.

Bottom line: Savings for many homeowners — but school taxes and fees would remain, meaning no bill goes to zero. **For Leon County: about \$70.7 million a year, gone, with no replacement in the amendment.** After mandates and required obligations, only about \$3.5 million is left for everything else the County provides.

LeonCountyFL.gov/PropertyTax