

A scenic view of a city skyline at sunset. In the foreground, a wooden boardwalk with a metal railing and cable railings extends into the water. The sky is a mix of blue and orange, with scattered clouds. In the background, several modern buildings are visible, including a large, curved building on the left and several tall, rectangular buildings on the right. A white banner with teal text is overlaid across the middle of the image.

# Florida's Property Tax Amendment

# ➤ What Are Property Taxes?

- The assessed value minus exemptions of property times the millage rate
- The amount of money you get taxed based on the value of your home
- These taxes fund essential public services
  - Public Education
  - First Responders – Law Enforcement & Fire Rescue
  - Parks, Roads, Community Services, Transportation, Libraries, Other Government Services
  - Special Districts



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# What Is A Millage?

- Mill = \$1 assessed for each \$1,000 of taxable value
- A property valued at \$250,000 pays \$250 per mill
- The property value is set by the Property Appraiser
- Homestead property values
  - Save Our Homes (SOH) – 3% or CPI, whichever is less
  - Other Exemptions
    - Senior Citizens
    - Widow/Widower
    - Totally and Permanently Disabled (Non-Veteran)
    - Veterans/Military/First Responders
    - Historic Property Rehabilitation
    - Nonprofit Organizations
- Non-homestead property – 10% increase cap



# What is the amendment?

Amendment will be on the November ballot. Statewide election.

The amendment would increase the homestead exemption of the County, Cities, Fire Rescue, Library, and all independent districts (Children's Services Council, F.I.N.D., Health Care District, etc.). School taxes remain unchanged. The amendment, if passed, would also create a path towards full property tax elimination over time for all except schools.

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



# What is the main change?

Example: a home assessed at \$300,000

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

Only 56% of properties in Palm Beach County are homesteaded.



# Who gets the bigger benefit?

- **Current Palm Beach County homestead owners:** If you have homestead status by Dec. 31, 2026, you qualify for the larger exemption.
- **New Florida residents after Jan. 1, 2027:** Would generally start with a \$50,000 non-school exemption and wait 5 years for the larger one.
- **Non Homesteaded Properties:** The amendment includes no exemptions, however, maximum annual increase in assessed values decreases from 10% to 5%.



# 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.



# What does it mean for my essential County services?

- Palm Beach County collects \$2,167.2 billion in property taxes (FY26), \$1,543.3 million is in the General Fund and available for General County services.
- About \$1,174.8 million — roughly 76¢ of every dollar — is required by law before any other service to fund the Sheriff, other constitutional officers, courts, and CRAs.
- The Property Appraiser estimates this amendment cuts General Fund County revenue by about \$233.3 million a year at full phase-in.



# ➔ Total Millage Rate – Unincorporated

- A home in unincorporated Palm Beach County pays 12 different millage rates
- The County is only responsible for a portion of a resident's tax bill
- Millage rates for cities range from 1.8200 – 9.9000
- If a city has a library or their own fire department, the County Library and Fire/Rescue would not appear on their tax bill

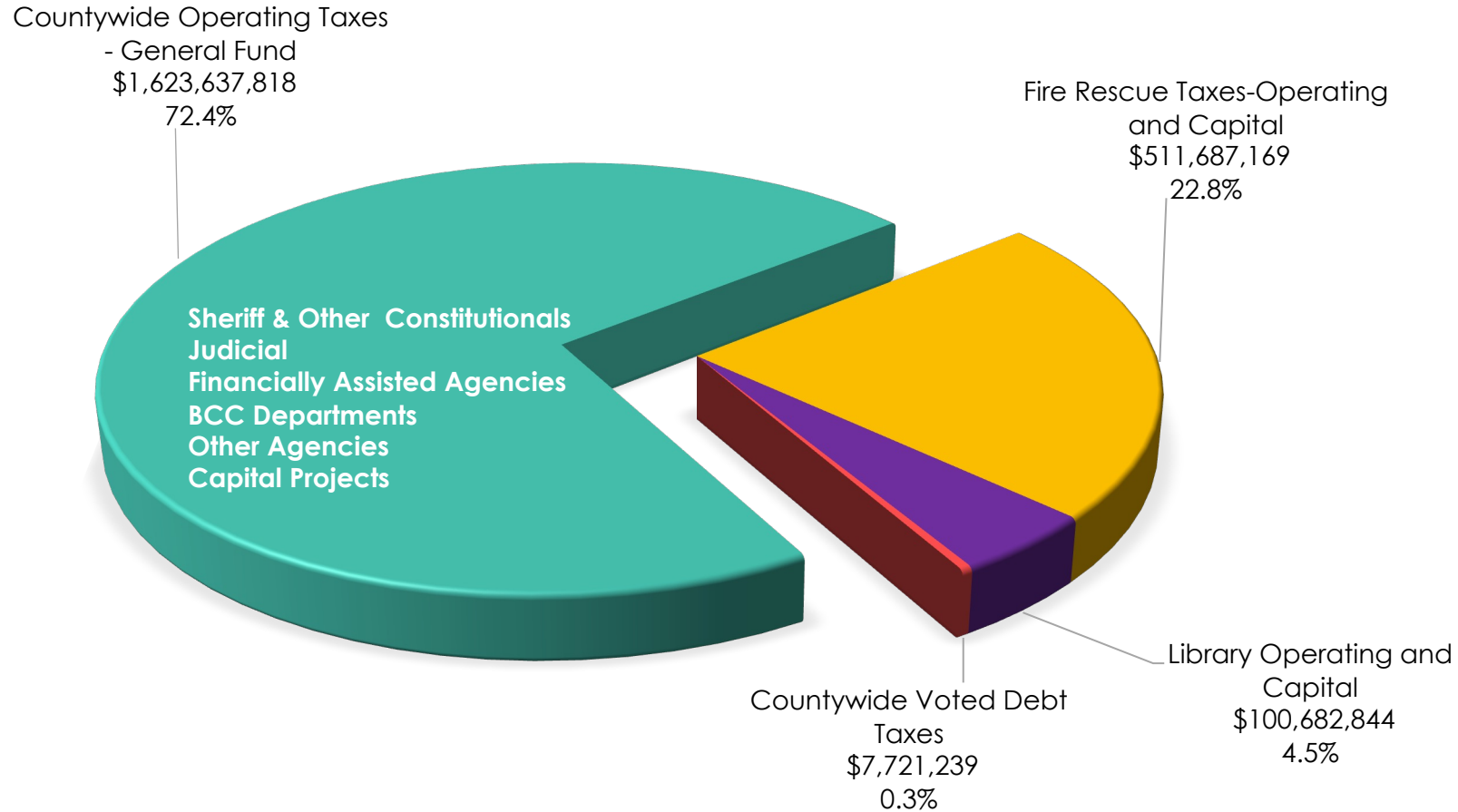
Ad Valorem Taxes	Taxable Value	Millage	Millage %	Property Tax	Property Tax %
* FIRE/RESCUE	\$339,278	3.4581	21.3%	\$1,173.26	20.7%
* LIBRARY OPERATING	\$339,278	0.5491	3.4%	\$186.30	3.3%
CHILDREN'S SERVICES COUNCIL	\$339,278	0.4908	3.0%	\$166.52	2.9%
COUNTY DEBT	\$339,278	0.0330	0.2%	\$11.20	0.2%
COUNTY OPERATING	\$339,278	4.5000	27.7%	\$1,526.75	26.9%
EVERGLADES CONSTRUCTION	\$339,278	0.0327	0.2%	\$11.09	0.2%
FL INLAND NAVIGATION DISTRICT	\$339,278	0.0270	0.2%	\$9.16	0.2%
HEALTH CARE DISTRICT	\$339,278	0.6561	4.0%	\$222.60	3.9%
PBC SCHOOL DISTRICT BY LOCAL BOARD	\$365,000	3.2480	20.0%	\$1,185.52	20.9%
PBC SCHOOL DISTRICT BY STATE LAW	\$365,000	3.0730	18.9%	\$1,121.65	19.7%
SO. FLA. WATER MGMT. BASIN	\$339,278	0.1026	0.6%	\$34.81	0.6%
SO. FLA. WATER MGMT. DIST.	\$339,278	0.0948	0.6%	\$32.16	0.6%
<b>Total Millage</b>		<b>16.2652</b>	<b>100.0%</b>	<b>\$5,681.01</b>	<b>100.0%</b>



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# FY 2027 Proposed Property Taxes

Total \$2,243,729,070



# What do Property Taxes Pay For?



Operate over 100 Parks and over 8,500 acres – includes: playgrounds, boat ramps, campsites, community centers, sports fields, swimming pools, and golf courses



Public Safety including 911 services, Animal Care & Control, Consumer Affairs, and Emergency Management



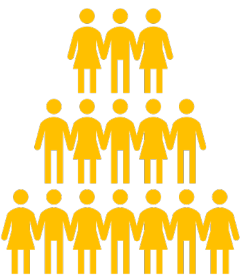
Maintain 32,000 acres of natural areas



Economic development resulting in 1,350 new jobs and retaining 4,180 existing jobs



Fire Rescue responded to over 157,000 911 calls



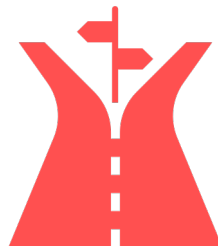
Community Services Support more than 48,000 residents per year



Operate and maintain over 800 buildings totaling 14 million square feet



18 Library locations with over 8.8 million items borrowed by users and 1.8 million physical and digital items



Manage over 3,500 lane miles of roadway, 1,100 miles of sidewalks, 300 bridges, 1,400 signals, and mow 2,100 acres



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# THANK YOU!

Questions/Comments

