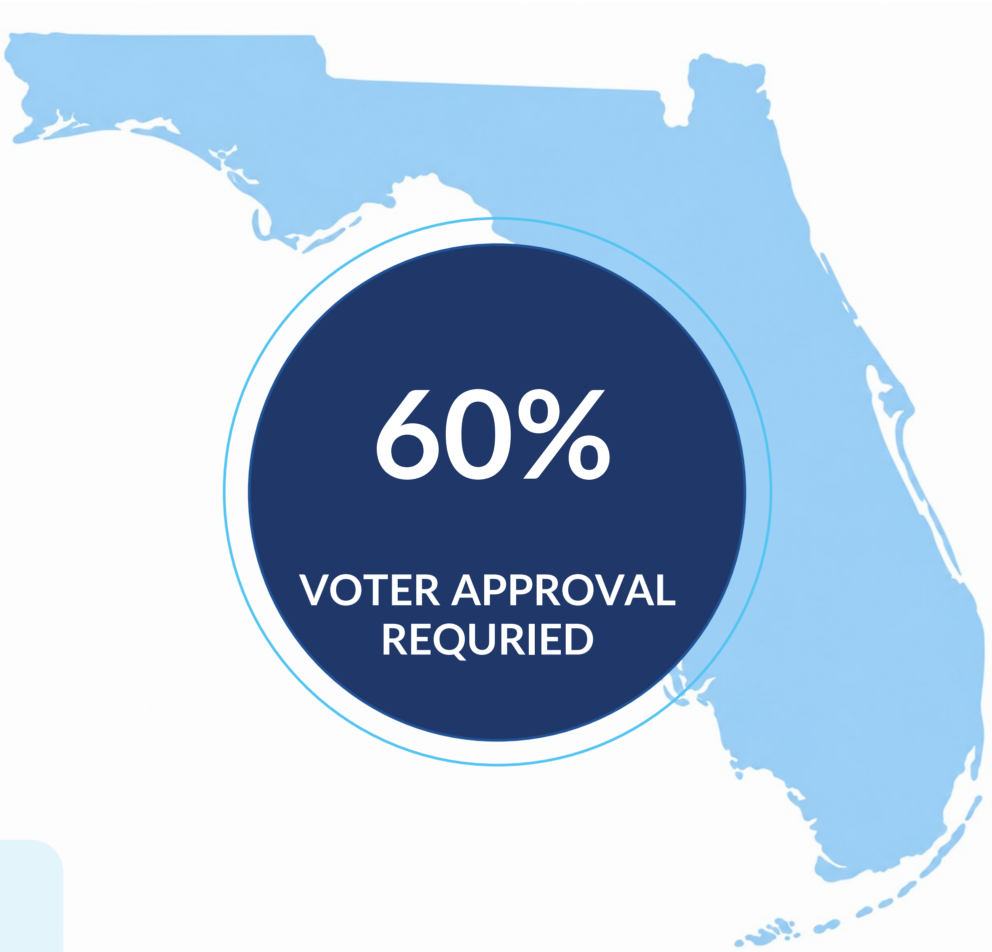
What to know about *Amendment 3*

Florida voters will decide on this proposed constitutional amendment.

November 3, 2026

Florida voters will decide whether to approve the measure.

If approved, the changes become effective January 1, 2027.



For informational purposes only. The Seminole County Property Appraiser's office does not support or oppose any ballot measures.

On the Ballot

CONSTITUTIONAL AMENDMENT
ARTICLE VII, SECTIONS 4, 6, AND 9
ARTICLE XII

INCREASED HOMESTEAD EXEMPTION; LOWER CAP ON INCREASES IN NON-HOMESTEAD PROPERTY ASSESSMENTS. —

This amendment increases the homestead exemption, for all non-school taxes, to $150,000 in 2027 and $250,000 in 2028, and adjusts for inflation thereafter. It requires the Legislature to prescribe a uniform procedure for counties and municipalities, for their respective levies, to increase the homestead exemption up to full assessed value, and allows special districts, subject to referendum approval, to do the same.

Persons who are not Florida residents on December 31, 2026, will receive the existing homestead exemption upon qualifying for a homestead exemption, with the increased homestead exemption beginning with the fifth year of exemption, to the extent permitted by the U.S. Constitution.

This amendment reduces the annual cap on assessment increases for non-homestead properties from 10% to 5%.

This amendment requires counties and municipalities to use property taxes solely for public safety, education and schools, infrastructure, natural resources, bond debt service, retirement benefits for employees, and operations and administration. Other expenditures may be approved by county officers or county or municipal governing bodies unless prohibited by general law, notwithstanding Article VII, Section 9(a) of the Florida Constitution, which allows counties and municipalities to levy property taxes for their respective purposes.

This amendment takes effect January 1, 2027

What would Amendment 3 change?

Three major provisions to keep in mind.

HOMESTEAD EXEMPTION

Increases the exemption amount for qualifying homesteaded properties.

NON-HOMESTEAD ASSESSMENT CAP

For non-homestead properties, the annual assessment cap would reduce from

10% → 5%

FLORIDA RESIDENCY REQUIREMENTS

Additional residency requirements would apply to **new** Florida residents after January 1, 2027.

Homestead Exemption: *What would change?*

If passed, Amendment 3 would go into effect **January 1, 2027**, for the 2027 tax roll. Revenue impacts begin in FY 2027-28.

2026 (current)	2027	2028	2029 & Beyond
$51,411	**$150,000**	**$250,000**	**$250,000 ++**
Current homestead exemption amount, adjusted for inflation	Homestead exemption amount (increase for non-school levies only)	Homestead exemption amount (increase for non-school levies only)	Remains at $250,000 for future years, subject to legislative changes

These amounts apply to non-school levies only

For informational purposes only. The Seminole County Property Appraiser's office does not support or oppose any ballot measures.

School Taxes: What happens?

The proposed increase in homestead exemption does not apply to school district levies.

$25,000

Maximum homestead exemption for school millages

School taxes would still apply

- School millages are not impacted by Amendment 3.
- The increased exemption applies to non-school levies only.
- On average, school taxes represent about 40% of the total property tax bill.

Average Property Tax Bill

40% SCHOOL TAXES	60% NON-SCHOOL TAXES
Not impacted by Amendment 3	*Only this portion is impacted by the proposed increased homestead exemption*

For informational purposes only. The Seminole County Property Appraiser's office does not support or oppose any ballot measures.

What about Save Our Homes?

Important: Amendment 3 does not eliminate the Save Our Homes assessment limitation.

Save Our Homes
REMAINS IN PLACE

The annual assessment increase remains limited for qualifying homesteaded property.

Portability
STILL AVAILABLE

Homestead portability remains available under existing constitutional rules.

No automatic reset to market value

The amendment itself does not require homesteaded property to be reassessed to just (market) value.

For informational purposes only. The Seminole County Property Appraiser's office does not support or oppose any ballot measures.

What is non-homestead property?

Property that does not receive a homestead exemption.

Examples include:

Rental / Second home

Commercial Property

Vacant Land

<u>Anything</u> that doesn't have a homestead exemption!

How Amendment 3 would impact the assessment cap

Current	If Approved
10%	**5%**
Maximum annual increase in assessed value for non-school levies	Maximum annual increase in assessed value for non-school levies

Example: Prior-year assessed value = $300,000

Current 10% cap → maximum assessment =$330,000
Proposed 5% cap → maximum assessment =$315,000

$15,000 reduction on assessed value *(for only non-school levies)*

The cap limits annual assessment increases; it does not mean everyone's assessment will increase by the maximum amount. School district levies are not subject to this non-homestead assessment cap.

Florida Residency Requirements

New Florida residents would have a waiting period before getting full exemption.

Permanent Florida Residents as of December 31, 2026

2027: Up to $150,000

2028: Up to $250,000

Positive inflation adjustments begin in 2029

Florida Residency established *on/after* January 1, 2027

Years 1-4:
Up to $50,000
(adjusted for inflation)

Year 5+:
May receive the higher exemption amount available to earlier residents

1 Year 1 — 2 Year 2 — 3 Year 3 — 4 Year 4 → 5 Year 5+

Quick Facts: What would NOT change?

A few key points to help prevent common misunderstandings.

Property taxes would not be eliminated.
The amendment reduces taxes for eligible homesteads, but property taxes will still be owed.

School taxes would still apply.
The amendment does not change school taxes, which typically make up about 40% of a property tax bill.

Save Our Homes & Portability remain in place.
The 3% (or lower) Save Our Homes cap and homestead portability will **not** change.

Existing personal exemptions (veterans, widow, etc.) are not eliminated.
All current exemptions remain in place, and eligible property owners will continue to receive them.

Core Services

Amendment 3 would embed into the state Constitution how counties and municipalities can spend tax dollars.

SCPA

What the Amendment Would Add to the Constitution

SECTION 9. Local taxes.—

(a)(1) Counties, school districts, and municipalities shall, and special districts may, be authorized by law to levy ad valorem taxes and may be authorized by general law to levy other taxes, for their respective purposes, except ad valorem taxes on intangible personal property and taxes prohibited by this constitution.

<u>(2) Ad valorem taxes levied by counties and municipalities shall be used only to:</u>
<u>a. Provide for public safety, including law enforcement, fire service, and emergency medical service;</u>
<u>b. Provide funding for education and public schools;</u>
<u>c. Finance or refinance infrastructure, including expenditures on road and bridge construction and maintenance and stormwater control;</u>
<u>d. Finance or refinance natural resource projects, including flood control measures;</u>
<u>e. Issue local bonds for uses consistent with this paragraph and to make debt service payments for existing obligations;</u>
<u>f. Meet obligations for retirement benefits of local government employees; or</u>
<u>g. Fund the operations and administration of county officers and commissioners established under Article VIII and municipalities, and the expenditures approved by such county officers or county or municipal governing bodies, except those expenditures prohibited by general law.</u>

MYTH

"Amendment 3 requires counties and cities to prioritize public safety funding."

FACT

Amendment 3 does <u>not</u> require counties or cities to prioritize public safety funding. It does not require that public safety be prioritized over other core services.

When would this happen?

Important dates if Amendment 3 is approved by at least 60% of voters.

SCPA

November 3, 2026

Election Day

Voters decide on the proposed constitutional amendment.

January 1, 2027

Effective Date

If approved, the constitutional changes take effect.

November 2027

First Tax Bills

2027 property tax bills would reflect applicable changes.

January 1, 2028

Next Phase

Higher exemption reaches up to $250,000 for qualifying earlier residents.

Current Seminole County Snapshot

SCPA

A look at our community and property values.

	Seminole County 2026 Tax Roll	Seminole County Homesteaded Properties	% Homesteaded
2026 Taxable Value	$60.27 billion	$24.52 billion	40.7%
Parcels	181,188	108,295	59.8%
2026-27 Estimated Ad Valorem Taxes*	$444 million**	$186 million	41.9%

**General fund, fire fund & road fund using 2026 proposed millage rates.*

*****FY 2026-27 ad valorem taxes would <u>not</u> be impacted by Amendment 3.***

Financial Impact to Seminole County*
Amendment 3

Fund	2027-28 Ad Valorem Revenue Loss	2027-28 % Reduction	2028-29 Ad Valorem Revenue Loss	2028-29 % Reduction
General Fund	$49.7 million	15%	$84.8 million	26%
Fire Fund	$19.3 million	17%	$32.9 million	28%
Road Fund	$558,000	17%	$972,000	30%

Total Estimated Ad Valorem Revenue Loss for Seminole County Funds, FY 2027-28 & FY 2028-29

$188 million

**Impacts assume no future increases in values or changes to millage rates*

Financial Impact to Cities*, *Amendment 3*

City	2027-28 Ad Valorem Revenue Loss	2027-28 % Reduction	2028-29 Ad Valorem Revenue Loss	2028-29 % Reduction
Altamonte Springs	$2.27 million	10%	$3.41 million	15%
Casselberry	$1.73 million	15%	$2.63 million	23%
Lake Mary	$1.44 million	10%	$2.67 million	19%
Longwood	$1.70 million	13%	$2.72 million	21%
Oviedo	$5.17 million	18%	$9.23 million	33%
Sanford	$6.03 million	11%	$9.39 million	18%
Winter Springs	$2.38 million	22%	$4.14 million	38%

Total Estimated Ad Valorem Revenue Loss for the 7 Cities, FY 2027-28 & FY 2028-29

$55 million

**Impacts assume no future increases in values or changes to millage rates*

Property Tax Dollars at Work

Property tax revenues support many of the County's foundational services. For every property tax dollar collected by Seminole County, here's how it is invested in our community:

41¢	31¢	11¢	5¢	4¢	3¢	1¢	4¢
Law Enforcement & Corrections	**FIRE, EMS & DISPATCH**	**TRANSPORTATION**	**RECREATION**	**BCC PROGRAMS**	**CONSTITUTIONAL OFFICERS**	**HUMAN SERVICES**	**UNFUNDED MANDATES**
Seminole County Sheriff's Office	Fire Rescue, Emergency Medical Services & Dispatch Operations	County roads, bridges, and traffic systems	Park, Trails & Libraries	Facilities, IT, County Admin	Tax Collector, Clerk, Property Appraiser, SOE		Medicaid, Medical Examiner, Health Dept, Courts, Veteran Svc

Includes General Fund, Fire Fund, & Transportation Funds

For informational purposes only. The Seminole County Property Appraiser's office does not support or oppose any ballot measures.

Public Safety Support

Nearly three-quarters of property tax revenue in Seminole County funds the essential public safety services that keep our community safe.

PUBLIC SAFETY FUNDING IN SEMINOLE COUNTY

41% to Seminole County Sheriff & Corrections

31% to Fire Rescue, Emergency Medical Services, Dispatch

72¢ of every $1.00 in Seminole County property taxes supports public safety.

For informational purposes only. The Seminole County Property Appraiser's office does not support or oppose any ballot measures.

Seminole County Homesteaders

A look at average savings if Amendment 3 passes.

Assessed Value	Homestead Parcel Count	% of Total Homestead Parcels	Average Tax Savings from Increase (@ $250k exemption)
0 (exempt from taxes)	2,777	2.57%	$0
1 - 50,000	1,235	1.14%	$144
50,001 - 100,000	8,281	7.66%	$300
100,001 - 150,000	13,913	12.88%	$742
150,001 - 200,000	16,363	15.15%	$1,215
200,001 - 250,000	14,506	13.43%	$1,718
>250,000	50,962	47.17%	$1,912

More than 60% of Seminole County parcels have homestead exemption.

For informational purposes only. The Seminole County Property Appraiser's office does not support or oppose any ballot measures.

A Closer Look: How Amendment 3 Could Impact a Typical Home

Example: Homesteaded Property with a $350,000 Assessed Value

Example Property

Market Value
$500,000

Assessed Value
$350,000

Located in Unincorporated Seminole County

2026 (Current Law)
Homestead Exemption = $51,411

Taxing Authority	Taxable Value	Taxes
Seminole County	$298,589	$1,604.95
School Board	$325,000	$1,705.93
Road	$298,589	$33.05
Fire	$298,589	$825.57
SJWMD	$298,589	$53.54

2026 Property Taxes =
$4,223.04

2027 (If Amend. 3 Passes)
Homestead Exemption = $150,000

Taxing Authority	Taxable Value	Taxes
Seminole County	$200,000	$1,075.02
School Board	$325,000	$1,705.93
Road	$200,000	$22.14
Fire	$200,000	$552.98
SJWMD	$200,000	$35.86

2027 Property Taxes =
$3,391.93

Estimated Savings vs 2026:
$831

2028 (If Amend. 3 Passes)
Homestead Exemption = $250,000

Taxing Authority	Taxable Value	Taxes
Seminole County	$100,000	$537.51
School Board	$325,000	$1,705.93
Road	$100,000	$11.07
Fire	$100,000	$276.49
SJWMD	$100,000	$17.93

2028 Property Taxes =
$2,548.93

Estimated Savings vs 2026:
$1,674

For informational purposes only. The Seminole County Property Appraiser's office does not support or oppose any ballot measures.

SCPA Website

SCPA

DAVID JOHNSON, CFA
SEMINOLE COUNTY PROPERTY APPRAISER

HOME | SEARCH | FILE HOMESTEAD | TAX ESTIMATOR | OUR OFFICE | INFORMATION | DOWNLOADS | CONTACT

Proposed Property Tax Amendment, Amendment 3

Florida voters will decide on this proposed constitutional amendment on November 3, 2026.

Important Notice: The Seminole County Property Appraiser's Office does not support or oppose any constitutional amendment, ballot measure, candidate, or political campaign. This information is provided solely to explain the proposed amendment and how Florida's property tax system could change if the amendment is approved by Florida voters. Current Florida property tax laws remain in effect unless and until the amendment is approved by at least 60% of Florida voters.

FREQUENTLY ASKED QUESTIONS

- What is the proposed constitutional amendment?
- When will voters decide the amendment?
- What percentage of voters is required for approval?
- When would the amendment take effect?
- What changes are proposed for homestead property?
- What if I become a Florida resident on January 1, 2027 or later?
- Would the proposed exemption apply to school taxes?

https://scpafl.org/information/property-tax-initiative

For informational purposes only. The Seminole County Property Appraiser's office does not support or oppose any ballot measures.

Florida Taxation and Budget Reform Commission (TBRC)

A State Commission created to review how Florida collects and spends money, and to recommend ways to make the system more fair, efficient, and sustainable.

About the TBRC

- Established by the Constitution, created to review how Florida collects and spends money
- Looks for ways to make the system more fair, efficient, and sustainable
- Convenes every 20 years
    - **Set to convene in 2027**
- TBRC can propose statutory changes to the legislature and place constitutional amendments on the ballot
- 25 members: 11 appointed by the Governor, 7 by the Speaker of the House, 7 by the Senate President, 4 ex-officio

What the TBRC Accomplished in 2007

Placed 11 constitutional amendments on the 2008 ballot, including Amendment 1, adding:

- Portability
- 2nd homestead exemption
- Tangible Personal Property exemption
- 10% assessment cap on non-homestead properties

For informational purposes only. The Seminole County Property Appraiser's office does not support or oppose any ballot measures.

Contact Us

Visit our website at scpafl.org

Call Customer Service at 407-665-7506

Email David at davidjohnson@scpafl.org

Follow us on Facebook @scpafl

Follow us on Instagram @scpafl