



FLORIDA LEAGUE OF CITIES



Property Taxes

House Select Committee

Rep. Lopez, V. Co-chair

Rep. Overdorf, Co-chair

Rep. Abbott

Rep. Albert

Rep. Bankson

Rep. Benarroch

Rep. Black

Rep. Brackett

Rep. Cassel

Rep. Chamberlin

Rep. Conerly

Rep. Edmonds

Rep. Eskamani

Rep. Franklin

Rep. Gentry

Rep. Gonzalez Pittman

Rep. Gottlieb

Rep. Griffiths

Rep. Hart

Rep. Holcomb

Rep. Hunschofsky

Rep. Jacques

Rep. Maney

Rep. Miller

Rep. Mooney

Rep. Nix

Rep. Owen

Rep. Porras

Rep. Rayner

Rep. Redondo

Rep. Sapp

Rep. Stark

Rep. Tant

Rep. Tendrich

Rep. Tramont

Rep. Weinberger

Rep. Woodson

Property Tax Reform – Initial Proposals

House Select Committee on Property Taxes – Concept Proposals

Requiring a referendum on the question of eliminating property taxes on homestead properties

New **\$500,000** Homestead Exemption & **\$1 million** homestead exemption for 65 and older and 30-year ownership

Allow Legislature to increase homestead exemption to any value by general law

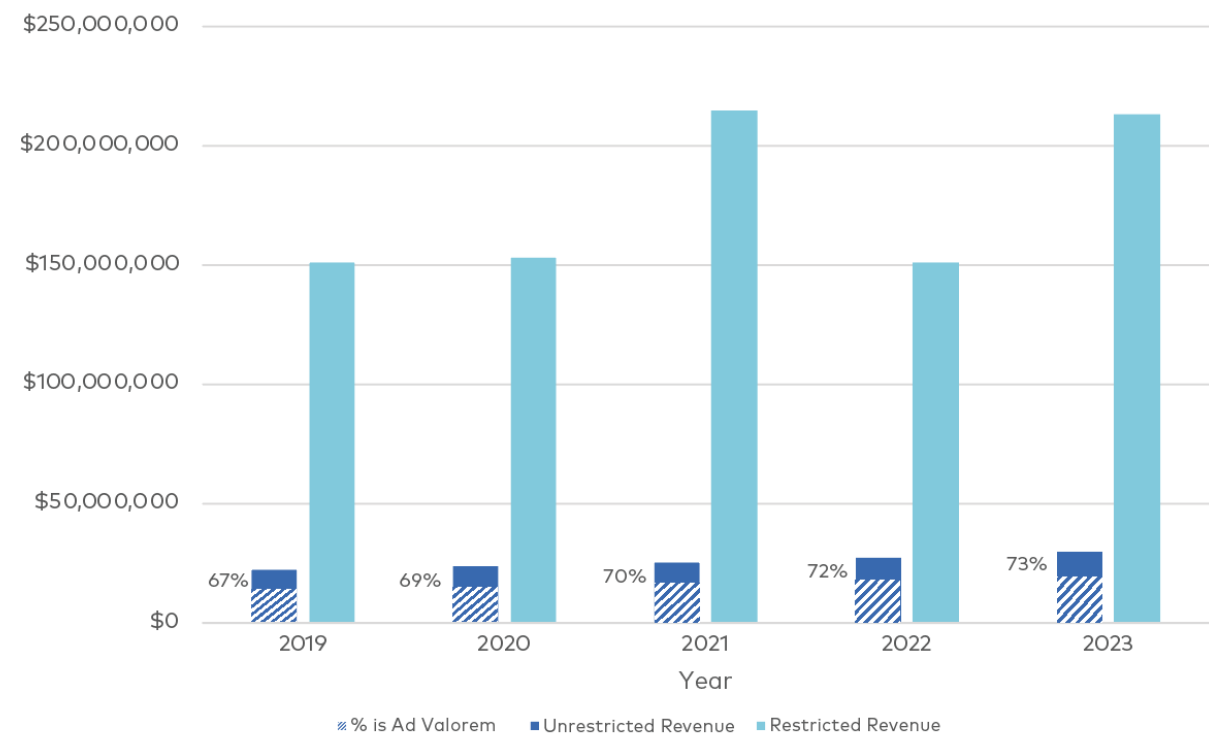
Modifying the assessment increase limitations:

3% every 3 years (homestead) and **15% every 3 years** (non-homestead)

Eliminating foreclosures on homestead property due to tax lien



Unrestricted Compared to Restricted Revenue Sources



UNRESTRICTED REVENUES FOR FY 2023

This chart depicts unrestricted revenues for the City of Kissimmee for fiscal year 2023.

Revenue Sources	FY 2023	Percentage
Ad Valorem	\$21,733,336.00	72.97%
Communications Service Tax	\$2,131,222.00	7.16%
Local Business Tax	\$275,495.00	0.92%
Municipal Utility Tax	\$5,645,671.00	18.95%
Total	\$29,785,724.00	100.00%

Millage Rates

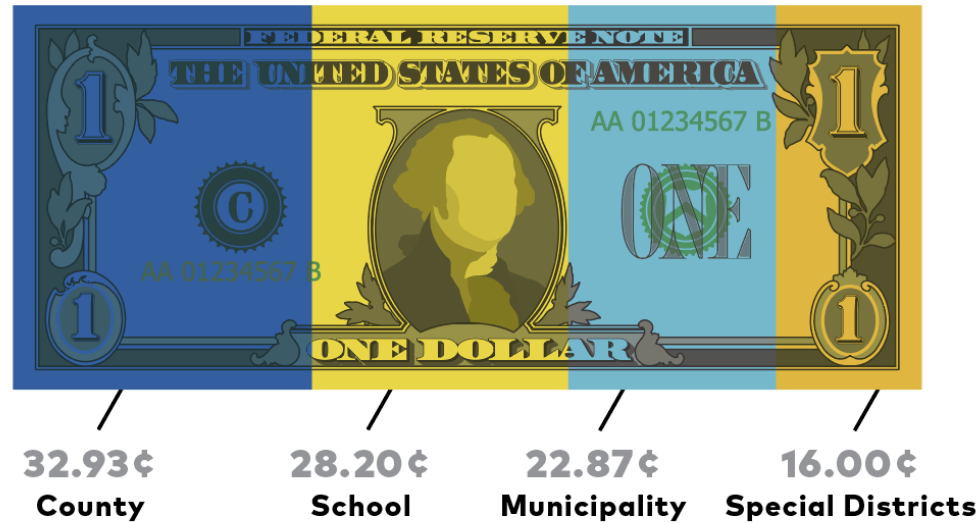
MUNICIPAL MILLAGE RATE TRENDS FROM 2020-2024*¹

- ▶ Approximately 71% of cities have 2024 millage rates at or below their 2020 rate
- ▶ Approximately 65% of cities have not increased their millage rate in the past five years
- ▶ Approximately 53% of cities have decreased their millage rate at least once over the past five years (including those using the rolled-back rate)

**Not all municipal governments in Florida choose to impose the property tax. Home Rule, or local self-government, is part of the Florida Constitution, and under Home Rule, this levy is a choice for each municipality. Not all municipalities chose to levy property taxes between 2020 and 2024. In order to qualify for millage trend analysis, the municipality must have chosen to levy property taxes for all four years (2020-2024). In that time, 391 cities levied property taxes. The Florida Department of Revenue keeps this data.*

City of Port St. Lucie

MILLAGE RATE BREAKDOWN FY 2024²



This image shows the proportionate share of each taxing authority within the City of Port St. Lucie for every dollar a resident pays in property taxes. For example: if the total millage rate charged by a municipality was 0.2500 and the total millage rates charged by the county, school district, municipality, and special districts within the municipality totaled 1.0000, then 25 cents for every dollar paid towards property taxes by a resident in the municipality would go towards the municipality.

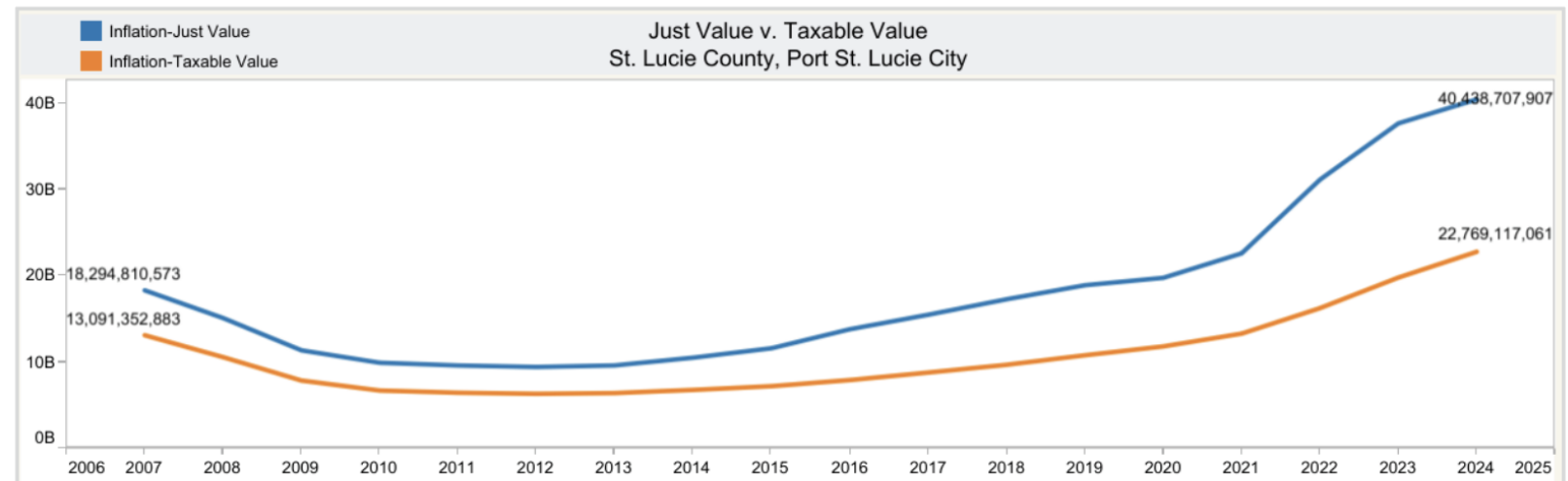
Entity	Millage Rate	Millage Percentage
County	7.4868	32.93%
School	6.412	28.20%
Municipality	5.2	22.87%
Special Districts	3.6379	16.00%
Total	22.7367	100.00%

City of Port St. Lucie

JUST VALUE V. TAXABLE VALUE⁶

This graph represents the difference between the total in just value versus the taxable value for property within the City of Port St. Lucie. This graph shows the effect of how Save Our Homes compounds over time. As residents continue to stay in their homes and have their annual assessed rates capped, the gap between the just value and taxable value of properties has increased. The introduction of more exemptions over time has also caused this increase in the gap between the just value and taxable value of properties.

- *Just value is the fair market value of the home, while the taxable value is the value of the home exclusive of all qualifying exemptions and assessment limitations for the property.*



The Importance of Homestead Properties

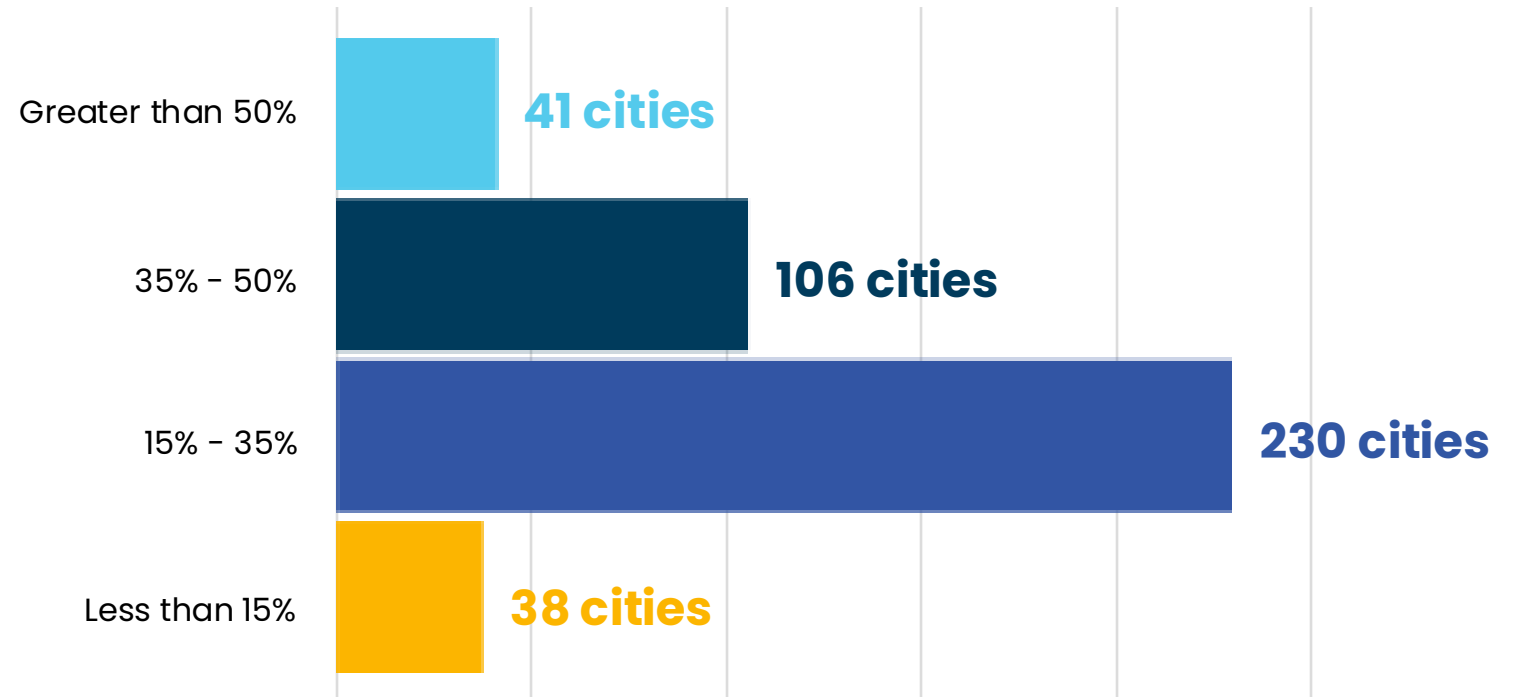
113 cities receive more than 40% of their property tax funding from homestead property

County	Municipality	Percent Homestead of Total TV	Percent Non-Homestead of Total TV
Broward	Parkland	75.7%	23.4%
Orange	Windermere	68.3%	29.6%
Martin	Sewall's Point	65.6%	33.8%
Pinellas	Belleair	64.1%	34.8%
Palm Beach	Lake Clarke Shores	63.7%	33.9%
Brevard	Grant-Valkaria	63.7%	35.8%
Broward	Cooper City	62.3%	36.0%
Broward	Southwest Ranches	62.3%	34.9%
Orange	Belle Isle	62.2%	34.3%
Lake	Fruitland Park	61.7%	37.2%
Broward	Sea Ranch Lakes	61.7%	37.8%
Miami-Dade	Miami Shores	60.9%	37.7%
Brevard	Melbourne Beach	60.3%	39.4%
Miami-Dade	Pinecrest	60.2%	39.0%

The Importance of Homestead Properties

160 cities rely on homestead properties for more than 33% of their property tax values

CITIES RELIANCE ON HOMESTEAD PROPERTY TAX



Save Our Homes Differential

High
10

County	Municipality	Average Save Our Homes Differential
Miami-Dade	Indian Creek	\$28,416,211
Palm Beach	Manalapan	\$5,075,102
Palm Beach	Palm Beach	\$4,593,332
Miami-Dade	Golden Beach	\$4,417,715
Martin	Jupiter Island	\$4,113,843
Palm Beach	Jupiter Inlet Colony	\$2,498,697
Palm Beach	Gulf Stream	\$2,147,185
Pinellas	Belleair Shore	\$1,982,119
Collier	Naples	\$1,467,755
Indian River	Orchid	\$1,366,971

Save Our Homes Differential

Low
10

County	Municipality	Average Save Our Homes Differential
Jackson	Jacob City	\$50,346
Levy	Otter Creek	\$41,797
Jackson	Alford	\$41,599
Washington	Wausau	\$38,067
Madison	Greenville	\$31,036
Gadsden	Gretna	\$28,655
Dixie	Cross City	\$26,133
Hamilton	Jennings	\$25,503
Union	Raiford	\$11,356
Holmes	Noma	\$5,593

Statewide Median Assessed Values

In 293 cities, the median assessed value of homestead parcels is below \$250,000

High
10

County	Municipality	Median Assessed Value – Non-School
Miami-Dade	Indian Creek	\$15,752,203
Martin	Jupiter Island	\$4,193,787
Pinellas	Belleair Shore	\$3,258,251
Palm Beach	Manalapan	\$2,183,440
Miami-Dade	Golden Beach	\$2,161,876
Palm Beach	Gulf Stream	\$1,671,078
Palm Beach	Palm Beach	\$1,463,233
Palm Beach	Jupiter Inlet Colony	\$1,371,732
Indian River	Orchid	\$1,298,433
Collier	Naples	\$1,098,772

Statewide Median Assessed Values

Low
10

County	Municipality	Median Assessed Value – Non-School
Union	Raiford	\$50,857
Jackson	Alford	\$50,853
Washington	Wausau	\$48,949
Hamilton	Jennings	\$48,048
Holmes	Noma	\$47,528
Gadsden	Gretna	\$46,298
Dixie	Cross City	\$45,297
Jackson	Jacob City	\$44,441
Levy	Otter Creek	\$40,059
Madison	Greenville	\$38,208

Sample Cost

Winter Haven Essential Services

Median city
portion of a
Homesteaded
property tax bill:
\$856



**Police Officer
\$443.16/shift**



**Fire/EMT:
\$720.96/shift**



**Firefighter/Paramedic:
\$843.36/shift**

TOTAL: \$2,007.48

Percent Not Taxable

(current SOH and
Homestead
Exemptions)

High
10

County	Municipality	Average Percent not taxed due to SOH and Homestead Exemptions
Levy	Otter Creek	87.4%
Madison	Greenville	87.1%
Jackson	Jacob City	86.2%
Washington	Caryville	85.6%
Washington	Wausau	84.5%
Gadsden	Gretna	81.7%
Hamilton	Jennings	80.8%
Jackson	Alford	80.5%
Gadsden	Chattahoochee	80.3%
Alachua	Waldo	80.2%

Percent Not Taxable

(current SOH and
Homestead
Exemptions)

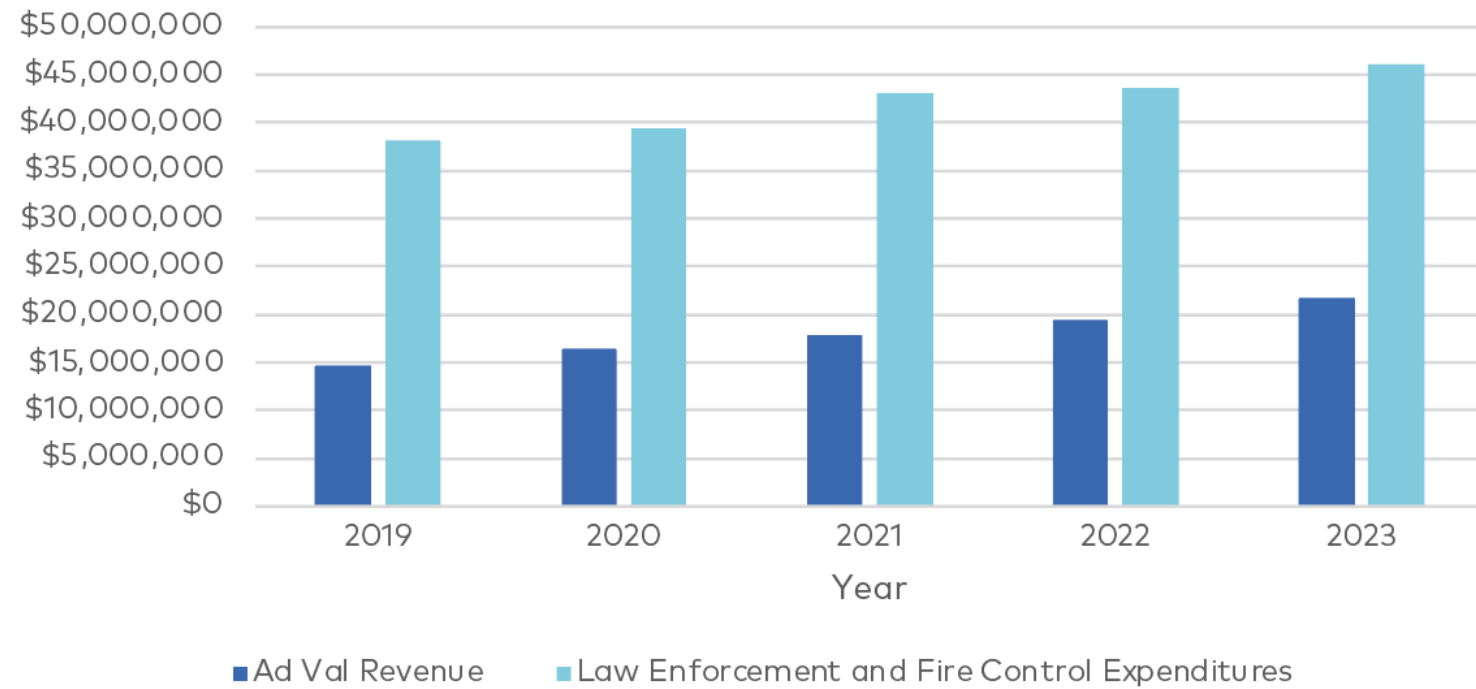
Low
10

County	Municipality	Average Percent not taxed due to SOH and Homestead Exemptions
Miami-Dade	Key Biscayne	42.3%
Broward	Lazy Lake	42.2%
Orange	Windermere	41.4%
Broward	Parkland	41.1%
Pinellas	Belleair Shore	39.8%
Sarasota	Longboat Key (part)	39.3%
Martin	Ocean Breeze	35.4%
Sumter	Wildwood	35.2%
Palm Beach	Westlake	34.4%
Lee	Sanibel	32.6%

City of Kissimmee

AD VALOREM REVENUE COMPARED TO PUBLIC SAFETY EXPENDITURES³

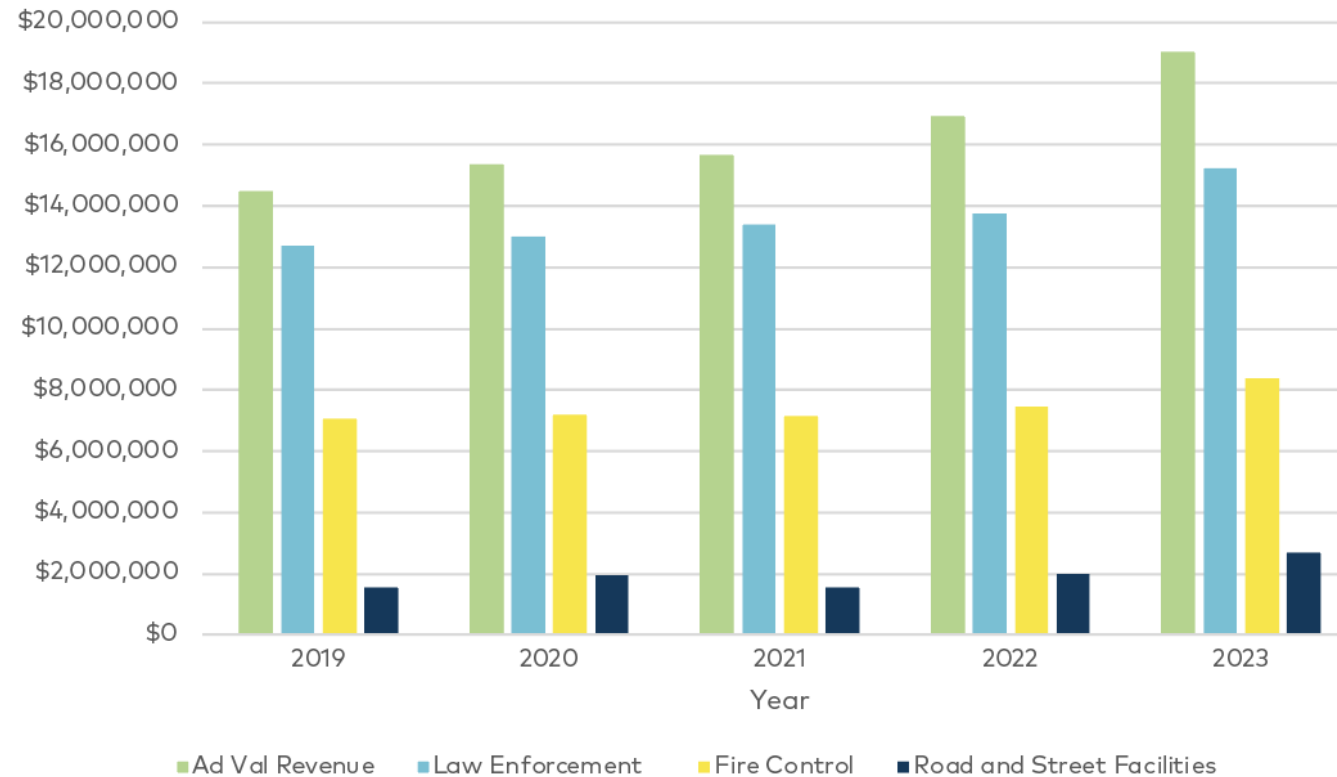
The graph represents the amount of ad valorem revenue collected by the City of Kissimmee compared to public safety expenditures for fiscal years 2019-2023.



City of Titusville

AD VALOREM REVENUES COMPARED TO GENERAL FUND EXPENDITURES⁸

The graph compares ad valorem revenues to a number of general fund expenditures. Most or all ad valorem revenues are used to fund these general fund expenditures.



Year	Ad Val Revenue	Law Enforcement	Fire Control	Road and Street Facilities
2019	\$14,465,429	\$12,690,448	\$7,044,495	\$1,556,368
2020	\$15,337,495	\$12,983,675	\$7,202,773	\$1,920,140
2021	\$15,645,877	\$13,383,169	\$7,159,038	\$1,551,151
2022	\$16,939,258	\$13,747,080	\$7,460,116	\$2,000,011
2023	\$19,041,735	\$15,241,545	\$8,361,589	\$2,680,242

If Homestead Property Taxes were eliminated...

Total Taxable Value is **\$3,523,703,738**

Homestead Property makes up **33.8%** of Total Taxable Value

2023: \$19 million (33.8%) = **\$6,422,000** to be cut
(**goodbye roads and most of the fire budget**)

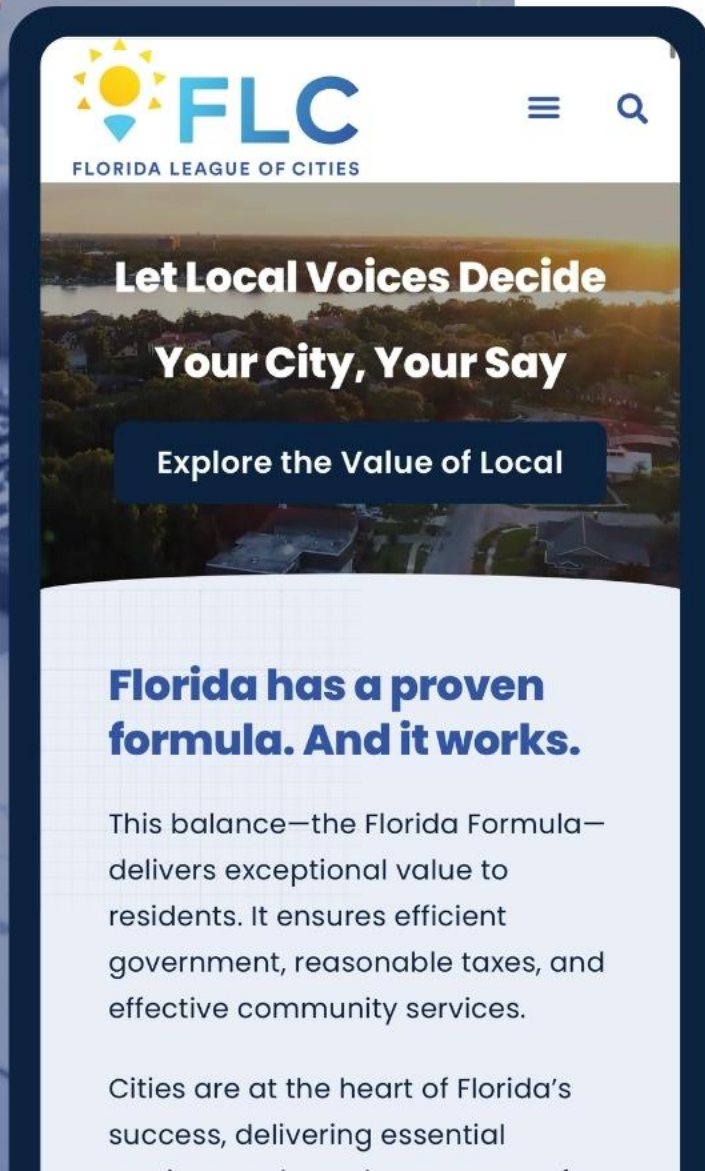
- \$250K/\$500K Exemptions

\$250,000 Exemption			
2024 Taxable Value	Tax Impact	% Reduction in Homestead	% Reduction from 2024 Total Levy
\$3,523,703,738	\$7,377,873	94.00%	31.80%

\$500,000 Exemption			
2024 Taxable Value	Tax Impact	% Reduction in Homestead	% Reduction from 2024 Total Levy
\$3,523,703,738	\$7,799,808	99.40%	33.60%

Fiduciary Questions You Should be Asking

1. How much of the Employer contribution to the pension plan is from Property Taxes?
2. How much of the Employee salaries that contribute to the employee share of the pension payments is from property taxes?
3. What will a reduction in property tax revenues due to the unfunded actuarial liabilities of your pension plan?
4. What will a reduction in property tax revenues mean to collective bargaining agreements with pension plan terms?



Florida Formula Property Tax Toolkit



Contact Information

Charles Chapman, Legislative Consultant

Florida League of Cities, Inc.

Mobile: 863.234.8983

cchapman@flcities.com