JOHN R. WOOD PROPERTIES
CHRISTIE'S INTERNATIONAL REAL ESTATE

FLORIDA AMENDMENT 3

What it means for you | At a Glance.

Homestead Exemption Increase *(For Non-School Property Taxes)*

$50K
NOW

$150K
IN 2027

$250K
IN 2028

Already Have a Homestead Exemption?

Good news! Your exemption for non-school property taxes increases from approximately $50,000 to $150,000 in 2027 and $250,000 in 2028, with inflation adjustments beginning in 2029. The increase is automatic if you remain eligible.

Just Bought a Florida Home and Made It Your Primary Residence?

If you own and occupied it as a resident by January 1, 2027, apply for homestead exemption with your county property appraiser by March 1, 2027. Immediate eligibility for the larger exemption depends on having established Florida residency by December 31, 2026

Own a Second Home, Vacation Home, or Investment Property?

These properties don't qualify for homestead exemption, but starting in 2027, the annual cap on assessed value increases for non-school taxes drops from 10% to 5%. While this may help limit future tax increases, actual tax bills can still vary.

Thinking of Buying and Making Florida Your Permanent Home?

Establish Florida residency by December 31, 2026, to avoid the five-year waiting period for the larger homestead exemption, even if you purchase a home later. To qualify for a 2027 homestead exemption, you must own and occupy your home by January 1, 2027, and apply by March 1. Those establishing residency in 2027 or later generally become eligible for the larger exemption in their fifth year of receiving a homestead exemption.

How Do You Establish Florida Residency?

Make Florida your genuine permanent home. Document your residency through a Florida driver's license, voter registration if eligible, updated legal and financial records, and possibly a Declaration of Domicile. Residency is determined by the overall circumstances, not any single document.

KEY DATES:

December 31, 2026
Establish Florida residency by this date to avoid the five-year waiting period for the larger exemption.

January 1, 2027
Amendment 3 takes effect; to benefit in 2027 you must own and occupy your home by this date.

March 1, 2027
Homestead exemption application deadline.