Proposed Property Tax Amendment 3: What You Need to Know About CS/HJR 1-F

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

VOTE

60%

VOTER APPROVAL REQUIRED TO PASS

AT A GLANCE: PROPOSED CHANGES

HOMESTEAD EXEMPTION

For homesteaded properties, the exemption amount is increased.

NON-HOMESTEAD ASSESSMENT CAP

For non-homesteaded properties, the annual assessment cap would change from **10% to 5%**.

FLORIDA RESIDENCY REQUIREMENTS

Additional residency requirements would apply for **new** Florida residents after Jan. 1, 2027.

SCHOOL TAXES

There are **no changes** to school taxes. The exemption amount remains at $25,000.

HOMESTEAD EXEMPTION AMOUNTS IF APPROVED

2027

$150,000

Homestead exemption beginning January 1, 2027

2028

$250,000

Homestead exemption beginning January 1, 2028

If approved by voters, the change applies to non-school taxes only. The exemption amounts would apply to qualifying homestead properties only and are subject to the requirements of the Constitution and any implementing legislation.

QUICK FACTS

- Property taxes would not be eliminated.
- School taxes would still apply.
- Save Our Homes and portability would remain unchanged.
- Existing personal exemptions (veterans, seniors, first responders, widows/widowers, and disabled persons) remain unchanged.

IMPORTANT DATES

NOVEMBER 3, 2026

Election Day
Voters will decide on the proposed constitutional amendment.

JANUARY 1, 2027

Effective Date
If approved by 60% of voters, the amendment would take place.

NOVEMBER 2027

First Tax Bills
Changes would first be reflected on 2027 tax bills if approved.

For informational purposes only. The St. Johns County Property Appraiser's Office does not support or oppose any ballot measures.

ST. JOHNS COUNTY
PROPERTY APPRAISER
— Eddie Creamer, CFA —