Property Tax Oversight Informational Bulletin

Constitutional Amendment 3

Increased Homestead Exemption; Lower Cap On Increases In Non-Homestead Property Assessments

November 5, 2026
PTO 26-21

Amendment 3 (HJR1-F) was approved by Florida voters in the November 3, 2026, general election. This amendment changes Sections 4, 6, and 9 of Article VII of the State Constitution and creates a new section in Article XII. The amendment:

- Reduces the annual cap on assessment increases for non-homestead properties from 10% to 5%
- Increases the homestead exemption for all non-school taxes, exempting assessed value up to $150,000 in 2027 and up to $250,000 in 2028, and adjusts for inflation thereafter
- Provides that individuals who are not Florida residents as of December 31, 2026, will receive a $25,000 exemption on the assessed value for school taxes and an exemption of up to $50,000 on the assessed value for non-school taxes upon qualifying for the exemption, with eligibility for the increased exemption beginning with the fifth year of exemption

The Department will monitor the implementation of the constitutional amendment and communicate additional information regarding rulemaking, updates to forms, and related guidance as it becomes available.

Questions
This bulletin is provided by the Department of Revenue for your general information. Send any questions by email **DORPTO@floridarevenue.com**.

Reference
The full text of Constitutional Amendment 3 (House Joint Resolution 1-F) is available at https://www.flsenate.gov/Session/Bill/2026F/1F/BillText/er/PDF.

Implementing Date

This amendment takes effect January 1, 2027, and first applies to the 2027 tax roll.