

Public Comments

From: [Millares, Rafael \(COC\)](#)
To: [DORPTO](#)
Cc: [Austin, Scott \(COC\)](#)
Subject: Comments Regarding F.A.C. Proposed Rules 12D-9.026
Date: Friday, October 24, 2025 6:07:40 PM
Attachments: [imag](#)
[e001.png](#)
[image002](#)
[.png](#)
[Comments on Proposed Rule 12D-9.026.pdf](#)

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear DOR,

Humbly and respectfully, my comments regarding F.A.C. Proposed Rule 12D-9.026 are as follows:

1. The words “remote” or “remotely” do not appear in the relevant F.S. Section 194.032 and therefore should not be used in the above-listed proposed rule. The Florida legislature was clear about its intent to provide petitioners with a variety of methods to appear at VAB hearings, by amending F.S. 194.032. They used specific words that are clear and succinct. The DOR should use these exact words in the above-listed proposed rules to avoid potentially exceeding their statutory/delegated rule-making authority.
2. Please see attached for my other

comments. Thank you.

Rafael E. Millares Esq.

Legal Counsel

Miami-Dade County Value Adjustment

Board 111 NW 1st Street

Room 1720

Miami, FL 33128

Office (305) 375-5641

Direct (305) 375-1187

Fax (305) 375-5274

rafaelm@miamidadeclerk.gov

The Miami-Dade County Value Adjustment Board (hereinafter “VAB”) is a quasi-judicial Florida State administrative entity that is separate and apart from the Miami-Dade County Property Appraiser’s Office (“PAO”).

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From: DORPTO <DORPTO@floridarevenue.com>

Sent: Wednesday, October 22, 2025 1:30 PM

To: Millares, Rafael (COC) <Rafael.Millares@miamidadeclerk.gov>

Subject: FW: Florida Department of Revenue Proposed Rules – Public Workshop October 15 for 2025 Legislation Mr. Millares,

Thank you for your email to the Department of Revenue, Property Tax Oversight Program, regarding the deadline for submitting comments for the 2025 Legislation rule package.

The deadline to submit public input for this rule package from interested parties is October 24, 2025. Please send comments and input to DORPTO@floridarevenue.com. On the Proposed Rule webpage, under the Property Tax Proposed Rules, the 2025 Legislative Changes ([Chapter 12D-9 and Forms](#)) section contains the amended rules and forms with coded language showing the changes. The underlined language is new, and the stricken language will be removed.

Thank you.

Anthony Jackson, Jr.

Senior Tax Specialist

Property Tax Oversight

Florida Department of

Revenue (850) 617-8878

Anthony.Jackson@floridarevenue.com

From: Millares, Rafael (COC) <Rafael.Millares@miamidadeclerk.gov>

Sent: Tuesday, October 21, 2025 5:52 PM

To: DORPTO <DORPTO@floridarevenue.com>

Subject: RE: Florida Department of Revenue Proposed Rules – Public Workshop October 15 for 2025 Legislation

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What is the deadline for submitting comments regarding these proposed forms and rule changes? Thank you

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From: OASYS ePortal Notifications <pto-apps-no-reply@floridarevenue.com>

Sent: Friday, October 3, 2025 11:40 AM

To: Millares, Rafael (COC) <rafaelm@miamidade.gov>

Subject: Florida Department of Revenue Proposed Rules – Public Workshop October 15 for 2025 Legislation

To: Property Appraisers, Tax Collectors, Clerks of the Court, Value Adjustment Boards,

and Interested Parties From: Florida Department of Revenue, Property Tax Oversight

Date: October 3, 2025

Re: Florida Department of Revenue Proposed Rules – Public Workshop October 15 for 2025 Legislation

The Department of Revenue has added to its website for [Proposed Rules](#) an announcement for a Rule Development Workshop to be held, at 11:00 a.m. on October 15, 2025, in Room 1220 Building 2, 2450 Shumard Oak Boulevard in Tallahassee for the following rule sections and forms:

PROPERTY TAX RULES

12D-9.001, F.A.C. Taxpayer Rights in Value Adjustment

Board Proceedings 12D-9.013, F.A.C. Organizational Meeting
of the Value Adjustment Board 12D-9.014, F.A.C. Prehearing
Checklist

12D-9.015, F.A.C. Petition; Form and Filing Fee

12D-9.019, F.A.C. Scheduling and Notice of

a Hearing 12D-9.020, F.A.C. Exchange of

Evidence

12D-9.025, F.A.C. Procedures for Conducting a Hearing; Presentation of Evidence;

Testimony of Witnesses 12D-9.026, F.A.C. Procedures for Requesting and Conducting

a Hearing by Electronic Media

12D-16.002, F.A.C. Index to

Forms Forms:

DR-481, Value Adjustment Board – Notice of Hearing

DR-481REM, Value Adjustment Board – Notice of

Remote Hearing DR-486, Petition to The Value

Adjustment Board – Request for Hearing

DR-486PORT, Petition to The Value Adjustment Board – Transfer of Homestead Assessment

Difference – Request for Hearing DR-403EB, The 20XX Ad Valorem Assessment Rolls Exemption

Breakdown of _____ County, Florida

DR-403V, The 20XX Revised Recapitulation of the Ad Valorem Assessment Roll Value Data

DR-489EB, The 20XX Ad Valorem Assessment Rolls Exemption Breakdown of

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Florida DR-489V, The 20XX Preliminary Recapitulation of the Ad Valorem

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DR-504AFH, Ad Valorem Tax Exemption and Return for Multifamily Project and

Affordable Housing Property DR-501, Original Application for Homestead and Related

Tax Exemption

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you would like to submit comments on the drafts, you can submit them to our general email DORPTO@FloridaRevenue.com. The workshop does not provide training or direction on the draft rules or forms since they are still being developed through the rule promulgation process. The workshop will be held at 11:00 a.m. on October 15, 2025, in Room 1220 Building 2, 2450 Shumard Oak Boulevard in Tallahassee and via electronically via webinar. You can attend the workshop virtually. You must register before the meeting at <https://attendee.gotowebinar.com/register/3502794906726949463>. You can submit comments on the posted draft rules and forms by email. Send an email to DORPTO@FloridaRevenue.com.

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If you have received this email in error, please notify us immediately by return email. If you receive a Florida Department of Revenue communication that contains personal or confidential information, and you are not the intended recipient, you are prohibited from using the information in any way. All record of any such communication (electronic or otherwise) should be destroyed in its entirety.

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(g) No change.

(5) No change.

(6)(a) through (b) No change.

(c) In a petition to decrease the just value, the board or special magistrate may not revise the value above the property appraiser's presented value. In a petition to decrease the just value, the following limitations shall apply if the property appraiser seeks to present additional evidence that was unexpectedly discovered and that would increase the assessment.

1. through 6. No change.

(d) In a petition to increase the just value, the property appraiser may provide an increased just value to the petitioner before the hearing or at the hearing. In such case, if the petitioner agrees with the property appraiser's increased just value, the petitioner may settle or withdraw the petition. If the petitioner does not agree with the property appraiser's increased just value, the hearing shall not be canceled on that ground. This provision applies only in petitions to increase the just value. In a petition to increase the just value, the board or special magistrate may not revise the value below the property appraiser's presented value.

(7) through (10) No change.

Rulemaking Authority 194.011(5), 194.034(1), 195.027(1) FS. Law Implemented 193.092, 194.011, 194.032, 194.034, 194.035 FS. History—New 3-30-10, Amended 6-14-16, 9-19-17, 8-17-21, 11-26-23, _____.

12D-9.026 Procedures for Requesting and Conducting a Hearing by Electronic Media.

(1) This rule sets forth additional criteria for hearings to those found in Rules 12D-9.024 and 12D-9.025, F.A.C. Hearings conducted by electronic media shall occur ~~only~~ under the conditions

set forth in this rule section. The board must reasonably accommodate parties that have hardship or lack necessary equipment or ability to access equipment.

- ~~(a) The board must approve and have available the necessary equipment and procedures.~~
- ~~(b) The special magistrate, if one is used, must agree in each case to the electronic hearing.~~
- ~~(c) The board must reasonably accommodate parties that have hardship or lack necessary equipment or ability to access equipment.~~ *(The board must provide a physical location at which a party may appear, if requested.)*

Why are you deleting this sentence? If a petitioner wants to appear physically, do they not have the right to do so?

(2) A petitioner may request to appear at a hearing using electronic or other communication equipment by submitting a written request at least 10 calendar days before the date of the hearing. For any hearing conducted by electronic media, the board shall ensure that all equipment is adequate and functional for allowing clear communication among the participants and for creating the hearing records required by law. The board procedures shall specify the time period within which a party must request to appear at a hearing by electronic media.

(a) The written request must:

1. Contain petition number and date of upcoming hearing.
2. Contain petitioner's name.
3. Be sent to the value adjustment board email address listed on Form DR-481 that notices this hearing.

4. Contain an email address for response and follow up by the clerk.

NOTE: Not all VABs offer in-person hearings as their default. Please contact your local County VAB to inquire and request a specific type and form of VAB hearing. It may be in-person, electronic or via other communication equipment.

(b) To calculate the ten (10) days, the petitioner must use calendar days and not include the day of the hearing in the calculation, and count backwards from the day of the hearing, using the calendar day before the hearing day as day 1. The last day of the ten (10) day period is included unless it is a Saturday, Sunday, or legal holiday, in which event the period runs until the end of

the next previous day that is neither a Saturday, Sunday, or legal holiday.

(c) The clerk must ensure that all parties are notified of such written request.

(d) If a request is received in any county in which the board has opted out of providing hearings using electronic communication equipment, the clerk shall promptly notify any petitioner requesting a hearing using electronic or other communication equipment of such opt out.

(3) A hearing must be noticed by the clerk sending a Value Adjustment Board - Notice of Remote Hearing (Form DR-481REM, incorporated by reference in Rule 12D-16.002, F.A.C.).

Consistent with board equipment and procedures:

(a) The notice must read: Any party may request to appear at a hearing before a board or special magistrate, using telephonic or other electronic media. If the board or special magistrate allows a party to appear by telephone, all members of the board in the hearing or the special magistrate must be physically present in the hearing room. Unless required by other provisions of state or federal law, the board clerk need not comply with such a request if such telephonic or electronic media are not reasonably available.

Your hearing will be conducted using electronic or other communication equipment

Your hearing has been configured for remote access using electronic

communication equipment. You will be attending remotely.

You will appear at the hearing using electronic or other communication equipment

(b) The notice must: The parties must also all agree on the methods for swearing witnesses, presenting evidence, and placing testimony on the record. Such methods must comply with the provisions of this rule chapter. The agreement of the parties must include which parties must appear by telephonic or other electronic media, and which parties will be present in the hearing room.

1. Contain the petition number;

2. Contain the petitioner's name;

3. Contain the hearing date and time;
4. Identify the specific form of communication technology to be used and provide instructions for access to the communication technology in the body of the notice with meeting codes, passwords and other access information; *phone numbers,*
5. Contain a statement that the petitioner must upload evidence no later than 9:00 AM the workday before the hearing date; *Non-holiday*
6. Contain the evidence upload email address or weblink;
7. Contain the clerk's telephone number;
8. Contain the clerk's email;
9. Contain the clerk's or deputy's name and signature;
10. Any information necessary to comply with federal or state disability or accessibility acts.
- (4) The board must have available the necessary equipment and procedures for using the equipment in hearings.
- (a) "Electronic or other communication equipment" means:
1. Technology in compliance with applicable law which enables real-time, two-way communication using electronic means in which participants are able to see, hear, and communicate with one another; or
2. telephone; or
3. a combination thereof.
- (b) The board must provide electronic or other communication equipment, to allow petitioners to appear ~~remotely~~ at hearings, that is adequate and functional for clear communication among participants and for creating hearing records required by law, and that petitioners can submit and transmit evidence to the board in a format that can be processed. *using electronic or other communication equipment*

viewed, printed, and archived.

(c) Petitioners requesting remote hearings must ensure they have the necessary connectivity and equipment.

(5)(a) Hearing procedures must include applicable procedures in Rules 12D-9.024 and 12D-9.025, F.A.C.

using electronic or other communication equipment

(b) If the board or special magistrate allows a party to appear remotely, all members of the board in the hearing or the special magistrate must be physically present in the hearing room.

(6)(a) Evidence, including rebuttal evidence must be uploaded and received no later than 9:00 a.m. on the workday before the hearing date. If a hearing is on Monday, then evidence must be uploaded by 9:00 a.m. on the previous Friday.

(b) The petitioner must submit and transmit evidence to the board in a format that can be processed, viewed, printed, and archived. The documents must be in portable document format (".pdf").

(c) The documents must have a cover page which includes:

1. Parcel or folio number(s);

2. Petitioner name;

3. Which party is submitting the documents;

4. Telephone number;

5. Witnesses' names and telephone numbers if they are not at petitioner's telephone number.

(d) Pages of the documents must be sequentially numbered if the clerk's software does not number pages automatically.

(e) The process of uploading the documents into the value adjustment board's computer system described in this subsection is a separate process from the evidence exchange between a

petitioner and the property appraiser described in Rule 12D-9.020, F.A.C. The evidence exchange process happens outside of the purview of the value adjustment board. Petitioners must participate in both of these processes, separately.

(7) Witnesses must be available.

(a) The petitioner is responsible for ensuring all witnesses called by petitioner are available, have the necessary electronic or other communication equipment, and have copies of documents necessary to their testimony.

(b) Procedures for swearing in witnesses must be as provided by law.

(c) The petitioner must ensure witnesses have the appropriate form of identification available, to allow for the virtual swearing in of the witness.

(d) Witness information for witnesses that will not be at petitioner's location must be included on the cover page to the documents as specified in paragraph (6)(c).

(8)(4) Such hearings must be open to the public either by providing the ability for interested members of the public to join the hearing electronically or to monitor the hearing at the location of the board or special magistrate.

Rulemaking Authority 194.011(5), 194.034(1), 195.027(1), ~~213.06(1)~~ FS. Law Implemented 194.011, 194.032, 194.034, 195.035, 195.022, 195.084 FS. History—New 3-30-10, Amended

Namely, "The Board must establish a uniform method [lowercase] for swearing witnesses"

From: [Millares, Rafael \(COC\)](#)
To: [DORPTO](#)
Cc: [Austin, Scott \(COC\)](#)
Subject: Comments Regarding F.A.C. Proposed Rules 12D-9.001, 12D-9.013, 12D-9.014, 12D-9.019 & 12D-9.025
Date: Friday, October 24, 2025 4:46:00 PM
Attachments: [image001.png](#)
[image003.png](#)

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Dear DOR,

Humbly and respectfully, my comments regarding F.A.C. Proposed Rules 12D-9.001, 12D-9.013, 12D-9.014, 12D-9.019 & 12D-9.025 are as follows:

The words “remote” or “remotely” do not appear in the relevant F.S. Section 194.032 and therefore should not be used in any of the above-listed proposed rules. The Florida legislature was clear about its intent to provide petitioners with a variety of methods to appear at VAB hearings, by amending F.S. 194.032. They used specific words that are clear and succinct. The DOR should use these exact words in the above-listed proposed rules to avoid potentially exceeding their statutory/delegated rule-making authority.

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Subject: FW: Florida Department of Revenue Proposed Rules – Public Workshop October 15 for 2025 Legislation

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Florida Department of Revenue

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- 12D-9.015, F.A.C. Petition; Form and Filing Fee
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- 12D-9.025, F.A.C. Procedures for Conducting a Hearing; Presentation of Evidence; Testimony of Witnesses
- 12D-9.026, F.A.C. Procedures for Requesting and Conducting a Hearing by Electronic Media
- 12D-16.002, F.A.C. Index to Forms

Forms:

- DR-481, Value Adjustment Board – Notice of Hearing
- DR-481REM, Value Adjustment Board – Notice of Remote Hearing
- DR-486, Petition to The Value Adjustment Board – Request for Hearing
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- DR-403EB, The 20XX Ad Valorem Assessment Rolls Exemption Breakdown of ____ County, Florida
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Cc: [Austin, Scott \(COC\)](#)
Subject: Comments on Proposed Form DR-481REM
Date: Friday, October 24, 2025 3:43:13 PM
Attachments: [image001.png](#)
[image003.png](#)
[Comments On Proposed Form DR-481REM.pdf](#)

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From: Millares, Rafael (COC) <Rafael.Millares@miamidadeclerk.gov>
Sent: Tuesday, October 21, 2025 5:52 PM
To: DORPTO <DORPTO@floridarevenue.com>
Subject: RE: Florida Department of Revenue Proposed Rules – Public Workshop October 15 for 2025 Legislation

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear DOR,
I hope you are well.
What is the deadline for submitting comments regarding these proposed forms and rule changes?
Thank you
Rafael E. Millares Esq.
Legal Counsel
Miami-Dade County Value Adjustment Board
111 NW 1st Street
Room 1720
Miami, FL 33128
Office (305) 375-5641
Direct (305) 375-1187
Fax (305) 375-5274
rafaelm@miamidade.gov

The Miami-Dade County Value Adjustment Board (hereinafter "VAB") is a quasi-judicial Florida State administrative entity that is separate and apart from the Miami-Dade County Property Appraiser's Office ("PAO").
I represent the VAB as legal counsel. I do not represent petitioners/taxpayers before the VAB. While I always try to be helpful to petitioners/taxpayers, nothing in this E-mail should be construed as legal advice. If you feel that you need legal advice, you should seek that advice from your own legal counsel or from your own study of Florida law.

Note: The words "remote" and "remotely" do not appear in F.S. 194.032. Therefore the DOR should not use them in this form, nor in the relevant statute. Whenever possible, please quote the relevant statute.



VALUE ADJUSTMENT BOARD
NOTICE OF REMOTE HEARING
Section 194.032, Florida Statutes

DR-481REM
N.
Rule 12D-16.002
F.A.C.
Eff.

County	Petition #	VAB Contact
VAB Clerk Phone:		VAB Clerk Email:
<i>will be conducted</i> <i>or other</i> Your hearing has been configured for remote access using electronic communication equipment. You will be attending the hearing remotely. <i>appear at the hearing using electronic or other communication</i>		

Remote Hearing information for the Petitioner:

Petitioner name	Petition number
Hearing date and time	
Instructions to Petitioner	[Clerk will identify the specific form of communication technology to be used and provide instructions for access to the communication technology in the body of the notice with meeting codes, passwords, and other access information.] <i>phone numbers</i>

Instructions for Petitioner to submit evidence to the VAB:

Upload evidence no later than 9:00 am the workday before the hearing date.

Email address or weblink to upload evidence:	<i>non-holiday</i>
Clerk or Deputy name	
Signature, clerk or deputy clerk	Date

If you need accommodations to participate in the hearing, you are entitled to assistance with no cost to you. Please contact the value adjustment board at the number above within 2 days of receiving this notice. Pursuant to the Americans with Disabilities Act, any person requiring special accommodations is asked to advise the value adjustment board by contacting: . If you are hearing or speech impaired, please contact the board using the Florida Relay Service, 1(800)955-8771 (TDD) or 1(800)955-8770 (Voice).

From: [Millares, Rafael \(COC\)](#)
To: [DORPTO](#)
Cc: [Austin, Scott \(COC\)](#)
Subject: Comments on Proposed Form DR-481
Date: Friday, October 24, 2025 3:41:58 PM
Attachments: [image001.png](#)
[image003.png](#)
[Comments On Proposed Form DR-481.pdf](#)

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear DOR,
Please see my comments regarding proposed form DR-481.
Thank you.
Rafael E. Millares Esq.
Legal Counsel
Miami-Dade County Value Adjustment Board
111 NW 1st Street
Room 1720
Miami, FL 33128
Office (305) 375-5641
Direct (305) 375-1187
Fax (305) 375-5274
rafaelm@miamidade.gov

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I am not the "trier of fact" in any VAB case.
Florida has a very broad public records law. Most written communications to or from state and local officials regarding state or local business are considered public records available to the public and the media, upon request. Your email communications may therefore be subject to public disclosure.

From: DORPTO
Sent: Wednesday, October 22, 2025 1:30 PM
To: Millares, Rafael (COC)
Subject: FW: Florida Department of Revenue Proposed Rules – Public Workshop October 15 for 2025 Legislation
Mr. Millares,

Thank you for your email to the Department of Revenue, Property Tax Oversight Program, regarding the deadline for submitting comments for the 2025 Legislation rule package.
The deadline to submit public input for this rule package from interested parties is October 24, 2025. Please send comments and input to DORPTO@floridarevenue.com. On the Proposed Rule webpage, under the Property Tax Proposed Rules, the 2025 Legislative Changes ([Chapter 12D-9 and Forms](#)) section contains the amended rules and forms with coded language showing the changes. The underlined language is new, and the stricken language will be removed.
Thank you.

Anthony Jackson, Jr.
Senior Tax Specialist
Property Tax Oversight
Florida Department of Revenue
(850) 617-8878
Anthony.Jackson@floridarevenue.com

From: Millares, Rafael (COC) <Rafael.Millares@miamidadeclerk.gov>
Sent: Tuesday, October 21, 2025 5:52 PM
To: DORPTO <DORPTO@floridarevenue.com>
Subject: RE: Florida Department of Revenue Proposed Rules – Public Workshop October 15 for 2025 Legislation

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Dear DOR,
I hope you are well.
What is the deadline for submitting comments regarding these proposed forms and rule changes?
Thank you
Rafael E. Millares Esq.
Legal Counsel
Miami-Dade County Value Adjustment Board
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Direct (305) 375-1187
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rafaelm@miamidade.gov

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I am not the “trier of fact” in any VAB case.

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From: OASYS ePortal Notifications <pto-apps-no-reply@floridarevenue.com>

Sent: Friday, October 3, 2025 11:40 AM

To: Millares, Rafael (COC) <rafaelm@miamidade.gov>

Subject: Florida Department of Revenue Proposed Rules – Public Workshop October 15 for 2025 Legislation

To: Property Appraisers, Tax Collectors, Clerks of the Court, Value Adjustment Boards, and Interested Parties

From: Florida Department of Revenue, Property Tax Oversight

Date: October 3, 2025

Re: Florida Department of Revenue Proposed Rules – Public Workshop October 15 for 2025 Legislation

The Department of Revenue has added to its website for [Proposed Rules](#) an announcement for a Rule Development Workshop to be held, at 11:00 a.m. on October 15, 2025, in Room 1220 Building 2, 2450 Shumard Oak Boulevard in Tallahassee for the following rule sections and forms:

PROPERTY TAX RULES

12D-9.001, F.A.C. Taxpayer Rights in Value Adjustment Board Proceedings

12D-9.013, F.A.C. Organizational Meeting of the Value Adjustment Board

12D-9.014, F.A.C. Prehearing Checklist

12D-9.015, F.A.C. Petition; Form and Filing Fee

12D-9.019, F.A.C. Scheduling and Notice of a Hearing

12D-9.020, F.A.C. Exchange of Evidence

12D-9.025, F.A.C. Procedures for Conducting a Hearing; Presentation of Evidence; Testimony of Witnesses

12D-9.026, F.A.C. Procedures for Requesting and Conducting a Hearing by Electronic Media

12D-16.002, F.A.C. Index to Forms

Forms:

DR-481, Value Adjustment Board – Notice of Hearing

DR-481REM, Value Adjustment Board – Notice of Remote Hearing

DR-486, Petition to The Value Adjustment Board – Request for Hearing

DR-486PORT, Petition to The Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing

DR-403EB, The 20XX Ad Valorem Assessment Rolls Exemption Breakdown of ____ County, Florida

DR-403V, The 20XX Revised Recapitulation of the Ad Valorem Assessment Roll Value Data

DR-489EB, The 20XX Ad Valorem Assessment Rolls Exemption Breakdown of ____ County, Florida

DR-489V, The 20XX Preliminary Recapitulation of the Ad Valorem Assessment Roll, Value Data

DR-504AFH, Ad Valorem Tax Exemption and Return for Multifamily Project and Affordable Housing Property

DR-501, Original Application for Homestead and Related Tax Exemption

On the Proposed Rule webpage, under the [Property Tax Proposed Rules](#), 2025 Legislative Changes section contains amended rules and forms with coded language showing the changes. The underlined language is new, and the stricken language will be removed. Please review the amended draft rules and forms.

The purpose of the public rule workshop is to provide an opportunity for interested parties to discuss comments on the draft rules and forms. These drafts are posted to the Department’s Proposed Rule webpage for review. If you would like to submit comments on the drafts, you can submit them to our general email DORPTO@FloridaRevenue.com. The workshop does not provide training or direction on the draft rules or forms since they are still being developed through the rule promulgation process.

The workshop will be held at 11:00 a.m. on October 15, 2025, in Room 1220 Building 2, 2450 Shumard Oak Boulevard in Tallahassee and via electronically via webinar. You can attend the workshop virtually. You must register before the meeting at <https://attendee.gotowebinar.com/register/3502794906726949463>.

You can submit comments on the posted draft rules and forms by email. Send an email to DORPTO@FloridaRevenue.com.

NOTIFICATION TO RECIPIENTS: The subject line of this email may indicate that this email has been sent unsecure. This is a default setting which in no way indicates that this communication is unsafe, but rather that the email has been sent unencrypted in clear text form. Revenue does provide secure email exchange. Please contact us if you need to exchange confidential information electronically.

If you have received this email in error, please notify us immediately by return email. If you receive a Florida Department of Revenue communication that contains personal or confidential information, and you are not the intended recipient, you are prohibited from using the information in any way. All record of any such communication (electronic or otherwise) should be destroyed in its entirety.

Cautions on corresponding with Revenue by email: Under Florida law, emails received by a state agency are public records. Both the message and the email address it was sent from (excepting any information that is exempt from disclosure under state law) may be released in response to a public records request.

Internet email is not secure and may be viewed by someone other than the person you send it to. Please do not include your social security number, federal employer identification number, or other sensitive information in an email to us.



VALUE ADJUSTMENT BOARD
NOTICE OF HEARING
Section 194.032, Florida Statutes

DR-481
R. 01/17
Rule 12D-16.002
F.A.C.
Eff. 01/17
Page 1 of 2

County		Petition #		Petition type	
Petitioner name			VAB contact		
Address		Address			
Parcel number, account number, or legal address		Phone			
		Email			

- ☐ A hearing has been scheduled for
- ☐ your petition
 - ☐ the continuation of your hearing after remand
 - ☐ other _____

YOUR HEARING INFORMATION

Hearing date		Hearing address and room
Time (if block of time, beginning and end times)		
Time reserved	if you are attending your hearing in person	

Bring _____ copies of your evidence, in addition to what you have provided to the property appraiser. Evidence becomes part of the record and will not be returned.

Please arrive 15 minutes before the scheduled hearing time or start of block of time with any witnesses. If you or your witnesses are unable to attend, or you need help finding the hearing room, contact the VAB clerk as soon as possible.

You have the right to reschedule your hearing one time for good cause as defined in section 194.032(2)(a), F.S. As defined in that section, "good cause" means circumstances beyond the control of the person seeking to reschedule the hearing which reasonably prevent the party from having adequate representation at the hearing.

YOU MUST EXCHANGE EVIDENCE WITH THE PROPERTY APPRAISER AT LEAST 15 DAYS BEFORE THE HEARING. You have the right to exchange evidence with the property appraiser. To initiate the exchange, you You must submit your evidence directly to the property appraiser, at least 15 days before the hearing and make a written request for the property appraiser's evidence. If you want to participate in the evidence exchange, your Your evidence is due by _____ at _____. At the hearing, you have the right to have witnesses sworn.

Signature, deputy clerk		Date	
For a list of potential magistrates	Phone	Web	
For a copy of the value adjustment board uniform rules of procedure	Phone	Web	
If you are disabled and need accommodations to participate in the hearing, you are entitled to assistance with no cost to you. Please contact the value adjustment board at the number above within 2 days of receiving this notice. If you are hearing or voice impaired, call _____. Pursuant to the Americans with Disabilities Act, any person requiring special accommodations is asked to advise the value adjustment board by contacting: _____. If you are hearing or speech impaired, please contact the board using the Florida Relay Service, 1(800)955-8771 (TDD) or 1(800)955-8770 (Voice).			

Note: The words "remote" and "remotely" do not appear in FS 194.032. Therefore, the DOR should not use them below in this form, nor in proposed Rule 12D-9.001(2)(i) / The relevant Rule, whenever possible, please quote the statute 194.032.

DR-481
R.
Page 2 of 2

Hearings Remotely Using Electronic or Other Communication Equipment

Rule 12D-9.001(2)(i), Florida Administrative Code provides "You have the right to appear at ^{The} ~~a~~ hearing ~~remotely~~ using electronic or other communication equipment upon written request at least 10 calendar days before the date of the hearing, in any county having a population of 75,000 or more, and in any county having a population of less than 75,000 that has not opted out as provided by law..."

To calculate the ten (10) days, use calendar days and do not include the day of the hearing in the calculation, and count backwards from the day of the hearing, using the calendar day before the hearing day as day 1. The last day of the ten (10) day period is included unless it is a Saturday, Sunday, or legal holiday, in which event the period runs until the end of the next previous day that is neither a Saturday, Sunday, or legal holiday.

County Opt Out Status

☐ A checkmark in this box signifies this county has opted out of participating in remote hearings using electronic or other communication equipment.

Where to Send Request for Remote Hearing

If this is a participating county, send your request to this email address: _____

Note

Not all counties VABs offer in-person hearings as the "default". Their default might be to conduct VAB hearings using electronic or other communication equipment. Please contact your County VAB to request the type of VAB hearing you desire.  (in-person, electronic or other communication equipment)

From: [Daniel Wolfe](#)
To: [DORPTQ](#)
Cc: [Julie Schwartz](#)
Subject: PTO Public Rule Development Workshop - October 15 (2025 Legislation)
Date: Friday, October 24, 2025 1:28:21 PM
Attachments: [RVMR Final Comments and Edits to Proposed Rules.pdf](#)

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Thank you for the opportunity to provide comments to the proposed rule changes to the Florida Administrative Code and relevant DR forms. Please see attached our comments and edits that we respectfully request be reviewed and considered in connection with these proposed changes.

Best regards,

Daniel Wolfe, Esq.



RENNERT VOGEL
MANDLER & RODRIGUEZ, P.A.
ATTORNEYS AT LAW

100 SE 2nd Street, 29th Floor | Miami, FL 33131

305-577-4176 Direct | dwolfe@rvmlaw.com

Miami | Boca Raton

[DISCLAIMER](#)

Exclusive Florida Member, American Property Tax Counsel

www.aptcnet.com



RENNERT VOGEL
MANDLER & RODRIGUEZ, P.A.
ATTORNEYS AT LAW

Dan Wolfe, Esq.
Direct Line 305.577.4176
E-mail dwolfe@rvmlaw.com

October 23, 2025

Via Email: DORPTO@floridarevenue.com

Re: PTO Public Rule Development Workshop -October 15 (2025 Legislation)

To whom it may concern:

Thank you for the opportunity to provide comments to the proposed rule changes to the Florida Administrative Code. Enclosed herein, please find a marked-up version of the proposed changes to Rules 12D-9.020, 12-9.025, 12D-9.026, DR-481, DR-486, and DR-504AFH containing our edits. The purpose of this cover letter is to provide the necessary context, rationale, and commentary for the majority of our edits.

The stated purpose of the amendments to Rules 12D-9.001, 12D-9.020, and 12D-9.025, F.A.C., is to update the exchange of evidence process in light of the legislative change to Section 194.011, F.S., which now requires the property appraiser to provide evidence to a VAB petitioner at least 15 days before the hearing and removes the requirement that the petitioner must provide a written request to the property appraiser for their evidence. Importantly, the legislative change to Section 194.011, F.S. focused entirely on the property appraiser's obligations without implicating or referencing the petitioner's obligations in any material way. Therefore, the Department of Revenue should not impose additional obligations on petitioner or limit petitioner's rights via administrative code amendments as such were not dictated by the statutory changes to Section 194.011. Unfortunately, the proposed rule changes unequivocally impose additional obligations on petitioners and limit their rights as described below.

The proposed rules contemplate that a petitioner's non-compliance with the 15-day evidence deadline precludes petitioner from submitting evidence after that deadline and relying on such evidence at hearing. In contrast, the existing rules state that the petitioner must provide evidence that was specifically requested in writing at least 15 days prior to the hearing; however, other evidence can be submitted a reasonable time prior to the hearing, with "reasonableness" being determined by the VAB magistrate taking into consideration whether the property appraiser had sufficient time to review. Furthermore, the penalty for petitioner's failure to provide evidence at least 15 days prior to hearing was loss of the right to receive property appraiser's evidence in advance of the hearing; the existing rules do not contemplate blanket preclusion of evidence. Although most petitioners timely submit evidence 15 days in advance of the hearing, the existing rules allow a magistrate to admit evidence following the deadline under certain limited circumstances. In addition, the existing rules also allow a magistrate flexibility if there are particular extenuating circumstances, which warrant allowing evidence submitted after the deadline.

The proposed rules eliminate the reasonableness component entirely, thereby denying the independent special magistrate, a quasi-judicial officer, the ability to inquire into the reasonableness of the late submission or any flexibility to admit late evidence even if agreed upon by the property appraiser. Instead, the proposed rules create a blanket preclusion of evidence if a petitioner fails to provide it at least 15 days prior to the hearing. These changes are materially detrimental to petitioners and were not authorized by the legislative changes to Section 194.011, F.S. Moreover, the changes also contradict the petitioner's right to due process as set forth in Section 192.0105(2)(f), F.S. by disallowing petitioner the right to have all evidence presented and considered.

As an alternative to retaining the existing rules on reasonableness, the proposed rules should allow a special magistrate, similar to a judge in a civil proceeding, the ability to determine whether the petitioner acted in good faith and whether the property appraiser was prejudiced by any late submission governed by whether the property appraiser had reasonable time to review the submission. Moreover, if the evidence is of a nature that would require investigation or verification from the property appraiser, the magistrate should have the ability to recess and, if necessary, reschedule the hearing so that the property appraiser may review such evidence as currently set forth in 12D-9.019(4), F.A.C.

The proposed rule changes also have an adverse effect on petitioner's right to submit rebuttal evidence. Rebuttal evidence is defined as: "evidence introduced to counter, disprove, or contradict the opposition's evidence . . ." *Burton's Legal Thesaurus*, 4E. (2007). Retrieved February 23, 2017 from <http://legal-dictionary.thefreedictionary.com/rebuttal>. The proposed rules add the following language in Rule 12D-9.020(1)(a)(1): "This provision does not preclude rebuttal evidence that was not specifically requested of the petitioner in writing by the property appraiser." The first part of this sentence is logical as rebuttal evidence cannot be conditioned upon the 15-day deadline because the petitioner can only determine its rebuttal evidence once it has reviewed the property appraiser's evidence. However, the language, "that was not specifically requested of the petitioner in writing by the property appraiser" is problematic. In recent years, many of the property appraiser's offices throughout Florida have been sending overly broad requests for information. For example, Broward County's letter (see attached) requests **all** lease information, comparable sales, photos, affidavits, repair estimates, inspection reports, and MLS data among other items. Naturally, some of this information will not be material in petitioner's case in chief and thus not provided initially, but may be critical in clarifying or contradicting certain arguments, viewpoints or opinions presented in the property appraiser's evidence. Under the proposed rule, petitioner would be barred from presenting this information as rebuttal because it was not provided fifteen days prior to the hearing.

While it is understandable that petitioner should not be given free rein to submit evidence for the first time in rebuttal that was requested by the property appraiser and not provided at least fifteen days before the hearing, this should be limited to information not available to the property appraiser and solely in the petitioner's control such as income and expense statements, rent rolls, and appraisals. But to preclude petitioner from submitting documentation concerning matters that petitioner would not reasonably have known to be at issue prior to reviewing the property appraiser's evidence such as discrepancies based on size, condition, zoning, and/or use would significantly hinder the primary goals of fairness and due process in arriving at the correct assessment and again violate Section 192.0105(2)(f), F.S.

The administrative code rules referenced above have been in place largely unaltered since 2010. Property appraisers and petitioners have been operating under the basic framework outlined in those rules for over fifteen years without issue. While certain changes in the administrative rules are necessary in light of the legislative changes to Section 194.011, F.S., those changes may not impose new obligations on petitioner or restrict petitioner's rights. The only change to FS 194.011 was to create a new obligation for the property appraiser in VAB hearings. This legislative change does not authorize the DOR to change the rules in a manner that takes away the petitioner's rights. Thank you again for the opportunity to provide comments to the proposed rule changes to the Florida Administrative Code.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Dan Wolfe", is centered below the closing. The signature is fluid and cursive, with the first name "Dan" and last name "Wolfe" clearly distinguishable.

Dan Wolfe



Broward County Property Appraiser's Office
OFFICE OF THE PROPERTY APPRAISER
115 S. Andrews Avenue, Room 111
Fort Lauderdale, Florida 33301

Tel: 954-357-6904
Fax: 954-357-8474
Web: web.bcpa.net

October 15, 2025

**IMPORTANT: OFFICIAL NOTICE OF
PROPERTY APPRAISER'S WRITTEN REQUEST
FOR COPY OF PETITIONER'S EVIDENCE**

NATHAN MANDLER, ESQ
RENNERT VOGEL MANDLER & RODRIGUEZ PA
100 SE 2 ST #2900
MIAMI, FL 33131

RE: 2025 Petition # 2025-22866
Parcel ID: 494226-00-0071

Dear VAB Petitioner/Agent:

Per Sections 194.034(1)(h) and 194.011(4)(a), Florida Statutes, and Rules 12D-9.020 and 12D-9.025, Florida Administrative Code, the Property Appraiser hereby requests you provide our office with a copy of **each and every** document (including but not limited to: appraisals, comparable sales, photos, affidavits, income/expense data, cost data, repair estimates, all lease information, asking rents, contracts, MLS data, inspection reports) you will submit as evidence to be considered by the Value Adjustment Board and a summary of evidence to be presented by your witnesses. Section 194.011(4)(a) requires you to provide this to us **at least 15 days** prior to your scheduled hearing. Section 194.011(4)(b) requires us to provide you with a copy of our evidence **at least 15 days** before the hearing. The property record card is available online on our website at <http://www.bcpa.net/RecMenu.asp>.

IMPORTANT: To reduce your postage/copying costs and enable you to obtain our evidence without postal delays, we agree to exchange evidence with you online through the VAB's Axia system (contact the VAB at **954-357-7205** or **vab@broward.org** for information on uploading your evidence to Axia). Axia allows both parties to directly upload PDF copies of evidence and view all filed evidence online before the hearing. Alternatively, we agree to exchange with you PDF copies of evidence by email. Please send your evidence to the appropriate department listed below:

Residential: res-docs@bcpa.net

Commercial: commercial-docs@bcpa.net

Condominium: condo-docs@bcpa.net

Agriculture: ag-docs@bcpa.net

Tangible Personal Property: tpp-docs@bcpa.net

Exemptions: exemptions@bcpa.net

If you do not wish to use a computer, you may mail printed copies to us via first class delivery. Note: There is no need to send us evidence by email or US Mail if you upload it to Axia. Also, unless you advise us otherwise, we will provide the VAB staff with a copy of all evidence you send us so it will be available in electronic format for your use at the hearing.

If you have any questions, please contact the appropriate department listed below:

Residential: 954-357-6890

Commercial: 954-357-6835

Tangible PP: 954-357-6836

Condominium: 954-357-6832

Agriculture: 954-357-5793

Exemptions: 954-357-6830

Sincerely,

Marty Kiar

Broward County Property Appraiser

STATE OF FLORIDA
DEPARTMENT OF REVENUE
PROPERTY TAX OVERSIGHT PROGRAM
CHAPTER 12D-9, FLORIDA ADMINISTRATIVE CODE
REQUIREMENTS FOR VALUE ADJUSTMENT BOARDS IN ADMINISTRATIVE
REVIEWS; UNIFORM RULES OF PROCEDURE FOR HEARINGS BEFORE
VALUE ADJUSTMENT BOARDS
AMENDING RULES 12D-9.001, 12D-9.013, 12D-9.014, 12D-9.015, 12D-9.019, 12D-9.020,
12D-9.025, AND 12D-9.026

12D-9.001 Taxpayer Rights in Value Adjustment Board Proceedings.

(1) No change.

(2) These rights include:

(a) through (h) No change.

(i) The right to appear at a hearing remotely using electronic or other communication equipment upon written request at least 10 calendar days before the date of the hearing, in any county having a population of 75,000 or more, and in any county having a population of less than 75,000 that has not opted out as provided by law, and the right to be notified of this right on the notice of hearing;

(i) through (r) Renumbered as (j) through (s) No change.

Rulemaking Authority 194.011(5), 194.034(1), 195.027(1), ~~213.06(4)~~ FS. Law Implemented 192.0105, 193.074, 194.011, 194.013, 194.015, 194.032, 194.034, 194.035, 194.036, 194.301,

195.002, 195.027, 195.084, 196.151, 196.193, 196.194 FS. History—New 3-30-10, Amended 9-19-17,_____.

12D-9.013 Organizational Meeting of the Value Adjustment Board.

(1) The board shall annually hold one or more organizational meetings, at least one of which shall meet the requirements of this section. The board shall hold this organizational meeting prior to the holding of value adjustment board hearings. The board shall provide reasonable notice of each organizational meeting and such notice shall include the date, time, location, purpose of the meeting, and information required by Section 286.0105, F.S. At one organizational meeting the board shall:

(a) through (j) No change.

(k) Adopt or ratify by resolution any filing fee for petitions for that year, in an amount not to exceed \$50 ~~\$15~~; and,

(l)1. Ascertain that the board has provided electronic or other communication equipment, to allow petitioners to appear remotely at hearings, that is adequate and functional for clear communication among participants and for creating hearing records required by law, and that petitioners can submit and transmit evidence to the board in a format that can be processed, viewed, printed, and archived; or

2. Alternatively, in any county having a population of less than 75,000, adopt a resolution or motion to opt out of providing hearings using electronic or other communication equipment, as provided by law; and,

(m)~~(4)~~ No change.

(2) through (3) No change.

Rulemaking Authority 194.011(5), 194.034(1), 195.027(1) FS. Law Implemented 194.011, 194.013, 194.015, 194.032, 194.034, 194.035, 286.011, 286.0105 FS. History—New 3-30-10, Amended _____.

12D-9.014 Prehearing Checklist.

(1) The board clerk shall not allow the holding of scheduled hearings until the board legal counsel has verified that all requirements in Chapter 194, F.S., and department rules, were met as follows:

(a) through (n) No change.

(o) 1. The board has ascertained that the board has provided electronic or other communication equipment, to allow petitioners to appear remotely at hearings, that is adequate and functional for clear communication among participants and for creating hearing records required by law, and that petitioners can submit and transmit evidence to the board in a format that can be processed, viewed, printed, and archived; or

2. Alternatively, the county has a population of less than 75,000, and the board adopted a resolution or motion to opt out, of providing hearings using electronic or other communication equipment, as provided by law.

(2) No change.

Rulemaking Authority 194.011(5), 194.034(1), 195.027(1), ~~213.06(1)~~ FS. Law Implemented 194.011, 194.015, 194.032, 194.034, 194.035 FS. History—New 3-30-10, Amended 9-19-17, _____.

12D-9.015 Petition; Form and Filing Fee.

(1) through (6) No change.

(7) Filing Fees. By resolution of the value adjustment board, a petition must be accompanied by a filing fee to be paid to the board clerk in an amount determined by the board not to exceed \$50 ~~\$15~~ for each separate parcel of property, real or personal covered by the petition and subject to appeal. The resolution may include arrangements for petitioners to pay filing fees by credit card.

(a) through (e) No change.

(8) through (18) No change.

Rulemaking Authority 194.011(5), 194.034(1), 195.027(1) FS. Law Implemented 193.155, 194.011, 194.013, 194.032, 194.034, 194.036, 195.022, 196.151, 197.2425 FS. History—New 3-30-10, Amended 11-1-12, 6-14-16, 3-13-17, 9-19-17, 6-13-22,_____.

12D-9.019 Scheduling and Notice of a Hearing.

(1) through (2) No change.

(3)(a) The notice of hearing before the value adjustment board shall be in writing, and shall be delivered by regular or certified U.S. mail or personal delivery, or in the manner requested by the petitioner on Form DR-486, so that the notice shall be received by the petitioner no less than twenty-five (25) calendar days prior to the day of such scheduled appearance. The Form DR-486 series is adopted and incorporated by reference in Rule 12D-16.002, F.A.C. The notice of hearing form shall meet the requirements of this section and shall be subject to approval by the department. The department provides Form DR-481 as a format for the form of such notice. The

~~Form DR-481~~, Value Adjustment Board – Notice of Hearing; (Form DR-481, is adopted and incorporated by reference in Rule 12D-16.002, F.A.C.).

(b) The notice shall include these elements:

1. through 12. No change

13. Information for the petitioner to appear remotely at the hearing using electronic or other communication equipment if the county has not opted out as provided by law.

(4) through (8) No change.

Rulemaking Authority 194.011(5), 194.034(1), 195.027(1), ~~213.06(1)~~ FS. Law Implemented 194.011, 194.015, 194.032, 194.034, 195.022 FS. History–New 3-30-10, Amended 9-26-11, 6-14-16, 7-1-16, 3-13-17, 9-19-17, _____.

12D-9.020 Exchange of Evidence.

(1)(a)1. At least 15 days before a petition hearing, the petitioner shall provide to the property appraiser a list of evidence to be presented at the hearing, a summary of evidence to be presented by witnesses, and copies of all documentation to be presented at the hearing. ~~This provision does not preclude rebuttal evidence that was not specifically requested of the petitioner in writing by the property appraiser.~~

2. At least 15 days before a petition hearing, the property appraiser shall provide to the petitioner a list of evidence to be presented at the hearing, a summary of evidence to be presented by witnesses, and copies of all documentation to be presented at the hearing. The property appraiser's evidence list must contain the current property record card. This provision does not preclude use of rebuttal evidence by the property appraiser. If the property appraiser does not provide the information to the petitioner within the time required, the hearing shall be

rescheduled to allow the petitioner additional time to review the property appraiser's evidence.

(b)2- To calculate the fifteen (15) days, the petitioner and property appraiser shall use calendar days and shall not include the day of the hearing in the calculation, and shall count backwards from the day of the hearing, using the calendar day before the hearing as day 1. The last day of the fifteen (15) day period shall be included unless it is a Saturday, Sunday, or legal holiday, in which event the period runs shall run until the end of the next previous day that is neither a Saturday, Sunday, or legal holiday.

(b) A petitioner's noncompliance with paragraph (1)(a), does not affect the petitioner's right to receive a copy of the current property record card from the property appraiser as described in Section 194.032(2)(a), F.S.

(c) No petitioner may present for consideration, nor may a board or special magistrate accept for consideration, testimony or other evidentiary materials that were specifically requested of the petitioner in writing by the property appraiser in connection with a filed petition, of which the petitioner had knowledge and denied  to the property appraiser. If the property appraiser asks in writing for specific evidence before the hearing in connection with a filed petition, and the petitioner has this evidence and knowingly refuses to provide it to the property appraiser, the evidence cannot be presented by the petitioner or accepted for consideration by the board or special magistrate. Such evidentiary materials shall be  provided to the property appraiser no later than fifteen (15) days before the hearing in accordance with the exchange of evidence rules in this section.  A petitioner's ability to introduce the evidence, requested of the petitioner in writing by the property appraiser, is lost if not provided to the property appraiser as described in this paragraph. A petitioner's noncompliance with paragraph (1)(a), does not authorize a value adjustment board or special magistrate to exclude the petitioner's evidence. However, under

HIGHLIGHTED PORTIONS SHOULD BE ADDED BACK IN

Section 194.034(1)(h), F.S., if the property appraiser asks in writing for specific evidence before the hearing in connection with a filed petition, and the petitioner has this evidence and knowingly refuses to provide it to the property appraiser a reasonable time before the hearing, the evidence cannot be presented by the petitioner or accepted for consideration by the board or special magistrate. Reasonableness shall be determined by whether the material can be reviewed, investigated, and responded to or rebutted in the time frame remaining before the hearing. These requirements are more specifically described in subsection (8), of this rule, and in paragraphs 12D-9.025(4)(a) and (f), F.A.C.

(2)(a) If the property appraiser receives the petitioner's documentation as described in paragraph (1)(a), and if requested in writing by the petitioner, the property appraiser shall, no later than seven (7) days before the hearing, provide to the petitioner a list of evidence to be presented at the hearing, a summary of evidence to be presented by witnesses, and copies of all documentation to be presented by the property appraiser at the hearing. The evidence list must contain the current property record card. There is no specific form or format required for the petitioner's written request.

(b) To calculate the seven (7) days, the property appraiser shall use calendar days and shall not include the day of the hearing in the calculation, and shall count backwards from the day of the hearing. The last day of the period so computed shall be included unless it is a Saturday, Sunday, or legal holiday, in which event the period shall run until the end of the next previous day which is neither a Saturday, Sunday, or legal holiday.

(3)(a) If the petitioner does not provide the information to the property appraiser described in paragraph (1)(a), the property appraiser need not provide the information to the petitioner as described in subsection (2).

~~(b) If the property appraiser does not provide the information to the petitioner within the time required by paragraph (2)(b), the hearing shall be rescheduled to allow the petitioner additional time to review the property appraiser's evidence.~~

(4) through (6) Renumbered as (2) through (4) No change.

~~(7) A property appraiser shall not use at a hearing evidence that was not supplied to the petitioner as required. The remedy for such noncompliance shall be a rescheduling of the hearing to allow the petitioner an opportunity to review the information of the property appraiser.~~

~~(8) No petitioner may present for consideration, nor may a board or special magistrate accept for consideration, testimony or other evidentiary materials that were specifically requested of the petitioner in writing by the property appraiser in connection with a filed petition, of which the petitioner had knowledge and denied to the property appraiser. Such evidentiary materials shall be considered timely if provided to the property appraiser no later than fifteen (15) days before the hearing in accordance with the exchange of evidence rules in this section. If provided to the property appraiser less than fifteen (15) days before the hearing, such materials shall be considered timely if the board or special magistrate determines they were provided a reasonable time before the hearing, as described in paragraph 12D-9.025(4)(f), F.A.C. A petitioner's ability to introduce the evidence, requested of the petitioner in writing by the property appraiser, is lost if not provided to the property appraiser as described in this paragraph. This provision does not preclude rebuttal evidence that was not specifically requested of the petitioner by the property appraiser.~~

~~(5)~~(9) No change.

Rulemaking Authority 194.011(5), 194.034(1), 195.027(1), ~~213.06(1)~~ FS. Law Implemented 194.011, 194.015, 194.032, 194.034, 194.035, 195.022 FS. History—New 3-30-10, Amended 6-

14-16, 4-10-18,_____.

12D-9.025 Procedures for Conducting a Hearing; Presentation of Evidence; Testimony of Witnesses.

(1) through (3) No change.

(4)(a) No evidence shall be considered by the board or special magistrate except when presented and admitted during the time scheduled for the petitioner's hearing, or at a time when the petitioner has been given reasonable notice. ~~The petitioner may still present evidence if he or she does not participate in the evidence exchange. However, if the property appraiser asks in writing for specific evidence before the hearing in connection with a filed petition, and the petitioner has this evidence and refuses to provide it to the property appraiser, the evidence cannot be presented by the petitioner or accepted for consideration by the board or special magistrate. These requirements are more specifically described in paragraph (f), below.~~

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(b) No change.

(c) In a hearing other than a remote hearing under Rule 12D-9.026, F.A.C., in order to be reviewed by the board or special magistrate, any evidence filed with the board clerk shall be brought to the hearing by the party. This requirement shall not apply where:

1. through 2. No change.

(d) through (e) No change.

(f)1. No petitioner shall present for consideration, nor shall the board or special magistrate accept for consideration, testimony or other evidentiary materials that were specifically requested of the petitioner in writing by the property appraiser in connection with a filed petition, of which the petitioner had knowledge and denied to the property appraiser. If the property appraiser asks

timely provide it in accordance with these Rules

in writing for specific evidence before the hearing in connection with a filed petition, and the petitioner has this evidence and refuses to provide it to the property appraiser, the evidence cannot be presented by the petitioner or accepted for consideration by the board or special magistrate.

2. Such evidentiary materials shall be considered timely if provided to the property appraiser no later than fifteen (15) days before the hearing in accordance with the exchange of evidence rules in Rule 12D-9.020, F.A.C., and, if provided to the property appraiser less than fifteen (15) days before the hearing, shall be considered timely if the board or special magistrate determines they were provided a reasonable time before the hearing.

THE HIGHLIGHTED SHOULD BE ADDED BACK IN

3. A petitioner's ability to introduce the evidence, requested of the petitioner in writing by the property appraiser, is lost if not provided to the property appraiser as described in this paragraph.

4. This provision does not preclude rebuttal evidence that was not specifically requested of the petitioner by the property appraiser. For purposes of this rule and Rule 12D-9.020, F.A.C., reasonableness shall be assumed if the property appraiser does not object. Otherwise, reasonableness shall be determined by whether the material can be reviewed, investigated, and responded to or rebutted in the time frame remaining before the hearing. If a petitioner has acted in good faith and not denied evidence to the property appraiser prior to the hearing, as provided by Section 194.034(1)(h), F.S., but wishes to submit evidence at the hearing which is of a nature that would require investigation or verification by the property appraiser, then the special magistrate may allow the hearing to be recessed and, if necessary, rescheduled so that the property appraiser may review such evidence.

THE HIGHLIGHTED SHOULD BE ADDED BACK IN

5.2. No change.

(g) No change.

(5) No change.

(6)(a) through (b) No change.

(c) In a petition to decrease the just value, the board or special magistrate may not revise the value above the property appraiser's presented value. In a petition to decrease the just value, the following limitations shall apply if the property appraiser seeks to present additional evidence that was unexpectedly discovered and that would increase the assessment.

1. through 6. No change.

(d) In a petition to increase the just value, the property appraiser may provide an increased just value to the petitioner before the hearing or at the hearing. In such case, if the petitioner agrees with the property appraiser's increased just value, the petitioner may settle or withdraw the petition. If the petitioner does not agree with the property appraiser's increased just value, the hearing shall not be canceled on that ground. This provision applies only in petitions to increase the just value. In a petition to increase the just value, the board or special magistrate may not revise the value below the property appraiser's presented value.

(7) through (10) No change.

Rulemaking Authority 194.011(5), 194.034(1), 195.027(1) FS. Law Implemented 193.092, 194.011, 194.032, 194.034, 194.035 FS. History—New 3-30-10, Amended 6-14-16, 9-19-17, 8-17-21, 11-26-23, ____.

12D-9.026 Procedures for Requesting and Conducting a Hearing by Electronic Media.

(1) This rule sets forth additional criteria for hearings to those found in Rules 12D-9.024 and 12D-9.025, F.A.C. Hearings conducted by electronic media shall occur ~~only~~ under the conditions

set forth in this rule section. The board must reasonably accommodate parties that have hardship or lack necessary equipment or ability to access equipment.

~~(a) The board must approve and have available the necessary equipment and procedures.~~

~~(b) The special magistrate, if one is used, must agree in each case to the electronic hearing.~~

~~(c) The board must reasonably accommodate parties that have hardship or lack necessary equipment or ability to access equipment. The board must provide a physical location at which a party may appear, if requested.~~

(2) A petitioner may request to appear at a hearing using electronic or other communication equipment by submitting a written request at least 10 calendar days before the date of the hearing. ~~For any hearing conducted by electronic media, the board shall ensure that all equipment is adequate and functional for allowing clear communication among the participants and for creating the hearing records required by law. The board procedures shall specify the time period within which a party must request to appear at a hearing by electronic media.~~

(a) The written request must:

1. Contain petition number and date of upcoming hearing.

2. Contain petitioner's name.

3. Be sent to the value adjustment board email address listed on Form DR-481 that notices this hearing.

4. Contain an email address for response and follow up by the clerk.

(b) To calculate the ten (10) days, the petitioner must use calendar days and not include the day of the hearing in the calculation, and count backwards from the day of the hearing, using the calendar day before the hearing day as day 1. The last day of the ten (10) day period is included unless it is a Saturday, Sunday, or legal holiday, in which event the period runs until the end of

the next previous day that is neither a Saturday, Sunday, or legal holiday.

pursuant to Fla. Stat.
194.032(2)(b)(4)

(c) The clerk must ensure that all parties are notified of such written request.

(d) If a request is received in any county in which the board has opted out of providing hearings using electronic communication equipment, the clerk shall promptly notify any petitioner requesting a hearing using electronic or other communication equipment of such opt out.

(3) A hearing must be noticed by the clerk sending a Value Adjustment Board - Notice of Remote Hearing (Form DR-481REM, incorporated by reference in Rule 12D-16.002, F.A.C.).

Consistent with board equipment and procedures:

(a) The notice must read: Any party may request to appear at a hearing before a board or special magistrate, using telephonic or other electronic media. If the board or special magistrate allows a party to appear by telephone, all members of the board in the hearing or the special magistrate must be physically present in the hearing room. Unless required by other provisions of state or federal law, the board clerk need not comply with such a request if such telephonic or electronic media are not reasonably available.

Your hearing has been configured for remote access using electronic communication equipment. You will be attending remotely.

(b) The notice must: The parties must also all agree on the methods for swearing witnesses, presenting evidence, and placing testimony on the record. Such methods must comply with the provisions of this rule chapter. The agreement of the parties must include which parties must appear by telephonic or other electronic media, and which parties will be present in the hearing room.

1. Contain the petition number;

2. Contain the petitioner's name;

3. Contain the hearing date and time;

4. Identify the specific form of communication technology to be used and provide instructions for access to the communication technology in the body of the notice with meeting codes, passwords and other access information;

5. Contain a statement that the petitioner must upload evidence no later than 9:00 AM the workday before the hearing date;

6. Contain the evidence upload email address or weblink;

7. Contain the clerk's telephone number;

8. Contain the clerk's email;

9. Contain the clerk's or deputy's name and signature;

10. Any information necessary to comply with federal or state disability or accessibility acts.

(4) The board must have available the necessary equipment and procedures for using the equipment in hearings.

(a) "Electronic or other communication equipment" means:

1. Technology in compliance with applicable law which enables real-time, two-way communication using electronic means in which participants are able to see, hear, and communicate with one another; or

2. telephone; or

3. a combination thereof.

(b) The board must provide electronic or other communication equipment, to allow petitioners to appear remotely at hearings, that is adequate and functional for clear communication among participants and for creating hearing records required by law, and that petitioners can submit and transmit evidence to the board in a format that can be processed,

viewed, printed, and archived.

(c) Petitioners requesting remote hearings must ensure they have the necessary connectivity and equipment.

(5)(a) Hearing procedures must include applicable procedures in Rules 12D-9.024 and 12D-9.025, F.A.C.

(b) If the board or special magistrate allows a party to appear remotely, all members of the board in the hearing or the special magistrate must be physically present in the hearing room.

(6)(a) Evidence, including rebuttal evidence must be uploaded and received no later than 9:00 a.m. on the workday before the hearing date. If a hearing is on Monday, then evidence must be uploaded by 9:00 a.m. on the previous Friday.

(b) The petitioner must submit and transmit evidence to the board in a format that can be processed, viewed, printed, and archived. The documents must be in portable document format (".pdf").

(c) The documents must have a cover page which includes:

1. Parcel or folio number(s);

2. Petitioner name;

3. Which party is submitting the documents;

4. Telephone number;

5. Witnesses' names and telephone numbers if they are not at petitioner's telephone number.

(d) Pages of the documents must be sequentially numbered if the clerk's software does not number pages automatically.

(e) The process of uploading the documents into the value adjustment board's computer system described in this subsection is a separate process from the evidence exchange between a

petitioner and the property appraiser described in Rule 12D-9.020, F.A.C. The evidence exchange process happens outside of the purview of the value adjustment board. Petitioners must participate in both of these processes, separately.

(7) Witnesses must be available.

(a) The petitioner is responsible for ensuring all witnesses called by petitioner are available, have the necessary electronic or other communication equipment, and have copies of documents necessary to their testimony.

(b) Procedures for swearing in witnesses must be as provided by law.

(c) The petitioner must ensure witnesses have the appropriate form of identification available to allow for the virtual swearing in of the witness.

(d) Witness information for witnesses that will not be at petitioner's location must be included on the cover page to the documents as specified in paragraph (6)(c).

(8)(4) Such hearings must be open to the public ~~either~~ by providing the ability for interested members of the public to join the hearing electronically or to monitor the hearing at the location of the board or special magistrate.

Rulemaking Authority 194.011(5), 194.034(1), 195.027(1); ~~213.06(4)~~ FS. Law Implemented 194.011, 194.032, 194.034, 195.035, 195.022, 195.084 FS. History—New 3-30-10, Amended



**VALUE ADJUSTMENT BOARD
NOTICE OF HEARING**
Section 194.032, Florida Statutes

County		Petition #		Petition type	
Petitioner name			VAB contact		
Address		Address			
Parcel number, account number, or legal address		Phone			
		Email			

☐ A hearing has been scheduled for

- ☐ your petition
☐ the continuation of your hearing after remand
☐ other _____

YOUR HEARING INFORMATION

Hearing date		Hearing address and room
Time (if block of time, beginning and end times)		
Time reserved		

Bring _____ copies of your evidence, in addition to what you have provided to the property appraiser. Evidence becomes part of the record and will not be returned.

Please arrive 15 minutes before the scheduled hearing time or start of block of time with any witnesses. If you or your witnesses are unable to attend, or you need help finding the hearing room, contact the VAB clerk as soon as possible.

You have the right to reschedule your hearing one time for good cause as defined in section 194.032(2)(a), F.S. As defined in that section, "good cause" means circumstances beyond the control of the person seeking to reschedule the hearing which reasonably prevent the party from having adequate representation at the hearing.

~~YOU MUST EXCHANGE EVIDENCE WITH THE PROPERTY APPRAISER AT LEAST 15 DAYS BEFORE THE HEARING. You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser, at least 15 days before the hearing and make a written request for the property appraiser's evidence. If you want to participate in the evidence exchange, your~~ Your evidence is due by _____ at _____. At the hearing, you have the right to have witnesses sworn.

Signature, deputy clerk

Date

For a list of potential magistrates	Phone	Web
For a copy of the value adjustment board uniform rules of procedure	Phone	Web

If you ~~are disabled and~~ need accommodations to participate in the hearing, you are entitled to assistance with no cost to you. Please contact the value adjustment board at the number above within 2 days of receiving this notice. ~~If you are hearing or voice impaired, call _____.~~ Pursuant to the Americans with Disabilities Act, any person requiring special accommodations is asked to advise the value adjustment board by contacting: _____. If you are hearing or speech impaired, please contact the board using the Florida Relay Service, 1(800)955-8771 (TDD) or 1(800)955-8770 (Voice).

Hearings Remotely Using Electronic or Other Communication Equipment

Rule 12D-9.001(2)(i), Florida Administrative Code provides “You have the right to appear at a hearing remotely using electronic or other communication equipment upon written request at least 10 calendar days before the date of the hearing, in any county having a population of 75,000 or more, and in any county having a population of less than 75,000 that has not opted out as provided by law...”

To calculate the ten (10) days, use calendar days and do not include the day of the hearing in the calculation, and count backwards from the day of the hearing, using the calendar day before the hearing day as day 1. The last day of the ten (10) day period is included unless it is a Saturday, Sunday, or legal holiday, in which event the period runs until the end of the next previous day that is neither a Saturday, Sunday, or legal holiday.

County Opt Out Status

☐ A checkmark in this box signifies this county has opted out of participating in remote hearings using electronic or other communication equipment.

Where to Send Request for Remote Hearing

If this is a participating county, send your request to this email address: !



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING
Section 194.011, Florida Statutes

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Effective 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	County	Tax year 20__	Date received
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name		Representative	
Mailing address for notices		Parcel ID and physical address or TPP account #	
Phone		Email	
The standard way to receive information is by US mail. If possible, I prefer to receive information by ☐ email ☐ fax.			
☐ I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
☐ I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property ☐ Res. 1-4 units ☐ Industrial and miscellaneous ☐ High-water recharge ☐ Historic, commercial or nonprofit			
☐ Commercial ☐ Res. 5+ units ☐ Agricultural or classified use ☐ Vacant lots and acreage ☐ Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
☐ Real property value (check one): ☐ decrease ☐ increase ☐ Denial of exemption Select or enter type: ☐ Denial of classification Choose an item. _____ ☐ Parent/grandparent reduction ☐ Denial for late filing of exemption or classification ☐ Property was not substantially complete on January 1 (Include a date-stamped copy of application.) ☐ Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) ☐ Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.) ☐ Refund of taxes for catastrophic event			
☐ Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
☐ Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
☐ My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
IMPORTANT PROCEDURES FOR EVIDENCE EXCHANGE are effective September 1, 2025. See page 3 part 2 below, <u>Petition Information and Hearing</u> . You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, <u>regardless of whether you initiate the evidence exchange</u> , to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form.
Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

☐ I authorize the person I appoint in part 5 to have access to any confidential information related to this petition.
Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- ☐ An employee of _____ (taxpayer or an affiliated entity).
☐ A Florida Bar licensed attorney (Florida Bar number _____).
☐ A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number _____).
☐ A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
☐ A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

☐ I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above
AND (check one)

☐ Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR ☐ the taxpayer's authorized signature is in part 3 of this form.

☐ I am an uncompensated representative filing this petition AND (check one)

☐ the taxpayer's authorization is attached OR ☐ the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

Keep this information for your files. Do not return this page to the VAB clerk.

Informal Conference with Property Appraiser

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the assessment. To request a conference, contact your county property appraiser.

PART 1. Taxpayer Information

If you will not attend the hearing but would like your evidence considered, you must submit two copies of your evidence to the VAB clerk before the hearing. The property appraiser may respond or object to your evidence. The ruling will occur under the same statutory guidelines as if you were present.

The information in this section will be used by the VAB clerk to contact you regarding this petition.

PART 2. Petition Information and Hearing

Provide the time you think you will need on page 1. The VAB is not bound by the requested time.

The petitioner has the right to receive a copy of the current property record card from the property appraiser as described in s. 194.032(2)(a), F.S.

At the hearing, you have the right to have witnesses sworn.

Exchange of Evidence REQUIREMENTS EFFECTIVE September 1, 2025

Legislation effective September 1, 2025 makes it mandatory for the property appraiser to provide the property appraiser's evidence to the petitioner at least 15 days before the hearing. ~~Florida Statutes now require both the petitioner and the property appraiser to provide their evidence to each other, without any preconditions.~~

~~Petitioners MUST submit, to the property appraiser, the petitioner's list of evidence to be presented at the hearing, a summary of evidence to be presented by witnesses, and copies of all documentation to be presented at the hearing. This includes documents to be used as evidence that the property appraiser specifically requested in writing from the petitioner. Due to the new statutory provisions effective September 1, 2025, any inconsistent provisions in Rules 12D-9.020 and 12D-9.025, Florida Administrative Code, will NOT be effective on September 1, 2025, and thereafter.~~

To calculate the fifteen (15) days, use calendar days and do not include the day of the hearing in the calculation, and count backwards from the day of the hearing, using the calendar day before the hearing day as day 1. The last day of the fifteen (15) day period is included unless it is a Saturday, Sunday, or legal

holiday, in which event the period runs until the end of the next previous day that is neither a Saturday, Sunday, or legal holiday.

Exchange of Evidence Rule 12D-9.020(1)(a)-(c), F.A.C.:

(1)(a)1. At least 15 days before a petition hearing, the petitioner shall provide to the property appraiser a list of evidence to be presented at the hearing, a summary of evidence to be presented by witnesses, and copies of all documentation to be presented at the hearing.

2. To calculate the fifteen (15) days, the petitioner shall use calendar days and shall not include the day of the hearing in the calculation, and shall count backwards from the day of the hearing. The last day of the period shall be included unless it is a Saturday, Sunday, or legal holiday, in which event the period shall run until the end of the next previous day that is neither a Saturday, Sunday, or legal holiday.

(b) A petitioner's noncompliance with paragraph (1)(a) does not affect the petitioner's right to receive a copy of the current property record card from the property appraiser as described in s. 194.032(2)(a), F.S.

(c) A petitioner's noncompliance with paragraph (1)(a) does not authorize a value adjustment board or special magistrate to exclude the petitioner's evidence. However, under s. 194.034(1)(h), F.S., if the property appraiser asks in writing for specific evidence before the hearing in connection with a filed petition, and the petitioner has this evidence and knowingly refuses to provide it to the property appraiser a reasonable time before the hearing, the evidence cannot be presented by the petitioner or accepted for consideration by the board or special magistrate. Reasonableness shall be determined by whether the material can be reviewed, investigated, and responded to or rebutted in the time frame remaining before the hearing. These requirements are more specifically described in subsection (8) of this rule and in paragraphs 12D-9.025(4)(a) and (f), F.A.C.

~~If you provide this evidence and make a written request for the property appraiser's evidence, the property appraiser must give you his or her evidence at least seven days before the hearing.~~

At the hearing, you have the right to have witnesses sworn.

ADDITIONAL INFORMATION

Required Partial Payment of Taxes (Section 194.014, F.S.)

You are required to make a partial payment of taxes if you have a VAB petition pending on or after the payment delinquency date (normally April 1, following the assessment year under review). If the required partial payment is not made before the delinquency

date, the VAB will deny your petition. The last day to make a partial payment before the delinquency date is generally March 31. Review your tax bill or contact your tax collector to determine your delinquency date.

You should be aware that even if a special magistrate's recommended decision has been issued, a partial payment is still required before the delinquency date. A special magistrate's recommended decision is not a final decision of the VAB. A partial payment is not required only if the VAB makes a final decision on your petition before April 1. The payment amount depends on the type of petition filed on the property. The partial payment requirements are summarized below.

Value Appeals:

For petitions on the value of property and portability, the payment must include:

- * All of the non-ad valorem assessments, and
- * A partial payment of at least 75 percent of the ad valorem taxes,
- * Less applicable discounts under s. 197.162, F.S.

Other Assessment Appeals:

For petitions on the denial of a classification or exemption, or based on an argument that the property was not substantially complete on January 1, the payment must include:

- All of the non-ad valorem assessments, and
- The amount of the ad valorem taxes the taxpayer admits in good faith to owe,
- Less applicable discounts under s. 197.162, F.S.



FLORIDA

**AD VALOREM TAX EXEMPTION APPLICATION AND RETURN
FOR MULTIFAMILY PROJECT AND
AFFORDABLE HOUSING PROPERTY**

Sections 196.1978, and 196.1979, 196.19781, and 196.19782 Florida Statutes

DR-504AFH
R. 08/25
Rule 12D-16.002, F.A.C.
Effective 08/25
Page 1 of 10

This application is for use by owners of affordable housing for persons or families with certain income limits, as provided in sections (ss.) 196.1978 and 196.1979, Florida Statutes (F.S.), to apply for a (select one):

All applicants must select which type of exemption you are applying for below.

Affordable Housing Property Exemptions			
Select one	Title	Florida Statute	Application Section & Page #
☐	Property Owned by Non-Profit	s. 196.1978(1)(a)	Section A Pages 2 & 10
☐	Land Owned or Leased by Non-Profit	s. 196.1978(1)(b)	Section B Pages 3 & 10
☐	Multifamily Project Subject to Recorded Agreement with the Florida Housing Finance Corporation	s. 196.1978(2)	Section C Page 4
☐	Newly Constructed Multifamily Project with Florida Housing Finance Corporation Certification Notice	s. 196.1978(3)	Section D Page 5
☐	Multifamily Project Subject to Land Use Restriction Agreement with the Florida Housing Finance Corporation	s. 196.1978(4)	Section E Page 6
☐	County & Municipal Ordinance on Multifamily Properties	s. 196.1979	Section F Page 7
☐	Land Owned by the State of Florida	s. 196.19781	Section G Page 8
☐	Newly Constructed Multifamily Project on Land Owned by a Governmental Entity	s. 196.19782	Section H Page 9

☐ A. Affordable Housing Property Exemption for Non-Profit, section 501(c)(3) Qualified Owners:

Complete page 2 (Section A) and attach with signature page 1 and attach required documentation from page 7. Section 196.1978(1)(a), F.S.

☐ B. Affordable Housing Land Exemption for Non-Profit, section 501(c)(3) Qualified Owners:

Complete page 3 (Section B) and attach with signature page 1 and attach required documentation from page 7. Section 196.1978(1)(b), F.S.

☐ C. Multifamily Project Exemption for Recorded Agreement with the Florida Housing Finance Corporation: Complete page 4 (Section C.) and attach with signature page 1. Section 196.1978(2), F.S.

☐ D. Newly Constructed Multifamily Project Exemption:

Complete page 5 (Section D.) and attach with signature page 1. Section 196.1978(3), F.S.

☐ E. County & Municipal Affordable Housing Exemption on Multifamily Properties:

Complete page 6 (Section E.) and attach with signature page 1. Section 196.1979, F.S.

This completed application, including all required attachments, must be filed with the county property appraiser on or before **March 1 of the current tax year.**

General Information (**ALL** applicants must complete this section)

Applicant name			
Mailing address		Physical address, if different	
Business phone		County where property is located	

Parcel identification number or legal description

Signature (**ALL** applicants must complete this section.)

Florida law requires property appraisers to determine whether an organization uses the identified property for exempt purposes before granting an ad valorem tax exemption. Property appraisers will notify you if additional information or documentation is needed to determine eligibility for the exemption requested.

I certify all information on this application, including any attachments, is true, correct, and in effect on January 1 of the tax year.

Signature_____
Title_____
Date

Section A: Affordable Housing Property Owned by Exemption for Non-Profit, section 501(c)(3) Qualified Owners (Complete this section if you are applying for an exemption from ad valorem tax on affordable housing property.) (See section 196.1978(1)(a), F.S., for requirements)

1. On January 1 of the current year, was the applicant a not-for-profit corporation, qualified as charitable under s. 501(c)(3) of the Internal Revenue Code, and in compliance with Revenue Procedures 96-32, 1996-1 C.B. 717? ☐ Yes ☐ No
- If **yes**, attach a copy of the determination letter issued by the Internal Revenue Service, a copy of the Articles of Incorporation, as amended, and a copy of the Bylaws, as amended.
- If **no**, attach a copy of the applicant's Articles of Organization, as amended, and other organizing documents evidencing the organization's purpose.
2. On January 1 of the current year, was the property owned entirely by the applicant?
☐ Yes ☐ No
3. Does the property provide affordable housing to eligible persons as defined by s. 159.603, F.S.?
☐ Yes ☐ No
4. Does the property provide affordable housing to persons or families meeting the income limits specified in s. 420.0004, F.S.? ☐ Yes ☐ No
5. Florida law provides for exemption of property where affirmative steps are being taken to prepare the property to provide affordable housing. The term "affirmative steps" means environmental or land use permitting activities, creation of architectural plans or schematic drawings, land clearing or site preparation, construction or renovation activities, or other similar activities that demonstrate a commitment of the property to providing affordable housing. [s. 196.196(5)(a)] I am claiming affirmative steps. ☐ Yes ☐ No
- If **yes**, attach a copy of documentation of the affirmative steps. **See page 10 for additional required information and documentation.**

Section B: Affordable Housing Land Owned or Leased by Exemption for Non-Profit, section 501(c)(3) Qualified Owners (Complete this section if you are applying for an exemption from ad valorem tax on land owned or leased from a housing finance authority pursuant to part IV of chapter 159, F.S., by a not-for-profit corporation but and leased and used for affordable housing.)
(See s. 196.1978(1)(b), F.S., for requirements)

1. On January 1 of the current year, was the applicant a not-for-profit corporation, qualified as charitable under s. 501(c)(3) of the Internal Revenue Code, and in compliance with Revenue Procedures 96-32, 1996-1 C.B. 717? ☐ Yes ☐ No

If **yes**, attach a copy of the determination letter issued by the Internal Revenue Service, a copy of the Articles of Incorporation, as amended, and a copy of the Bylaws, as amended.

If **no**, attach a copy of the applicant's Articles of Organization, as amended, and other organizing documents evidencing the organization's purpose.

- 2a. On January 1 of the current year, was the land:

- ☐ owned entirely by the applicant, or
☐ leased from a housing finance authority under part IV of chapter 159, F.S., by the applicant and leased for a minimum of 99 years for the purpose of, and predominantly used for providing affordable housing to persons or families meeting the income limits specified in ss. 196.1978(1)(b) and 420.0004, F.S.?

☐ Yes (If yes, skip to 2c) ☐ No (If no, skip to 2b)

- 2b. On January 1 of the current year, was the land leased pursuant to s. 196.1978(1)(b), F.S., and assigned or subleased from a nonprofit entity to persons or families meeting the income limits specified in s. 420.0004, F.S., for such persons' own use as affordable housing? ☐ Yes ☐ No

- 2c. For qualifying purposes the **Is the** square footage of the improvements used to provide the affordable housing **must be** greater than 50% of the square footage of all improvements on the land? ☐ Yes ☐ No

If **yes**, state the square footage of the improvements used to provide the affordable housing: ____
State the square footage of all improvements on the land: ____

3. Florida law provides for exemption of property where affirmative steps are being taken to prepare the property to provide affordable housing. The term "affirmative steps" means environmental or land use permitting activities, creation of architectural plans or schematic drawings, land clearing or site preparation, construction or renovation activities, or other similar activities that demonstrate a commitment of the property to providing affordable housing. [s. 196.196(5)(a)] I am claiming affirmative steps. ☐ Yes ☐ No

If **yes**, attach a copy of documentation of the affirmative steps. **See page 10 for additional required information and documentation.**

Section C: Multifamily Project Exemption for Subject to Recorded Agreement with the Florida Housing Finance Corporation

Complete this section if you are applying for an exemption for a multifamily project for affordable housing to persons or families with certain income limits.

(See s. 196.1978(2), F.S., for requirements)

1. On January 1 of the current year, how many units of the multifamily project are used to provide affordable housing?
2. Is the property subject to an agreement with the Florida Housing Finance Corporation which provides the property will be used for affordable housing property for extremely-low-income, very-low-income, or low-income limits? ☐ Yes ☐ No
3. Is the agreement with the Florida Housing Finance Corporation recorded in the official records of the county where the property is located? ☐ Yes ☐ No
Attach a copy of the agreement or list the official records book and page numbers.
4. On January 1 of the current year, has at least 15 years been completed since the earliest of:
 - a. recorded agreement or
 - b. certificate of occupancy or certificate of substantial completion or
 - c. January 1 of the first year the property was placed in service as an affordable housing property? ☐ Yes ☐ No

Section D: Newly Constructed Multifamily Project Exemption with Florida Housing Finance Corporation Certification Notice

Complete this section if you are applying for an exemption from ad valorem tax on a newly constructed multifamily project substantially completed within 5 years before the date of the first submission of a request for a certification notice from Florida Housing Finance Corporation:

☐ **1) a newly constructed multifamily project**

- that contains more than 70 units, which will be restricted as affordable housing under the requirements in s. 196.1978(3), F.S., or,

☐ **2) a newly constructed multifamily project**

- in an area of critical state concern, designated by s. 380.0552 or chapter 28-36, Florida Administrative Code, and
- that contains more than 10 units dedicated to affordable housing under the requirements in s. 196.1978(3), F.S.

On January 1 of the current year:

(See s. 196.1978(3), F.S., for requirements)

1. Were the affordable housing units rented for an amount that does not exceed either the rent limit chart published by the U.S. Department of Housing and Urban Development or 90 percent of fair market rent as determined by a rental market study, whichever is less? ☐ Yes ☐ No

Rent on multifamily units cannot exceed the amount specified by the most recent multifamily rental programs income and rent limit chart.

The rental market study must identify the fair market value rent of each unit for which a property owner seeks an exemption. (S. 196.1978(3)(m), F.S.)

2. How many of the units were occupied by tenants with an income greater than 80% but not more than 120% of the median annual adjusted gross income for households within the metropolitan statistical area or the county in which the person or family resides?

Units in a multifamily project that meet these requirements of section 196.1978(3)(d), F.S., receive an ad valorem property tax exemption of 75% of the assessed value.

3. How many of the units were occupied by tenants with an income that does not exceed 80% of the median annual adjusted gross income for households within the metropolitan statistical area or the county in which the person or family resides?

Units in a multifamily project that meet these requirements of section 196.1978(3)(d), F.S., are exempt from ad valorem property taxes of the assessed value.

4. How many of the units were vacant but, in the previous year were occupied by a tenant, qualified for the exemption, otherwise qualify, and the use of the units is restricted to providing affordable housing, and reasonable effort is being made to lease the units to eligible persons or families.

5. Attach a certification notice determined by the Florida Housing Finance Corporation.

6. Were the affordable housing units rented for an amount that does not exceed either the rent limit chart published by the U.S. Department of Housing and Urban Development or 90 percent of fair market rent as determined by a rental market study, whichever is less? ☐ Yes ☐ No

Units must be rented for an amount no greater than the lesser of the rent limit chart amount or 90 percent of fair market rent.

need to insert the
word "that"

Section E: Multifamily Project Subject to Land Use Restriction Agreement with the Florida Housing Finance Corporation

Complete this section if you are applying for an exemption from ad valorem tax on a multifamily project meets the following criteria and was placed into service on or before January 1 of the current year. (See section 196.1978(4), F.S. for requirements).

1a. Is the property subject to a land use restriction agreement with the Florida Housing Finance Corporation that requires the property to be used for 99 years to provide affordable housing to natural persons or families meeting the extremely-low-income, very-low-income, or low-income limits? ☐ Yes ☐ No

1b. Does the agreement include a penalty provision for ceasing to provide affordable housing before the end of the agreement term that is equal to 100 percent of the total amount financed by the corporation multiplied by each year remaining in the agreement?
☐ Yes ☐ No

1c. Is the agreement with the Florida Housing Finance Corporation recorded in the official records of the county where the property is located? ☐ Yes ☐ No

County where property is located:

County where agreement is recorded:

Attach a copy of the agreement and list the official records book and page numbers:

2a. Is the property composed of an improvement to land where an improvement did not previously exist or the construction of a new improvement where an old improvement was removed?
☐ Yes ☐ No

2b. Was the improvement substantially completed within 2 years before the first submission of this application for exemption? ☐ Yes ☐ No

3. What is the total number of residential units contained within the multifamily project? _____

How many units are used to provide affordable housing to persons or families meeting the extremely-low-income, very-low-income, or low-income limits specified in s. 420.0004, F.S. ?

The multifamily project must contain more than 70 units.

Section FE: County & Municipal Ordinance Affordable Housing Property Exemption on Multifamily Properties

(See s. 196.1979, F.S.) Complete this section if you are applying for an exemption from ad valorem tax based on a county/municipality ordinance.

- Qualified property may receive up to 75% ad valorem tax exemption of the assessed value if fewer than 100% of the multifamily units are used to provide affordable housing.
- Qualified property may receive up to 100% ad valorem tax exemption if 100% of the multifamily units are used to provide affordable housing.

On January 1 of the current year:

1. How many of the units were occupied by tenants with an income greater than 30% but not more than 60% of the median annual adjusted gross income for households within the metropolitan statistical area or the county in which the person or family resides?
2. How many of the units were occupied by tenants with an income that does not exceed 30% of the median annual adjusted gross income for households within the metropolitan statistical area or the county in which the person or family resides?
3. How many of the units were vacant but, in the previous year were occupied by a tenant, qualified for the exemption, otherwise qualify, and the use of the units is restricted to providing affordable housing, and reasonable effort is being made to lease the units to eligible persons or families.
4. What is the total number of residential units contained within the multifamily project?
The multifamily project must contain 50 or more units.
5. What percent of the total residential units were used for affordable housing?
The multifamily project must have at least 20% of the total units used to provide affordable housing.
6. Were the affordable housing units rented for an amount that does not exceed either the rent limit chart published by the U.S. Department of Housing and Urban Development or 90 percent of fair market rent as determined by a rental market study, whichever is less? ☐ Yes ☐ No
Units must be rented for an amount no greater than the lesser of the rent limit chart amount or 90 percent of fair market rent.
7. Has the property had any of the following:
☐ Cited for code violations on three or more occasions in the past 24 months before submission of this application? ☐ Yes ☐ No
☐ Any code violations that have not been properly remedied by the property owner before the submission of this application? ☐ Yes ☐ No
☐ Any unpaid fines or charges relating to the cited code violations? ☐ Yes ☐ No
8. Attach a copy of the certification of qualified property from the local entity with this application for exemption. Applications for certification are determined by the local entity. If you are applying for both a county and a municipal exemption, attach both certifications.

Does the state of
Florida own the land
portion of the property

Section G: Land Owned by the State of Florida

Complete this section if you are applying for an exemption on portions of a property used to provide affordable housing where the land is owned by the state of Florida.

(See s. 196.19781, F.S., for requirements)

On January 1 of the current year:

1. ~~Is the land where improvements have been made owned by the state of Florida?~~

☐ Yes ☐ No

2a. What is the total number of residential units contained within the property?

2b. How many units are used to provide affordable housing to persons or families meeting the extremely-low-income, very-low-income, or low-income limits specified in s. 420.0004, F.S. ?

The multifamily project must provide more than 70 units for affordable housing.

3. Is the property subject to a lease or restrictive use agreement that requires the property to be used for affordable housing for at least 60 years?

☐ Yes ☐ No

3a. ☐ Lease or ☐ Restrictive Use Agreement

3b. Is the lease or agreement recorded in the official records of the county where the property is located? ☐ Yes ☐ No

County where property is located:

County where agreement is recorded:

Attach a copy of the agreement and list the official records book and page numbers.

Properties receiving an existing affordable housing exemption under s. 196.1978, F.S., cannot receive another exemption under s. 196.19781, F.S.

Section H: Newly Constructed Multifamily Project on Land Owned by a Governmental Entity

Complete this section if you are applying for an exemption from ad valorem tax on a newly constructed affordable housing project located on land owned by a governmental entity and substantially completed.

(See s. 196.19782, F.S., for requirements)

On January 1 of the current year:

1. Is the property within a newly constructed multifamily project?

☐ Yes ☐ No

2a. What is the total number of residential units contained within the multifamily project?

2b. How many units used to provide affordable housing to persons or families meeting the extremely-low-income, very-low-income, or low-income limits specified in s. 420.0004, F.S. ?

The multifamily project must provide more than 70 units for affordable housing.

3a. Is the multifamily project subject to a lease or restrictive use agreement with a governmental entity that requires the property to be leased for at least 30 years for the purpose of and predominant use for providing affordable housing ? ☐ Yes ☐ No

3b. ☐ Lease or ☐ Restrictive Use Agreement

3c. Is the lease or agreement recorded in the official records of the county where the property is located? ☐ Yes ☐ No

County where property is located:

County where agreement is recorded:

Attach a copy of the agreement and list the official records book and page numbers.

4. Is the agreement with the Florida Housing Finance Corporation recorded in the official records of the county where the property is located? ☐ Yes ☐ No

Affordable Housing Property Exemption - Information and Documentation Required	
See Sections 196.1978(1)(a) and 196.1978(1)(b), F.S.	
1.	Provide a copy of the organization's most recent financial statement.
2.	Provide a copy of the organization's most recent federal tax return (if filed).
3.	Provide the following fiscal and other records showing in reasonable detail the financial condition, record of operation, and exempt and nonexempt uses of the property, where appropriate, for the immediately preceding fiscal year:
a.	A schedule of payments or advances, directly or indirectly, by way of salaries, fees, loans, gifts, bonuses, gratuities, drawing accounts, commissions or other compensation (except for reimbursements for reasonable out-of-pocket expenses incurred on behalf of the applicant) to - any officer, director, trustee, member, or stockholder, or - any person, company, or other entity directly or indirectly controlled by the applicant.
b.	An explanation for the guarantee of any loan to or obligation of any officer, director, trustee, member, or stockholder of the applicant or any entity directly or indirectly controlled by the applicant.
c.	Any contractual arrangement by the applicant or any officer, director, trustee, member, or stockholder of the applicant regarding the - rendition of services; - provision of goods or supplies; - management of the applicant; - construction or renovation of the property; - procurement of the real, personal, or intangible property; and - other similar financial interest in the affairs of the applicant.
d.	A schedule of payments or amounts for - salaries for operation; - services received; - supplies and materials; - reserves for repair, replacement, and depreciation of the property; - any mortgage, lien, and other encumbrances; and - other purposes (explain).
e.	A schedule of charges for services rendered by the applicant. If the charges for services rendered exceed the value of the services rendered, information on whether the excess is used to pay maintenance and operational expenses furthering its exempt purpose or to provide services to persons unable to pay for the services.
f.	An affirmative statement that no part of the property, or no part of the proceeds of the sale, lease, or other disposition of the property, will inure to the benefit of its members, directors, or officers, or to any person or firm operating for a profit or for a nonexempt purpose.

Need Help?

In Florida, local governments are responsible for administering property tax. The best resource for assistance is the property appraiser in the county where the property is located. Find websites for county property appraisers at:

FloridaRevenue.com/Property/Pages/LocalOfficials.aspx

From: Vicki Tessmer <vicki.tessmer@ManateeClerk.com>
Sent: Monday, October 20, 2025 2:22 PM
To: Steve Keller <Steve.Keller@floridarevenue.com>
Subject: RE: rule 2025 1016 RE: 2025 Value Adjustment Board (VAB) Legislation

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr. Keller,
One more question. We currently audio record our meetings, if we have to have Zoom or Teams meetings, will we also be required to keep that recording as well as the audio recording we already do?
Thank you,

Vicki Tessmer
Board Records Supervisor



For Angelina "Angel" Colonnese
Manatee Clerk of the Circuit Court & Comptroller
(941) 749-1800 Ext. 4081
1115 Manatee Ave W, Bradenton, FL 34205
www.ManateeClerk.com

To Protect the Public Trust through Integrity and Transparency

From: Steve Keller <Steve.Keller@floridarevenue.com>
Sent: Thursday, October 16, 2025 8:27 PM

To: Sherry Edwards <sedwards@edwards-lawfirm.com>; dmw@alachuaclerk.org; bakervab@bakercountyfl.org; psmart@baycoclerk.com; rachel_rhoden@bradfordcountyfl.gov; nicole.summers@brevardclerk.us; mayala@broward.org; kstewart@calhounclerk.com; Michelle.DiBerardino@CharlotteClerk.com; vab@citrusclerk.org; blanchettc@clayclerk.com; Derek.Johnssen@collierclerk.com; jwilliams@columbiaclerk.com; p.waters@desotobocc.com; jmorse@dixieclerk.com; Pelegri@coj.net; vab@escambiaclerk.com; VAB@flaglerclerk.com; jgay@franklinclerk.com; adriana@gadsdenclerk.com; kbryan@gilchrist.fl.us; tsimmons@gladesclerk.com; info@gulfclerk.com; morgank@hamiltoncountyfl.com; recording.sup@hardeeclerk.com; scongleton@hendryclerk.org; hprouse@hernandoclerk.org; pgamez@hcclerk.org; daniela.toro@hillsclerk.com; Mkabaci@holmesclerk.com; tlister@clerk.indian-river.org; MRICHARDS@JACKSONCLERK.COM; thightower@jeffersonclerk.com; nshaw@lafayetteclerk.com; VAB-Clerk@lakecountyclerk.org; egabrick@leeclerk.org; bgtorres@leoncountyfl.gov; watkins-jennifer@levyclerk.com; MHOLLAND@LIBERTYCLERK.COM; bwashington@madisonclerk.com; Vicki Tessmer <vicki.tessmer@manateeclerk.com>; VAB@marioncountyclerk.org; VAB@martinclerk.com; ralf@miamidadeclerk.gov; VABCLERK@Monroe-Clerk.com; jcrawford@nassaucclerk.com; meverton@okaloosacclerk.com; thudek@myokeeclerk.com; vab@occompt.com; julissa.rizzo@osceolacclerk.org; lsupan@mypalmbeachclerk.com; segbert@pascoclerk.com; mlegnini@pascoclerk.com; drevie@mypinellasclerk.gov; yolandaharris@polk-county.net; ashley.beard@putnam-fl.gov; piercea@santarosacclerk.com; cmaloney@sarasotacclerkandcomptroller.com; tporter@seminoleclerk.org; nmcgee@stjohnsclerk.com; rigginsa@stlucieclerk.gov; jgallop@sumterclerk.com; Feliciaf@suwgov.org; sgrubbs@taylorclerk.com; SNYDERL@UNIONCLERK.COM; tpendarvis@volusia.org; ross@wakullaclerk.com; lorettal@waltonclerk.com; rbrantley@washingtonclerk.com; jeff@jeffcarterpa.com; sandersmplaw@yahoo.com; aaron@brevardlegal.com; rff@freedmanmcclosky.com; mselaw@gmail.com; esturges@gtslawfirm.com; kosanlaw@tampabay.rr.com; rick@kosanlaw.com; bdavie@davielawfirm.com; holly@cosbylaw.com; VABLawyer@outlook.com; ccollins@brewerpa.com; mbs@rkkattorneys.com; suzanne@whibbslaw.com; rmperry@rmperrylaw.com; rchesnut@chesnutlawfl.com; lb@websterandbaptiste.com; rwstevens_1@yahoo.com; rcb@rkkattorneys.com; davidfschumacher@gmail.com; michelle@napierrollinlaw.com; nicholas@napierrollinlaw.com; hclawgroup@gmail.com; bob@hoonhoutlaw.com; tom@ocalalawfirm.com; Rafael.Millares@miamidadeclerk.gov; elizabeth@thebrinsonlawfirm.com; jgsanchez@bellsouth.net; tprince@tpislandlaw.com; cassie@cottongates.com; service@bedsolelaw.com; jim@bedsolelaw.com; dsaba@ljslawfirm.com; marc@jmarcjonspa.com; joseph.davis@jhdlaw.com; sally@sjrobertslaw.com; jdurant@bergersingerman.com; hbb@rkkattorneys.com; info@flclerks.com; sbremer@flclerks.org; sbremer@flclerks.org; sbremer@flclerks.com
Cc: VAB <VAB@floridarevenue.com>
Subject: rule 2025 1016 RE: 2025 Value Adjustment Board (VAB) Legislation

[NOTICE: This message originated outside of Manatee County Clerk's Office -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Ms. Edwards:

Thank you for your email dated October 16, 2025, in which you request information concerning electronic hearings on petitions to the value adjustment board. We have made your previous email on this topic part of the rule development files containing comments on the draft rules. We conducted research on this topic and you may wish to review the transcript of the public rule development workshop held yesterday in which there was discussion of the potential procedure to allow members of the public to view hearings electronically.

The Department anticipates receiving the transcript around October 29 and will post the transcript on the rule development web page at <http://floridarevenue.com/rules>

At that page scroll down to Property Tax Proposed Rules

then click on [2025 Legislative Changes \(Chapter 12D-9 and Forms](#)

We will make your email below part of the rule development files containing comments on the draft rules.

Additionally please note that the draft of rule 12D-9.026 currently reads

~~“(8)(4)–~~Such hearings must be open to the public either by providing the ability for interested members of the public to join the hearing electronically or to monitor the hearing at the location of the board or special magistrate.”

Sincerely,

Stephen J. Kelle

r



Chief Legal Counsel

Property Tax Litigation and

Value Adjustment Board
Oversight

Office of the General Counsel

Department of Revenue

850 617 8347

email encryption status [unsecure]; signifies: not encrypted

= = = = =

From: Sherry Edwards <sedwards@edwards-lawfirm.com>

Sent: Thursday, October 16, 2025 12:42 PM

To: Steve Keller <Steve.Keller@floridarevenue.com>; dmw@alachuaclerk.org; bakervab@bakercountyfl.org; psmart@baycoclerk.com; rachel_rhoden@bradfordcountyfl.gov; nicole.summers@brevardclerk.us; mayala@broward.org; kstewart@calhounclerk.com; Michelle.DiBerardino@CharlotteClerk.com; vab@citrusclerk.org; blanchettc@clayclerk.com; Derek.Johnssen@collierclerk.com; jwilliams@columbiaclerk.com; p.waters@desotobocc.com; jmorse@dixieclerk.com; Pelegri@coj.net; vab@escambiaclerk.com; VAB@flaglerclerk.com; jgay@franklinclerk.com; adriana@gadsdenclerk.com; kbryan@gilchrist.fl.us; tsimmons@gladesclerk.com; info@gulfclerk.com; morgank@hamiltoncountyfl.com; recording.sup@hardeeclerk.com; scongleton@hendryclerk.org; hprouse@hernandoclerk.org; pgamez@hcclerk.org; daniela.toro@hillscclerk.com; Mkabaci@holmesclerk.com; tlister@clerk.indian-river.org; MRICHARDS@JACKSONCLERK.COM; thightower@jeffersonclerk.com; nshaw@lafayetteclerk.com; VAB-Clerk@lakecountyclerk.org; egabrick@leecclerk.org; bgtorres@leoncountyfl.gov; watkins-jennifer@levyclerk.com; MHOLLAND@LIBERTYCLERK.COM; bwashington@madisonclerk.com; vicki.tessmer@manateecclerk.com; VAB@marioncountyclerk.org; VAB@martinclerk.com; ralf@miamidadeclerk.gov; VABCLERK@Monroe-Clerk.com; jcrawford@nassauclerk.com; meverton@okaloosacclerk.com; thudek@myokeecclerk.com; vab@occompt.com; julissa.rizzo@osceolacclerk.org; lsupan@mypalmbeachclerk.com; segbert@pascoclerk.com; mlegnini@pascoclerk.com; drevie@mypinellasclerk.gov; yolandaharris@polk-county.net; ashley.beard@putnam-fl.gov; piercea@santarasacclerk.com; cmaloney@sarasotacclerkandcomptroller.com; tporter@seminoleclerk.org; nmcgee@stjohnscclerk.com; rigginsa@stlucieclerk.gov; jgallop@sumterclerk.com; Feliciaf@suwgov.org;

sgrubbs@taylorclerk.com; SNYDERL@UNIONCLERK.COM; tpendarvis@volusia.org; rross@wakullaclerk.com; lorettal@waltonclerk.com; rbrantley@washingtonclerk.com; jeff@jeffcarterpa.com; sandersmplaw@yahoo.com; aaron@brevardlegal.com; rff@freedmanmcclosky.com; mselaw@gmail.com; esturges@gtslawfirm.com; kosanlaw@tampabay.rr.com; rick@kosanlaw.com; bdavie@davielawfirm.com; holly@cosbylaw.com; VABLawyer@outlook.com; ccollins@brewerpa.com; mbs@rkkattorneys.com; suzanne@whibbslaw.com; rmperry@rmperrylaw.com; rchesnut@chesnutlawfl.com; lb@websterandbaptiste.com; rwstevens_1@yahoo.com; rcb@rkkattorneys.com; davidfschumacher@gmail.com; michelle@napierrollinlaw.com; nicholas@napierrollinlaw.com; hclawgroup@gmail.com; bob@hoonhoutlaw.com; tom@ocalalawfirm.com; Rafael.Millares@miamidadeclerk.gov; elizabeth@thebrinsonlawfirm.com; jgsanchez@bellsouth.net; tprince@tpislandlaw.com; cassie@cottongates.com; service@bedsolelaw.com; jim@bedsolelaw.com; dsaba@ljslawfirm.com; marc@jmarcjonespa.com; joseph.davis@jhdlaw.com; sally@sjrobertslaw.com; jdurant@bergersingerman.com; hbb@rkkattorneys.com; info@flclerks.com; sbremer@flclerks.org; sbremer@flclerks.org; sbremer@flclerks.com

Cc: VAB <VAB@floridarevenue.com>

Subject: Re: 2025 Value Adjustment Board (VAB) Legislation

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon -

I am writing to obtain clarification on a provision of the new law requiring electronic appearances at the Value Adjustment Board (PTO 25-07 and Section 194.032(2)(b)(2)). The language needing clarification is as follows:

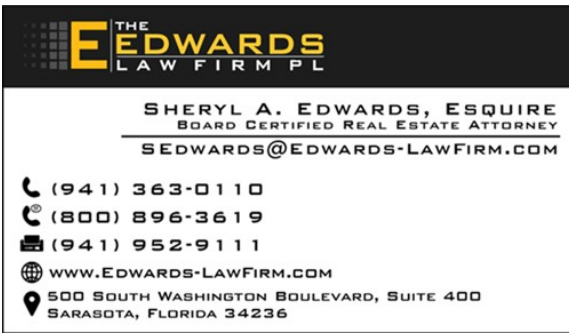
The hearing must be open to the public either by providing the ability for interested members of the public to join the hearing electronically or to monitor the hearing at the location of the board.

Since hearings have always been open to the public for attendance in-person in the hearing room, I am reading this amendment to require the VAB to establish a procedure to allow members of the public to view ALL hearings electronically (either to provide a dial in number on the county's VAB website to monitor any hearing by telephone or a link on the county's VAB website to allow viewing of any hearing by video (Zoom or Teams)).

In other words, the VAB must provide a way for members of the public to attend hearings in person or electronically, at the viewer's choice.

Please clarify.

-Sherry Edwards



Please be advised that we require that all funds required for any real estate closing to be delivered by wire transfer to allow for immediate credit and disbursement.

PLEASE NOTE: WHEN PROVIDED WITH WIRE INSTRUCTIONS FROM OUR FIRM WE STRONGLY RECOMMEND THAT YOU CALL AND CONFIRM THE INSTRUCTIONS PRIOR TO INITIATING A WIRE TRANSFER. WIRE FRAUD IS REAL AND PREVALENT IN OUR INDUSTRY. IT IS IMPORTANT TO BE DILIGENT. WE WILL NOT CHANGE OUR WIRING INSTRUCTIONS FOR ANY REASON.

Privacy Disclosure:

This email and any accompanying attachments may contain confidential and/or privileged information intended solely for the addressee. Any dissemination, distribution, copying, use, disclosure or action taken in reliance on the contents of this communication by anyone other than the intended recipient is prohibited. If you have received this email in error, please immediately delete the email and either notify the sender at the above email address or by telephone. Thank you.

From: Steve Keller <Steve.Keller@floridarevenue.com>

Sent: Friday, August 15, 2025 5:20 PM

To: dmw@alachuaclerk.org <dmw@alachuaclerk.org>; bakervab@bakercountyfl.org <bakervab@bakercountyfl.org>; psmart@baycoclerk.com <psmart@baycoclerk.com>; rachel.rhoden@bradfordcountyfl.gov <rachel.rhoden@bradfordcountyfl.gov>; nicole.summers@brevardclerk.us <nicole.summers@brevardclerk.us>; mayala@broward.org <mayala@broward.org>; kstewart@calhounclerk.com <kstewart@calhounclerk.com>; Michelle.DiBerardino@CharlotteClerk.com <Michelle.DiBerardino@CharlotteClerk.com>; vab@citrusclerk.org <vab@citrusclerk.org>; blanchettc@clayclerk.com <blanchettc@clayclerk.com>; Derek.Johnssen@collierclerk.com <Derek.Johnssen@collierclerk.com>; jwilliams@columbiaclerk.com <jwilliams@columbiaclerk.com>; p.waters@desotobocc.com <p.waters@desotobocc.com>; jmorse@dixieclerk.com <jmorse@dixieclerk.com>; Pelegrin@coj.net <Pelegrin@coj.net>;

vab@escambiaclerk.com <vab@escambiaclerk.com>; VAB@flaglerclerk.com <VAB@flaglerclerk.com>;
igay@franklinclerk.com <igay@franklinclerk.com>; adriana@gadsdenclerk.com
<adriana@gadsdenclerk.com>; kbryan@gilchrist.fl.us <kbryan@gilchrist.fl.us>;
tsimmons@gladesclerk.com <tsimmons@gladesclerk.com>; info@gulfclerk.com <info@gulfclerk.com>;
morgank@hamiltoncountyfl.com <morgank@hamiltoncountyfl.com>; recording.sup@hardeeclerk.com
<recording.sup@hardeeclerk.com>; scongleton@hendryclerk.org <scongleton@hendryclerk.org>;
hprouse@hernandoclerk.org <hprouse@hernandoclerk.org>; pgamez@hcclerk.org
<pgamez@hcclerk.org>; daniela.toro@hillsclerk.com <daniela.toro@hillsclerk.com>;
Mkabaci@holmesclerk.com <Mkabaci@holmesclerk.com>; tlister@clerk.indian-river.org
<tlister@clerk.indian-river.org>; MRICHARDS@JACKSONCLERK.COM
<MRICHARDS@JACKSONCLERK.COM>; thightower@jeffersonclerk.com
<thightower@jeffersonclerk.com>; nshaw@lafayetteclerk.com <nshaw@lafayetteclerk.com>; VAB-Clerk@lakecountyclerk.org <VAB-Clerk@lakecountyclerk.org>; egabrick@leeclerk.org
<egabrick@leeclerk.org>; bgtorres@leoncountyfl.gov <bgtorres@leoncountyfl.gov>; watkins-jennifer@levyclerk.com <watkins-jennifer@levyclerk.com>; MHOLLAND@LIBERTYCLERK.COM
<MHOLLAND@LIBERTYCLERK.COM>; bwashington@madisonclerk.com
<bwashington@madisonclerk.com>; vicki.tessmer@manateeclerk.com
<vicki.tessmer@manateeclerk.com>; VAB@marioncountyclerk.org <VAB@marioncountyclerk.org>;
VAB@martinclerk.com <VAB@martinclerk.com>; ralf@miamidadeclerk.gov <ralf@miamidadeclerk.gov>;
VABCLERK@Monroe-Clerk.com <VABCLERK@Monroe-Clerk.com>; jcrawford@nassauclerk.com
<jcrawford@nassauclerk.com>; meverton@okaloosaclerk.com <meverton@okaloosaclerk.com>;
thudek@myokeeclerk.com <thudek@myokeeclerk.com>; vab@occompt.com <vab@occompt.com>;
julissa.rizzo@osceolaclerk.org <julissa.rizzo@osceolaclerk.org>; lsupan@mypalmbeachclerk.com
<lsupan@mypalmbeachclerk.com>; segbert@pascoclerk.com <segbert@pascoclerk.com>;
mlegnini@pascoclerk.com <mlegnini@pascoclerk.com>; drevie@mypinellasclerk.gov
<drevie@mypinellasclerk.gov>; yolandaharris@polk-county.net <yolandaharris@polk-county.net>;
ashley.beard@putnam-fl.gov <ashley.beard@putnam-fl.gov>; piercea@santarosaclerks.com
<piercea@santarosaclerks.com>; cmaloney@sarasotaclerkandcomptroller.com
<cmaloney@sarasotaclerkandcomptroller.com>; tporter@seminoleclerk.org
<tporter@seminoleclerk.org>; nmcgee@stjohnsclerk.com <nmcgee@stjohnsclerk.com>;
rigginsa@stlucieclerk.gov <rigginsa@stlucieclerk.gov>; jgallop@sumterclerk.com
<jgallop@sumterclerk.com>; Feliciaf@suwgov.org <Feliciaf@suwgov.org>; sgrubbs@taylorclerk.com
<sgrubbs@taylorclerk.com>; SNYDERL@UNIONCLERK.COM <SNYDERL@UNIONCLERK.COM>;
tpendarvis@volusia.org <tpendarvis@volusia.org>; ross@wakullaclerk.com <ross@wakullaclerk.com>;
lorettal@waltonclerk.com <lorettal@waltonclerk.com>; rbrantley@washingtonclerk.com
<rbrantley@washingtonclerk.com>; jeff@jeffcarterpa.com <jeff@jeffcarterpa.com>;
sandersmplaw@yahoo.com <sandersmplaw@yahoo.com>; aaron@brevardlegal.com
<aaron@brevardlegal.com>; rff@freedmanmcclosky.com <rff@freedmanmcclosky.com>;
mselaw@gmail.com <mselaw@gmail.com>; esturges@gtslawfirm.com <esturges@gtslawfirm.com>;
kosanlaw@tampabay.rr.com <kosanlaw@tampabay.rr.com>; rick@kosanlaw.com <rick@kosanlaw.com>;
bdavie@davielawfirm.com <bdavie@davielawfirm.com>; holly@cosbylaw.com <holly@cosbylaw.com>;
VABLawyer@outlook.com <VABLawyer@outlook.com>; ccollins@brewerpa.com
<ccollins@brewerpa.com>; mbs@rkkattorneys.com <mbs@rkkattorneys.com>; suzanne@whibbslaw.com
<suzanne@whibbslaw.com>; rmperry@rmperrylaw.com <rmperry@rmperrylaw.com>;
rchesnut@chesnutlawfl.com <rchesnut@chesnutlawfl.com>; lb@websterandbaptiste.com
<lb@websterandbaptiste.com>; rwstevens_1@yahoo.com <rwstevens_1@yahoo.com>;

rcb@rkkattorneys.com <rcb@rkkattorneys.com>; davidfschumacher@gmail.com <davidfschumacher@gmail.com>; michelle@napierrollinlaw.com <michelle@napierrollinlaw.com>; nicholas@napierrollinlaw.com <nicholas@napierrollinlaw.com>; hclawgroup@gmail.com <hclawgroup@gmail.com>; tom@ocalalawfirm.com <tom@ocalalawfirm.com>; Rafael.Millares@miamidadeclerk.gov <Rafael.Millares@miamidadeclerk.gov>; elizabeth@thebrinsonlawfirm.com <elizabeth@thebrinsonlawfirm.com>; jgsanchez@bellsouth.net <jgsanchez@bellsouth.net>; tprince@tpislandlaw.com <tprince@tpislandlaw.com>; cassie@cottongates.com <cassie@cottongates.com>; service@bedsolelaw.com <service@bedsolelaw.com>; jim@bedsolelaw.com <jim@bedsolelaw.com>; dsaba@ljslawfirm.com <dsaba@ljslawfirm.com>; Sherry Edwards <sedwards@edwards-lawfirm.com>; marc@jmarcjonespa.com <marc@jmarcjonespa.com>; joseph.davis@jhdlaw.com <joseph.davis@jhdlaw.com>; sally@sjrobertslaw.com <sally@sjrobertslaw.com>; jdurant@bergersingerman.com <jdurant@bergersingerman.com>; hbb@rkkattorneys.com <hbb@rkkattorneys.com>; info@flclerks.com <info@flclerks.com>; sbremer@flclerks.org <sbremer@flclerks.org>; sbremer@flclerks.org <sbremer@flclerks.org>; sbremer@flclerks.com <sbremer@flclerks.com>

Subject: 2025 Value Adjustment Board (VAB) Legislation

Dear VAB clerks and VAB attorneys:

I am forwarding an additional copy of the email below to make sure that you have received it together with pdfs of two bulletins that should be given immediate attention:

PTO BUL 25-17 Value Adjustment Board New Evidence Exchange Procedures.pdf

PTO BUL 25-18 New Value Adjustment Board Petition and Notice of Hearing Forms.pdf

I thought it best to forward these two with this separate email as the two bulletins were sent earlier with many other bulletins and might have tended to get less attention that way.

The two bulletins are numbers 25-17 and 25-18; they explain changes to exchange of evidence (25-17) and transmit four forms (25-18); the forms are Forms DR 481, DR 486, DR 486PORT, and DR 486SP. The bulletin number 25-18 should be fairly self explanatory; it contains a link to the four new forms; if you have any questions or comments please let me know or email VAB@floridarevenue.com.

The Department has received several inquiries about what it means when forms are labeled as "provisional."

The answer is that the forms revisions are marked as provisional when there has been a law change that supersedes an existing form and necessitates the prescribing immediately of a new, temporary, "provisional" form to be used to implement the legislation until permanent forms are prescribed.

These provisional forms should be implemented and used by value adjustment boards and staff at this time without issue. The superseded forms should be replaced with the provisional forms and the use of the superseded forms should be discontinued immediately. When permanent forms are prescribed that will replace the provisional forms, the Department will inform VABs, clerks, and interested parties at that time.

Anticipated further changes are not seen to be major changes to the DR-486, DR-486PORT, and DR-481. These changes will include dispensing with the references to "after September 1, 2025" on the forms once the law that is effective on that date becomes law. See Chapter 2025-208, Section 7, Laws of Florida (HB7031), effective September 1, 2025 (<http://laws.flrules.org/2025/208>).

Other changes later this fall may be prescribed for these three forms to implement the procedures and notice requirements made by the same legislation, in Chapter 2025-208, Section 10, Laws of Florida, effective January 1, 2026. This section of the legislation makes it a requirement, in counties with a population over 75,000, for the VAB to offer remote hearings and allow the petitioner to appear at a hearing using electronic or other communication equipment if a petitioner submits a written request to appear in such manner at least 10 calendar days before the date of the hearing. This law also makes it a requirement, in such counties, for the notice of hearing to provide information for the petitioner to appear at the hearing using electronic or other communication equipment if the county has not opted out as provided.

Sincerely,

Stephen J. Kelle

r

Chief Legal Counsel

Property Tax Litigation and

Value Adjustment Board
Oversight

Office of the General Counsel

Department of Revenue

850 617 8347



email encryption status [unsecure]; signifies: not encrypted

cc: Sara Bremer, Director of Government Relations, Florida Court Clerks and Comptrollers

From: OASYS ePortal Notifications <pto-apps-no-reply@floridarevenue.com>

Sent: Friday, August 15, 2025 2:03 PM

Subject: 2025 Value Adjustment Board (VAB) Legislation Bulletins

To: Value Adjustment Board Clerks, Value Adjustment Boards, Clerks of the Courts, and Value Adjustment Board Attorneys

From: Florida Department of Revenue, Property Tax Oversight

Date: August 15, 2025

Re: 2025 Value Adjustment Board (VAB) Legislation Bulletins

The Department of Revenue has posted informational bulletins on bills the Florida Legislature passed in the 2025 regular legislative session which address new procedures for value adjustment boards (VAB). Important information regarding VAB process and form changes are included in Property Tax Oversight Informational Bulletins 25-17 and 25-18 and are available in the Tax Law Library on the Department's website at [Property Tax Oversight Informational Bulletins](#). The forms for use are available in the Value Adjustment Board Forms drop down menu on the Department's website at [Property Tax Oversight Forms](#).

Please send any questions to VAB@floridarevenue.com.

Thank you.

NOTIFICATION TO RECIPIENTS: The subject line of this email may indicate that this email has been sent unsecure. This is a default setting which in no way indicates that this communication is unsafe, but rather that the email has been sent unencrypted in clear text form. Revenue does provide secure email exchange. Please contact us if you need to exchange confidential information electronically.

If you have received this email in error, please notify us immediately by return email. If you receive a Florida Department of Revenue communication that contains personal or confidential information, and you are not the intended recipient, you are prohibited from using the information in any way. All record of any such communication (electronic or otherwise) should be destroyed in its entirety.

Cautions on corresponding with Revenue by email: Under Florida law, emails received by a state agency are public records. Both the message and the email address it was sent from (excepting any information that is exempt from disclosure under state law) may be released in response to a public records request.

Internet email is not secure and may be viewed by someone other than the person you send it to. Please do not include your social security number, federal employer identification number, or other sensitive information in an email to us.

NOTIFICATION TO RECIPIENTS: The subject line of this email may indicate that this email has been sent unsecure. This is a default setting which in no way indicates that this communication is unsafe, but rather that the email has been sent unencrypted in clear text form. Revenue does provide secure email exchange. Please contact us if you need to exchange confidential information electronically.

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are public records. Both the message and the email address it was sent from (excepting any information that is exempt from disclosure under state law) may be released in response to a public records request.

Internet email is not secure and may be viewed by someone other than the person you send it to. Please do not include your social security number, federal employer identification number, or other sensitive information in an email to us.

Under Florida law, e-mail addresses and all correspondence sent to this email address are public records and may be subject to disclosure. If you do not want your e-mail address or correspondence released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: [Jason Clevenger](#)
To: [Anthony Jackson](#)
Subject: PTO Public Rule Development Workshop (2025 Legislation)
Date: Thursday, October 16, 2025 12:18:22 PM

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Jackson,

Thank you for hosting the webinar. I know that the logistics of hosting an online meeting is difficult. Not all attendees in virtual meetings turn on their cameras and want to appear when they are speaking. However, I believe that there should have been a list of attendees at the meeting that was visible to the other attendees. There was no way of knowing who else was at the meeting unless they chose to speak.

As for the material, I felt like it was presented well. It seemed that most of the concerns expressed were centered around the Miami-Dade area. It seems that there are challenges and issues that are unique to that area and are not experienced throughout the state. Catering to their unique perspective is likely not something that would be looked at in the same light in other parts of the state. As an example, I find telephonic hearings problematic as they make the swearing in of witnesses a challenge as it is often difficult to tell who is even speaking. Other challenges in telephonic hearings include the presentation of exhibits and rebuttal evidence. I thought that the responses of the Florida Department of Revenue were well reasoned and expressed well. Thank you for the job you do.

Respectfully submitted,

Jason Wade Clevenger, CFE

Sarasota County Property Appraiser

Appraisal Operations Director

JClevenger@SC-PA.com

(941) 861-8217

Notice: If you should decide to communicate with us by e-mail, the Sarasota County Property Appraiser's office cannot guarantee the confidentiality of any information sent to us by e-mail. Florida has a very broad public records law. Most written communications to or from this office regarding business are public record and available to the public and media upon request. This email and any response may therefore be subject to public disclosure unless reasons for nondisclosure are stated and referenced to applicable law.

We recommend that you send confidential information to us by postal mail rather than e-mail.

From: [Rinky Parwani](#)
To: [DORPTO](#)
Cc: [Legnini, Meaghan](#); [Shannon Egbert \(segbert@pascoclerk.com\)](#); [Service](#)
Subject: RE: PTO Public Rule Development Workshop (2025 Legislation) COMMENTS 11:00AM Wed, Oct 15, 2025 11:00 AM - 12:00 PM EDT
Date: Wednesday, October 15, 2025 11:56:20 AM

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Concern: The inclusion of the below language on proposed form "DR-486: Petition to The Value Adjustment Board - Request for Hearing".

- . "Upload evidence no later than 9:00 am the workday before the hearing date."
- . "Email address or weblink to upload evidence:"

Reason for the concern:

- . There is no reference in the Statutes or the VAB manual requiring the Clerk's Office/VAB to accept electronic evidence.
- . The short turn around from adoption of HB 7031 and implementation (July 1, 2025) until the requirement of allowing electronic hearings (January 1, 2026) is an insufficient amount of time for us to prepare for equipment/program/ to ensure petitioner evidence is handled appropriately when we only received notice on () that this would be required.
- . Other Counties that have AXIA or Just Appraised already have methodology in place, but Pasco county is still very manual.

Request:

- . Option 1 (Preferred) - Remove "Upload evidence no later than 9:00 am the workday before the hearing date." and "Email address or weblink to upload evidence:" from "DR-486: Petition to The Value Adjustment Board - Request for Hearing".
- . Option 2 - Change "Upload evidence no later than 9:00 am the workday before the hearing date." To Change "Upload evidence no later than 9:00 am the 5 days before the hearing date."

References:

- . 12D-9.016 Filing and Service. (2)(c) Any document that is required to be filed, served, provided or made available may be filed, served, provided or made available electronically, if the board and the board clerk make such resources available, and no party is prejudiced.
 - o This (underline portion) resource is not available in Pasco at this time.
- . 12D-9.026 Procedures for Conducting a Hearing by Electronic Media.
 - o This section makes no reference to evidence being submitted electronically.
- . 12D-9.034 Record of the Proceeding
 - o This section makes no reference to electronic record keeping of evidence.

Rinky S. Parwani
Legal Counsel Pasco Value Adjustment Board
Managing Attorney
Parwani Law, P.A.
9905 Alambra Avenue
Tampa, Florida 33619
Phone: 813-514-8280
Fax: 813-514-8281
rinky@parwanilaw.com
www.parwanilaw.com

Rinky S. Parwani is licensed to practice law in Florida, California, Texas and Iowa. She was selected as a Florida

Super Lawyer Rising Star for 2013. Parwani Law, P.A. is the winner of the Brandon Chamber of Commerce 2010 Small Business of the Year Award in the Minority and Women Business category and was awarded the 13th Judicial Circuit's Outstanding Pro Bono Service by a law firm award in 2017. Parwani Law, P.A. was selected as a Worksite Hero Specialty Award from CareerSource Tampa Bay 2019. Parwani Law, P.A. was selected as a finalist for business of the year in 2020 and 2023 by the Greater Riverview Chamber of Commerce.

From: Jorge Marrero <jmarrero@retaxanalysts.com>
Sent: Wednesday, October 1, 2025 10:05 AM
To: Steve Keller <Steve.Keller@floridarevenue.com>
Subject: Telephonic Hearings & 12D-9.026

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Mr. Keller,

It appears 12D-9 may need an update as a result of F.S 194.032 and PTO 25-07

12D-9.026 Procedures for Conducting a Hearing by Electronic Media

1. **(b) The special magistrate, if one is used, must agree in each case to the electronic hearing.**

Have a good day.

Jorge L. Marrero
R/E Real Estate Tax Analysts
Tel: 954-812-0004

From: Steve Keller
Sent: Friday, September 26, 2025 4:59 PM
To: RAFAELM@miamidade.gov
Cc: Millares, Rafael (COC) <rafael.millares@miamidadeclerk.gov>
Subject: Hearings Attended Remotely under Chapter 2025-208, Section 10, Laws of Florida

Dear Mr. Millares:

Please see attached letter.

Sincerely,

Stephen J. Keller



Chief Legal Counsel
Property Tax Litigation and
Value Adjustment Board Oversight
Office of the General Counsel
Department of Revenue
850 617 8347



Florida Department of Revenue
Office of General Counsel

Jim Zingale
Executive Director

5050 West Tennessee Street, Tallahassee, FL 32399

floridarevenue.com

Please Respond to:
Office of the General Counsel
Property Tax Oversight Legal Section
Post Office Box 6668
Tallahassee, Florida 32314-6668
steve.keller@floridarevenue.com

September 26, 2025

Rafael E. Millares Esq.
Legal Counsel
Miami-Dade County Value Adjustment Board
111 NW 1st Street Room 1720
Miami, FL 33128
rafaelm@miamidade.gov

E-MAIL DELIVERY

Re: Value Adjustment Board Procedures for Hearings Attended Remotely
under Chapter 2025-208, Section 10, Laws of Florida

Dear Mr. Millares:

We are writing to alert you and the value adjustment board of some new features under chapter 2025-208, section 10, Laws of Florida effective January 1, 2026. We understand from the value adjustment board's response to the Department's survey and from the House Committee Staff Analysis of HB 7031 that became chapter 2025-208, section 10, Laws of Florida, that Miami Dade County has been conducting hearings remotely using telephone for all hearings.

Under these established procedures we have some concerns and believe we must bring them to your attention within these new legal provisions. Going forward we believe the new statutory procedures together with other legal rules and guidelines governing hearings remotely would highlight the use of audio visual technology such as Zoom, Webex, Teams or similar technology other than telephone.

We reviewed the Florida Bar Guidelines, the Florida Supreme Court Rules, and the procedures in use in Florida Division of Administrative Hearings, which are the same as the Florida Supreme Court Rules, and the procedures for remote notarizations in chapter 117, F.S.

These rules uniformly contemplate witnesses are sworn in using audio visual technology that allows participants to see, hear and communicate with one another. Current provisions for swearing in witnesses require audio visual technology and not telephone which is audio technology and without audio visual.

Reflecting on the Department's rule, 12D-9.026, F.A.C., the rule is very wary and very skeptical of telephone hearings with the VAB. That skepticism comes through in the text of the rule and that skepticism remains today. The rule requires agreement of the parties and the special magistrate. This is indication of great caution in the Department's 2010 rule. That rule is being redrafted to implement the new legal provisions.

The new 2025 law, Chapter 2025-208, Section 10, Laws of Florida, refers to "electronic or other communication equipment." An early draft of the bill text included only the "telephone". The word "telephone" was removed and the legislature added "electronic or other communication equipment;" the Department does not believe "telephone" fits that description when the text could have said "telephone." Consequently, we do not believe the current Miami Dade County telephonic VAB hearing procedures referenced in the House Committee Staff Analysis of HB 7031 would comply with the new law.

We understand that every special magistrate has a laptop on their table at every VAB hearing, or has access to one, and that they are using it in the hearing. This would be used for "technology in compliance with applicable law which enables real-time, two-way communication using electronic means in which participants are able to see, hear, and communicate with one another." See section 117.201(2), F.S.

There is legal difficulty with swearing in witnesses and with cross examining witnesses over the telephone. For example, Fla. R. Civ. P. provides electronic depositions are under Fla. R. Gen. Prac. & Jud. Admin 2.530.

Fla. R. Gen. Prac. & Jud. Admin 2.530(b)(2)(B)(ii) relating to remote depositions states in part; the oath must be through audio-video communication technology: "Person Administering the Oath is not Physically Present with the Witness. An oath may be administered to a witness testifying through audio-video communication technology by a person who is not physically present with the witness if the person is authorized to administer oaths in the State of Florida and the oath is administered through audio-video communication technology in a manner consistent with the general laws of the State of Florida."

Under Fla. R. Gen. Prac. & Jud. Admin 2.530(a)(2) "Audio-video communication technology" means electronic devices, systems, applications, or platforms that permit all participants to hear, see, and speak to all other participants in real time.

Under Fla. R. Gen. Prac. & Jud. Admin 2.530(a)(1) "Audio communication technology" means electronic devices, systems, applications, or platforms that permit all participants to hear and speak to all other participants in real time. This is the telephone.

So a witness in a remote deposition must be sworn under Audio-video conditions where all participants to hear, see, and speak to all other participants in real time.

This is the process pointed to by Fla. R. Civ. P. **1.310(b)(7)** “A deposition may be taken by communication technology, as that term is defined in Florida Rule of General Practice and Judicial Administration 2.530, if stipulated by the parties or if ordered by the court on its own motion or on motion of a party. The order may prescribe the manner in which the deposition will be taken.” And **FlaRCivP 1.310(c)(1)** “The officer before whom the deposition is to be taken must put the witness under oath and must personally, or by someone acting under the officer’s direction and in the officer’s presence, record the testimony of the witness, except that when a deposition is being taken by communication technology under subdivision (b)(7), the witness must be put under oath as provided in Florida Rule of General Practice and Judicial Administration 2.530(b)(2)(B).”

So this means no telephone for swearing a witness at least at a deposition. It appears the provisions do not include methods by which a witness can be sworn over the telephone, certainly the same conditions for swearing in a witness at a deposition would also seem to apply to a VAB hearing, unless there is some advance stipulation to set it up, perhaps using the other technology: audio-video communication technology, to establish the identity of the witness and so on.

The other aspect of concern is cross examination of witnesses over the telephone.

A quasi-judicial hearing generally meets basic due process requirements if the parties must be able to present evidence, cross-examine witnesses. Jennings v. Dade County, 589 So. 2d 1337 (Fla 3d DCA 1991). Cross examination is an element of due process. Id.

We believe cross examination is impaired if the witness is invisible, cannot be observed to see demeanor, facial expressions etc. So on this point the telephone is not the preferred method for cross examination. The same concepts would apply to the witness demeanor over the telephone on direct examination.

There is also concern with the VAB procedure that provides for swearing all hearing participants including representatives that may not be testifying. Section 194.034(1)(e), F.S. provides “The property appraiser, each petitioner, and all witnesses shall be required, upon the request of either party, to testify under oath” Another VAB procedure provides for exclusion of the property appraiser’s witnesses and representatives from the telephone hearing. It is not clear under the new law that this feature is permitted; the statute now provides for appearance remotely by petitioners:

“The value adjustment board must allow the petitioner to appear at a hearing using electronic or other communication equipment if a petitioner submits a written request to appear in such manner at least 10 calendar days before the date of the hearing.” See section 194.032(2)(b)1., F.S.

In conclusion we advise the Miami Dade County VAB to adopt the technology that allows participants to see, hear and communicate with each other. We think that these audio visual features of the new law in lieu of the telephone are eminently suitable for the Miami Dade County VAB, its petitioners and property appraiser and we hope you and the Miami Dade County VAB agree.

Recognizing there is a January 1, 2026 effective date we are opening this dialog to alert you of our view that the new technology should be adopted under the timeline given in the statute.

If your county sees a need for additional time it may be possible to implement a phase in with a practicable conclusion date for full implementation.

Sincerely,

Stephen J. Keller

Chief Legal Counsel
Property Tax Litigation and
Value Adjustment Board Oversight

850 617 8347

SJK/sk /

From: Sherry Edwards <sedwards@edwards-lawfirm.com>

Sent: Thursday, September 25, 2025 3:44 PM

To: Steve Keller <Steve.Keller@floridarevenue.com>

Subject: VAB Electronic Hearing Procedures

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Steve -

I am writing to receive clarification on the requirement for VAB hearings to be "open to the public either by providing the ability for interested members of the public to join the hearing electronically or to monitor the hearing at the location of the board."

It is my position that each VAB must allow the public to attend all hearings electronically, if they choose to do so, which would require each county to provide a link or telephone number on its website for members of the public to watch the proceedings (if by Zoom or Teams) or listen by telephone (if the electronic means provided is telephonic).

In my opinion, any other reading of this provision would make the revision to the statute meaningless because members of the public always had the ability to attend hearings in person.

Any guidance you can provide would be greatly appreciated.

-Sherry Edwards



From: Scot Tussing <Scot.Tussing@manateepao.gov>
Sent: Wednesday, September 3, 2025 3:27 PM
To: Jenna Harper <Jenna.Harper@floridarevenue.com>
Subject: RE: revised version of DR501

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Please be aware that by utilizing the Manatee County Property Appraiser's email system, your email messages may be subject to interception for the purpose of detecting and preventing malicious emails.

Jenna Harper,

Thank you of the response. There is also some highlight on page 4 that needs some work. The wording is stating that the additional homestead starts at \$25,000 and then increases by the CPI. That is not correct for any new homestead starting with the 2025 tax roll, all additional homesteads are worth \$25,722.

Otherwise the Property Appraiser would have different additional homestead amounts on different parcels.

Thank you for addressing this.

Scot Tussing, CFE

Director, Public Service & Exemptions

Manatee County Property Appraiser's Office

915 4th Ave W

Bradenton FL 34205

Tel - 941.742.5678 | Fax - 941.742.5664

Email: scot.tussing@manateepao.gov

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From: Jenna Harper <Jenna.Harper@floridarevenue.com>
Sent: Wednesday, September 03, 2025 3:13 PM
To: Scot Tussing <Scot.Tussing@manateepao.gov>
Subject: RE: revised version of DR501

The sender (floridarevenue.com) is outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Scot,

Thank you for bringing these typographical errors to our attention. We'll work to get these corrections made and posted. For any future issue you may find with a form, please send the information to DORPTO@floridarevenue.com so we can

route the request to the right team. Dianne Porter now works in a different part of property tax oversight, and no longer with forms.

Thank you,

Jenna

Jenna Harper

Process Manager



Property Tax Oversight

Florida Department of Revenue

(850) 617-8938

jenna.harper@floridarevenue.com

From: Scot Tussing <Scot.Tussing@manateepao.gov>

Sent: Wednesday, September 3, 2025 11:40 AM

To: Rene Lewis <Rene.Lewis@floridarevenue.com>; diane.porter@floridarevenue.com
<diane.porter@floridarevenue.com>

Cc: Alan Stearns <alan.stearns@manateepao.gov>; Iris Hu <Iris.Hu@manateepao.gov>; Edwin Abbey
<eabbey@citruspa.org>

Subject: revised version of DR501

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Please be aware that by utilizing the Manatee County Property Appraiser's email system, your email messages may be subject to interception for the purpose of detecting and preventing malicious emails.

Diane,

While working on the process to update our CAMA system to the recently updated DR501, we discovered two typographical errors on your form that need to be corrected.

Scot Tussing, CFE

Director, Public Service & Exemptions

Manatee County Property Appraiser's Office

915 4th Ave W

Bradenton FL 34205

Tel - 941.742.5678 | Fax - 941.742.5664

Email: scot.tussing@manateepao.gov

From: Steve Keller
Sent: Tuesday, August 12, 2025 12:49 PM
To: Daniel Wolfe <dwolfe@rvmlaw.com>
Cc: Julie Schwartz, <jschwartz@rvmlaw.com>
Subject: RE: New Property Tax Customer Form

Dear Mr. Wolfe:

The Department is open to receiving written comments and ideas on this topic and such communications will be made a part of the public rulemaking file and records as the rule update process proceeds.

Sincerely,

Steve Keller

From: Daniel Wolfe <dwolfe@rvmlaw.com>
Sent: Tuesday, August 12, 2025 11:29 AM
To: Steve Keller <Steve.Keller@floridarevenue.com>
Cc: Julie Schwartz, <jschwartz@rvmlaw.com>
Subject: RE: New Property Tax Customer Form

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Good morning Steve,

I hope all is well. Julie and I were hoping to revisit this with you since we are getting closer to the 2025 tax appeal season. Also, we wondering if the DOR was open to ideas from us regarding changes to Rule 12D-9.020.

Thanks,
Dan

Daniel Wolfe, Esq.



RENNERT VOGEL
MANDLER & RODRIGUEZ, P.A.
ATTORNEYS AT LAW

100 SE 2nd Street, 29th Floor | Miami, FL 33131
305-577-4176 Direct | dwolfe@rvmlaw.com

Miami | Boca Raton

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Exclusive Florida Member, American Property Tax Counsel

From: Steve Keller <Steve.Keller@floridarevenue.com>
Sent: Friday, July 18, 2025 6:37 PM
To: Julie Schwartz, <jschwartz@rvmrlaw.com>
Subject: RE: New Property Tax Customer Form

Dear Ms. Schwartz:

Thank you for your email regarding changes to Department rules. The Department is in the process of identifying rules, forms, and other materials affected by legislation so that this information will be available when the law becomes effective.

Sincerely,

Stephen J. Keller
Chief Legal Counsel
Property Tax Litigation and
Value Adjustment Board Oversight
Office of the General Counsel
Department of Revenue
850 617 8347

email encryption status [unsecure]; signifies: not encrypted

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email encryption status: [unsecure]; signifies: [not encrypted]

From: Property Tax <webmaster@floridarevenue.com>
Sent: Wednesday, July 16, 2025 10:19 AM
To: DORPTO <DORPTO@floridarevenue.com>
Subject: New Property Tax Customer Form

A customer has submitted a new contact form, [click here](#) to view this submission.

Customer Name: Julie Schwartz

County Where Property is Located: Miami-Dade

Have you previously contacted the property appraiser or tax collector with your question? No

Contact Email: jschwartz@rvmrlaw.com

Phone Number: 3053756583

Type of Question: Question

Subject: PTO Forms

Description: Good morning,

I am writing to inquire regarding F.A.C rule 12D-9.020. In light of the change to FS 194.011 (4)(b) which is effective September 1, 2025, will there be changes made to 12D-9.020?
