



## Tax Information Publication

# TIP

No: 24B04-02

Date Issued:  
June 19, 2024

### Documentary Stamp Tax 2024 Legislative Changes

#### Home Equity Conversion Mortgage (Reverse Mortgage)

Only the principal limit available to a borrower for a home equity conversion mortgage, as defined in 12 C.F.R. section 1026.33(a), is subject to the documentary stamp tax imposed by section 201.08, Florida Statutes (F.S.). The “principal limit” is the gross amount of loan proceeds available to the borrower without consideration of any use restrictions. Documentary stamp tax must be calculated based on the principal limit amount determined at the time of closing, as evidenced by the recorded mortgage or any supporting attached documents.

The maximum claim amount and the stated mortgage amount are not subject to the documentary stamp tax.

#### Zero Interest Note Connected with Sale of Alarm System

For the period beginning July 1, 2024, and ending June 30, 2027, when given by a customer to an alarm system contractor in connection with the sale of an alarm system, all non-interest-bearing promissory notes, nonnegotiable notes, or written obligations to pay money, or assignments of salaries, wages, or other compensation made, executed, delivered, sold, transferred, assigned, or renewed in Florida, of \$3,500 or less are exempt from documentary stamp tax.

**References: Sections 18-21, Chapter 2024-158, Laws of Florida; Sections 201.08 and 201.21, F.S.**

#### For More Information

This document is intended to alert you to the requirements contained in Florida laws and administrative rules. It does not by its own effect create rights or require compliance.

For forms and other information, visit the Department’s website at [floridarevenue.com](http://floridarevenue.com) or call Taxpayer Services at (850) 488-6800, Monday through Friday (excluding holidays).

For a detailed written response to your questions, write the Florida Department of Revenue, Taxpayer Services MS 3-2000, 5050 West Tennessee Street, Tallahassee, FL 32399-0112.

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