By Commissioner Anthony

A proposal to revise

ARTICLE VII, s. 4, Fla. Const.; requiring the
assessment of improvements to real property
which occur between assessment dates.

It is proposed by the Florida Constitution Revision Commission
that:

Section 1. Section 4 of Article VII of the Florida
Constitution is revised by amending that section to read:

ARTICLE VII

FINANCE AND TAXATION

SECTION 4. Taxation; assessments.--By general law
regulations shall be prescribed which shall secure a just
valuation of all property for ad valorem taxation, provided:

(a) Agricultural land, land producing high water
recharge to Florida's aquifers or land used exclusively for
non-commercial recreational purposes may be classified by
general law and assessed solely on the basis of character or
use.

(b) Pursuant to general law tangible personal property
held for sale as stock in trade and livestock may be valued
for taxation at a specified percentage of its value, may be
classified for tax purposes, or may be exempted from taxation.

(c) All persons entitled to a homestead exemption
under Section 6 of this Article shall have their homestead
assessed at just value as of January 1 of the year following
the effective date of this amendment. This assessment shall
change only as provided herein.

1. Assessments subject to this provision shall be
changed annually on January 1st of each year; but those

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changes in assessments shall not exceed the lower of the following:

   a. (A) three percent (3%) of the assessment for the prior year.

   b. (B) the percent change in the Consumer Price Index for all urban consumers, U.S. City Average, all items 1967=100, or successor reports for the preceding calendar year as initially reported by the United States Department of Labor, Bureau of Labor Statistics.

(2) No assessment shall exceed just value.

(3) After any change of ownership, as provided by general law, homestead property shall be assessed at just value as of January 1 of the following year. Thereafter, the homestead shall be assessed as provided herein.

(4) New homestead property shall be assessed at just value as of January 1st of the year following the establishment of the homestead. That assessment shall only change as provided herein.

(5) Changes, additions, reductions or improvements to homestead property shall be assessed as provided for by general law; provided, however, after the adjustment for any change, addition, reduction or improvement, the property shall be assessed as provided herein.

(6) In the event of a termination of homestead status, the property shall be assessed as provided by general law.

(7) The provisions of this amendment are severable. If any of the provisions of this amendment shall be held unconstitutional by any court of competent jurisdiction, the decision of such court shall not affect or impair any remaining provisions of this amendment.

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(d) Improvements to real property, including homestead property, occurring between assessment dates shall be assessed pursuant to general law.