



# **November 2012 General Election Ballot AMENDMENTS**

**Honorable Bill Donegan, CFA  
Orange County Property Appraiser**

# **11 Constitutional Amendments on the November General Election Ballot.**

## **5 Relate to Assessments & Exemptions**

# Amendment #2

## Veterans 65 or older Combat related Senior Exemption



**Redefines the availability of the property discount on the homesteads of veterans who became disabled as the result of a combat injury to include those who were not Florida residents when they entered the military.**

- **Must have Homestead**
- **Must be 65 or older as of Jan 1.**
- **Must have a VA letter with percentage of Combat Related Disability**

# **AMENDMENT 4**

## **Contains 3 Separate Provisions**

**Elimination of Recapture Under Certain Circumstances,**

**New Home Buyer Super-Exemption,**

**and**

**Reduction of the 10% Assessment Cap to 5%**

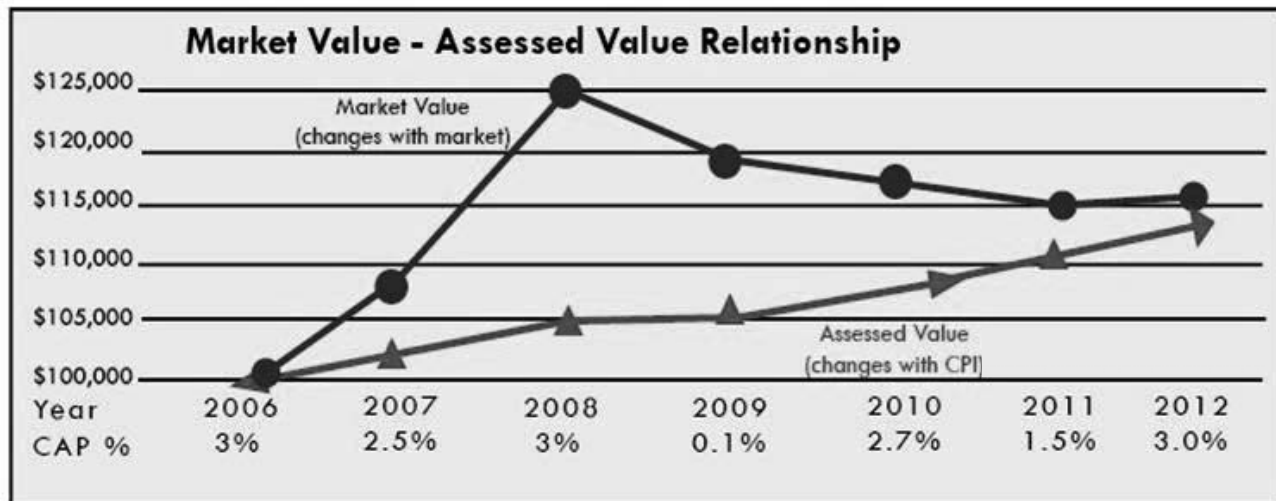
# Amendment #4

## Elimination of Recapture

### PART 1

**Eliminates the recapture of Save Our Homes (3%) and the non-homestead 10% assessment limitations if the just value (market value) decreases from the prior year (Jan 1<sup>st</sup>).**

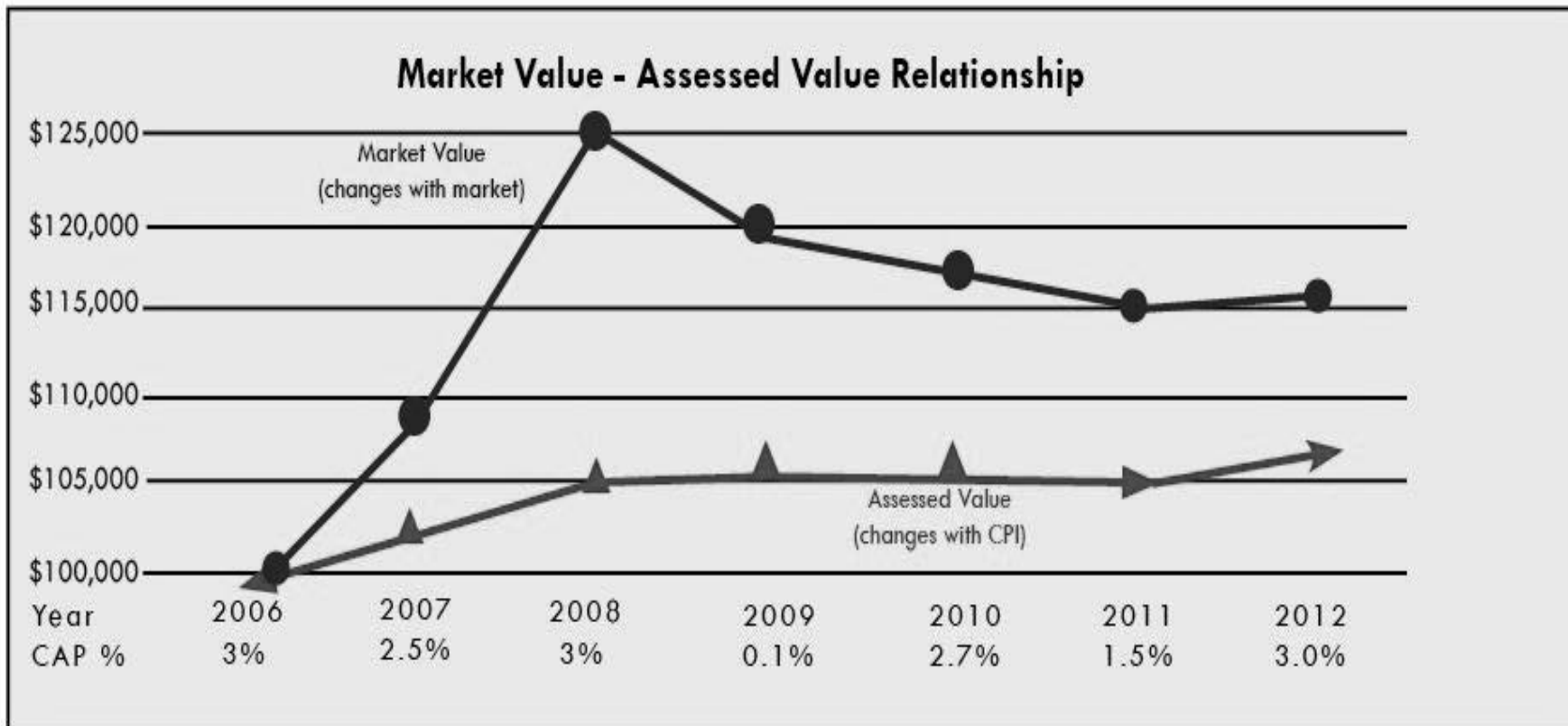
- If your tax roll market value decreases your assessed value will not go up.
- This part of Amendment 4 still requires legislative implementing language



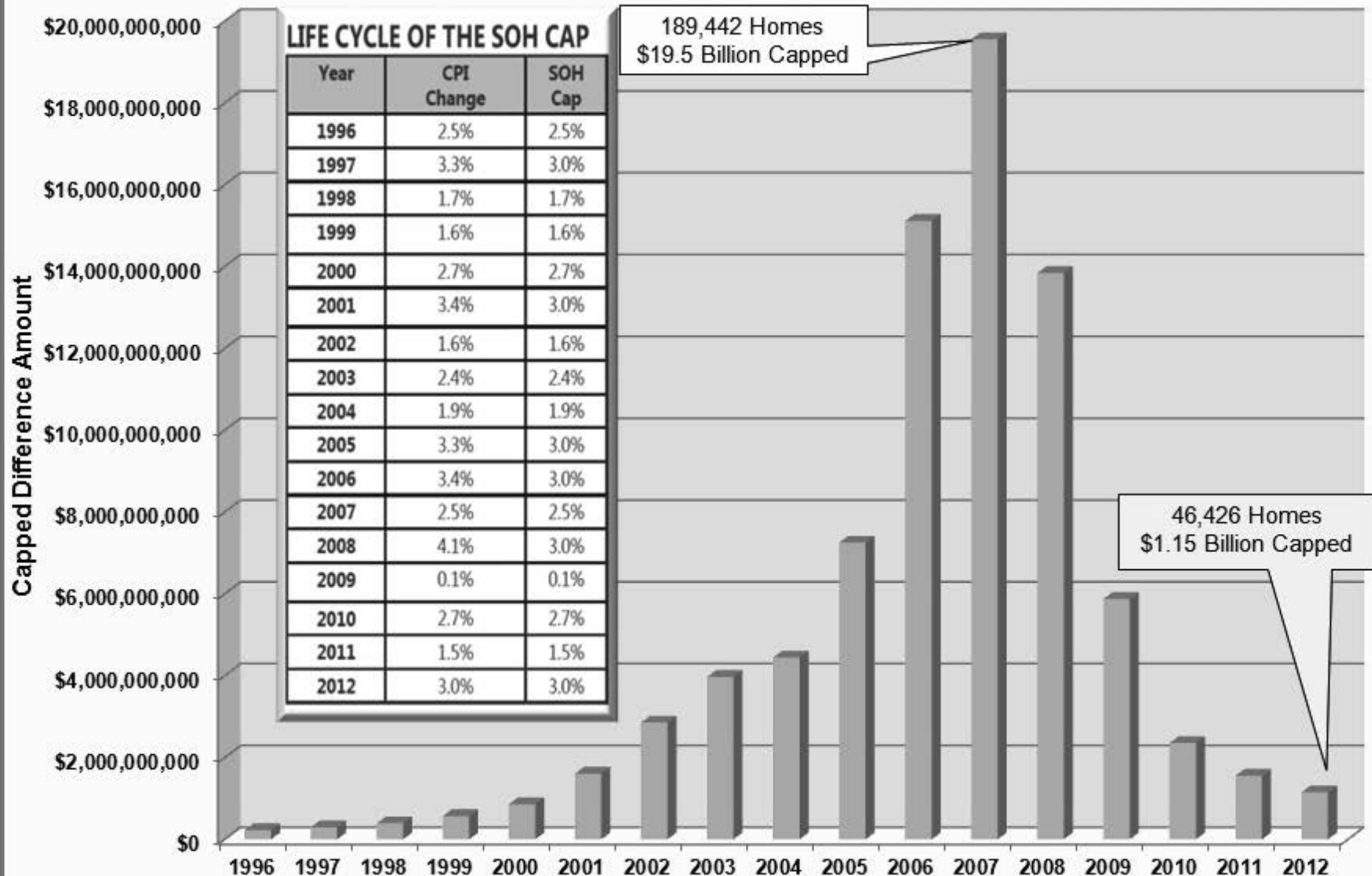
# Amendment #4

## Elimination of Recapture

### PART 1



# 3% “Save Our Homes” Cap History



# **Amendment #4**

## **New Home Buyer Super Exemption**

### **PART 2**

**Provides additional exemption to new buyers up to....  
50% of just market value.**

- not to exceed median HX value of the county
- phased out over 5 years – 20% annually
- can not have owned a home with FLORIDA homestead in prior three years
- school district levies are exempt. (they would still pay school taxes)
- implementing language was in 2011's HB 1163 – effective Jan 1, 2013

- Being called the  
“New Buyer Super-Homestead”





# Amendment 4 - New Homebuyer Super-Exemption Example

SUPER-EXEMPTION = 50% EXEMPTION OF MARKET VALUE (REDUCED 20% ANNUALLY)						
\$100,000	year 1	2	3	4	5	6
Market Value	\$100,000	\$100,000	\$102,000	\$104,040	\$106,121	\$109,304
Capped Amount	\$0	\$0	\$0	\$0	\$0	\$0
Assessed Value	\$100,000	\$100,000	\$102,000	\$104,040	\$106,121	\$109,304
New Homebuyer Super-Exemption	\$50,000	\$40,000	\$30,000	\$20,000	\$10,000	\$0
Homestead Exemption	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
TAXABLE VALUE	\$0	\$10,000	\$22,000	\$34,040	\$46,121	\$59,304
TAXES SAVED	\$1,500	\$1,350	\$1,200	\$1,050	\$900	\$750
	TOTAL SAVED AFTER 5 YEARS: \$6,000					
Appreciation Rate		0%	2%	2%	2%	3%

**NOTE:** Super-Exemption and 2<sup>nd</sup> Homestead do not apply to School Millage. Homeowner would still pay taxes to the schools.

## How Big is the New Buyer Super-Exemption?

# IT'S HUGE !!!

	<b>TAX SAVINGS AFTER 5 YEARS (@ 1.5% RATE)</b>	
<b>PURCHASE PRICE</b>	<b>NEW BUYER SUPER-EXEMPTION</b>	<b>REGULAR \$50K HOMESTEAD</b>
\$100,000	\$6,000	\$3,750
\$200,000	\$8,250	\$3,750
\$350,000	\$9,203	\$3,750

	<b>TAX SAVINGS AFTER 10 YEARS (@ 1.5% RATE)</b>	
<b>PURCHASE PRICE</b>	<b>NEW BUYER SUPER-EXEMPTION</b>	<b>REGULAR \$50K HOMESTEAD</b>
\$100,000	\$9,750	\$7,500
\$200,000	\$12,000	\$7,500
\$350,000	\$12,953	\$7,500

	<b>TAX SAVINGS AFTER 15 YEARS (@ 1.5% RATE)</b>	
<b>PURCHASE PRICE</b>	<b>NEW BUYER SUPER-EXEMPTION</b>	<b>REGULAR \$50K HOMESTEAD</b>
\$100,000	\$13,500	\$11,250
\$200,000	\$15,750	\$11,250
\$350,000	\$16,703	\$11,250

# **Amendment #4**

## **Reduction of 10% Cap to 5%**

### **PART 3**

**Reduces the non-homestead assessment cap from 10% to 5%.**

- applies to all property that is not homesteaded  
(commercial, vacant, 2<sup>nd</sup> homes, etc...)**
- implementing language was in 2011's HB 1163 – effective Jan 1, 2013**

**Example of a rental house with a 5% assessment cap:**

**2012 Market Value: \$100,000**

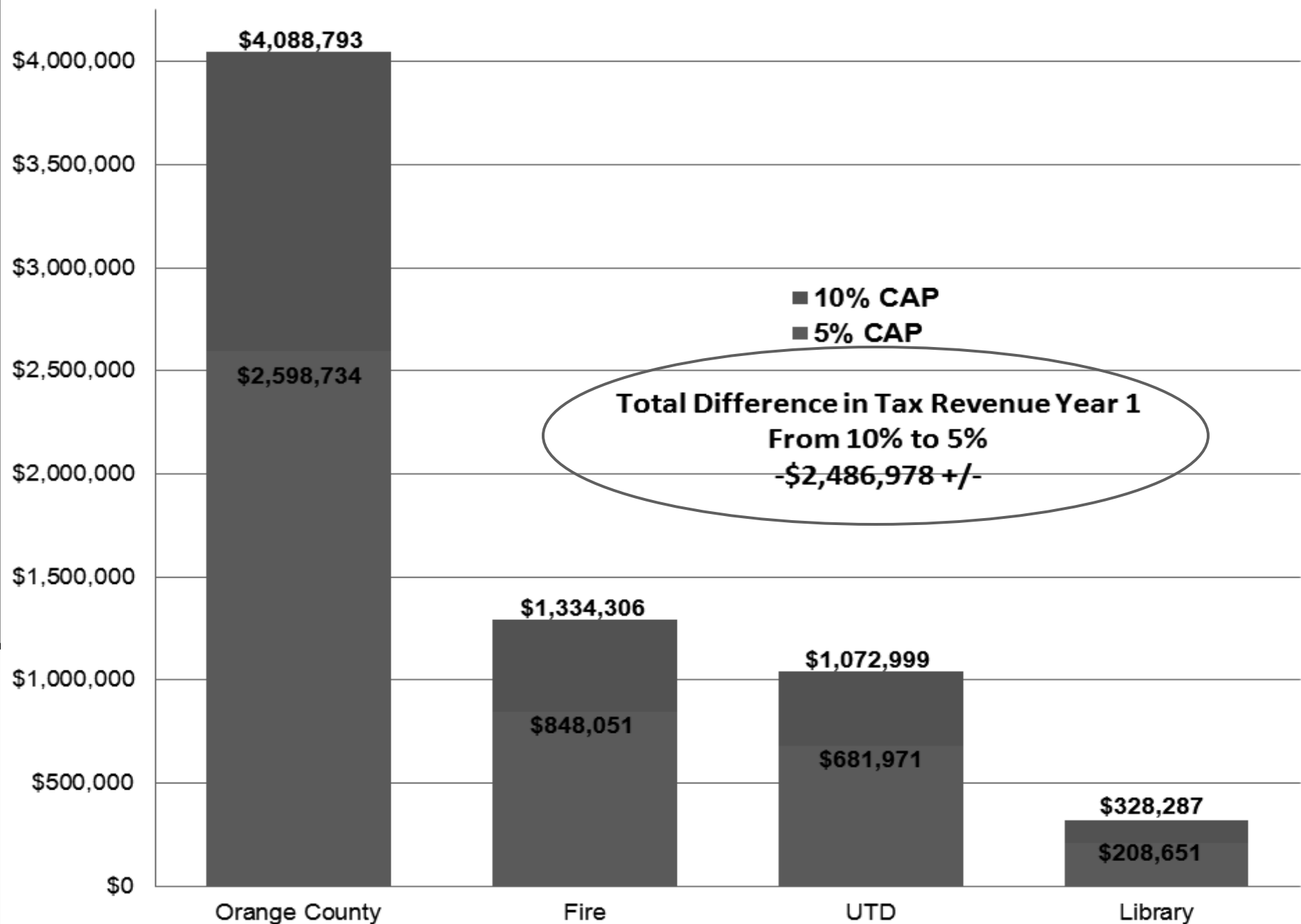
**2012 Assessed Value: \$100,000**

**2013 Market Value: \$110,000 (10%)**

**2013 Assessed Value: \$105,000 (5%)**

**The Assessed Value will be “capped” at 5% from the prior year –  
even though the Market Value increased 10%.**

# Recapture Tax Impact Comparison 10% vs. 5% Cap 2011/2012



# **10% Assessment Cap**

**Protecting 20,600 properties**

**\$648 million in value being  
protected from taxation.**

**Increased 152% this year.**

# **Amendment #9**

## **Homestead for Surviving Spouse of First Responder**

**Deemed the “Fallen Hero” act.**

**Allows the legislature to provide tax relief to the surviving spouse of a veteran who died while on active duty or first-responder killed in the line of duty.**

**Authorizes the Legislature to totally or partially exempt the homestead.**

**Defines “first responder” as:**

- **law enforcement officer**
- **correctional officer**
- **firefighter**
- **emergency medical technician**
- **paramedic**

**Effective January 1, 2013**



# **Amendment #10**

## **Additional \$25,000 TPP Exemption**

**Provides for an additional \$25,000 tangible personal property exemption if the assessed value of an owner's tangible personal property is greater than \$25,000 but less than \$50,000.**

**Provides that a county or municipality may provide additional tangible personal property exemptions by ordinance.**

**Intended to provided additional relief to smaller “Mom & Pop’s”**

**Effective Jan 1, 2013**

**Must have enabling legislation**



# Examples

## Business One

Market Value \$50,000

1<sup>st</sup> Exemption \$25,000

2<sup>nd</sup> Exemption \$25,000

Total Taxable Value \$0

## Business Two

Market Value \$50,001

1<sup>st</sup> Exemption \$25,000

2<sup>nd</sup> Exemption \$0

Total Taxable Value \$25,001



# Amendment 10 Estimated Impact

**Based on 2012 TPP Taxable Value \$7.87 Billion**

<b>Total TPP Accounts</b>	<b>61,836</b>
<b>After 1<sup>st</sup> TPP Exemption</b>	<b>22,436 (remain)</b>
<b>After 2<sup>nd</sup> TPP Exemption</b>	<b>19,344 (remain)</b>

**The 1<sup>st</sup> \$25K exemption exempted 39,400 accounts from the tax roll**

**This will remove an additional 3,092 +/- accounts from the tax roll**

# Amendment 10 Estimated Impact

City	Taxable Value Exempted by 2nd \$25K	Percentage of Total Value
Apopka	1,215,425	3.43%
Baay Lake	158,164	0.45%
Belle Isle	103,789	0.29%
Edgewood	360,970	0.94%
Eatonville	61,409	0.16%
Lake Buena Vista	138,190	0.42%
Maitland	1,425,358	4.14%
Oakland	70,375	0.19%
Ocoee	1,260,909	3.69%
Unincorporated Org	15,641,215	44.08%
Orlando	11,226,752	32.37%
Winter Garden	971,629	2.88%
Windermere	34,051	0.10%
Winter Park	2,359,294	6.86%
<b>Grand Total</b>	<b>35,027,530</b>	<b>100.00%</b>

The additional \$25K TPP exemption will exempt \$35 million +/-

# **Amendment #11**

## **Additional Senior Exemption**



**Additional Homestead Exemption equal to the assessed value, not to exceed \$250,000, to those homeowners 65 years of age or older.**

**Allows Counties and Cities the option to adopt by ordinance the exemption.**

**Applicant must have maintained permanent residency on the property for not less than 25 years.**

**Annual household adjusted gross income cannot exceed \$27,030 (adjusted annually for changes in cost of living).**

**Effective January 8, 2013 – meaning application for the 2014 tax roll.**



# Questions ???

# **THANK YOU GRACIAS**



**Honorable Bill Donegan, CFA**  
**Orange County Property Appraiser**