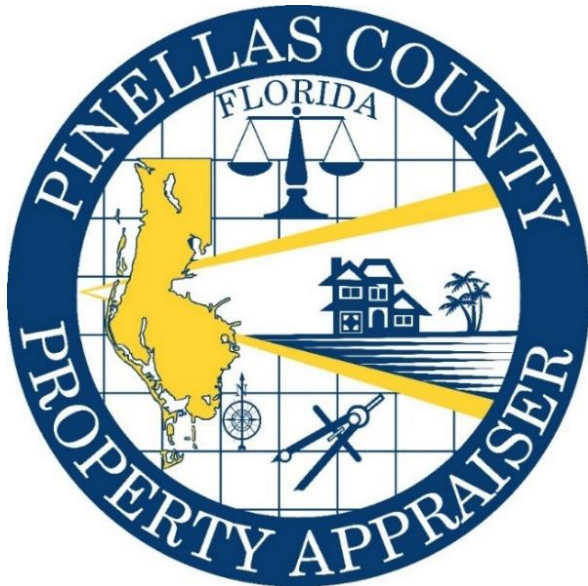


2018 Constitutional Amendments 1 & 2 Affecting Assessments & Taxes



MIKE TWITTY, MAI

Pinellas County Property Appraiser

mike@pcpao.org | www.pcpao.org
(727) 464-3207

Constitutional Amendments on the Ballot in 2018 Impacting Taxing Authorities

AMENDMENT 1

3rd Homestead Exemption (additional \$25,000)

AMENDMENT 2

Removes the scheduled repeal language of the 10% non-homestead property cap (will currently sunset at end of 2018).

Ballot Language

AMENDMENT 1:

Increased Homestead Property Tax Exemption

Proposing an amendment to the State Constitution to increase the homestead exemption by exempting the assessed valuation of homestead property greater than \$100,000 and up to \$125,000 for all levies other than school district levies. The amendment shall take effect January 1, 2019.

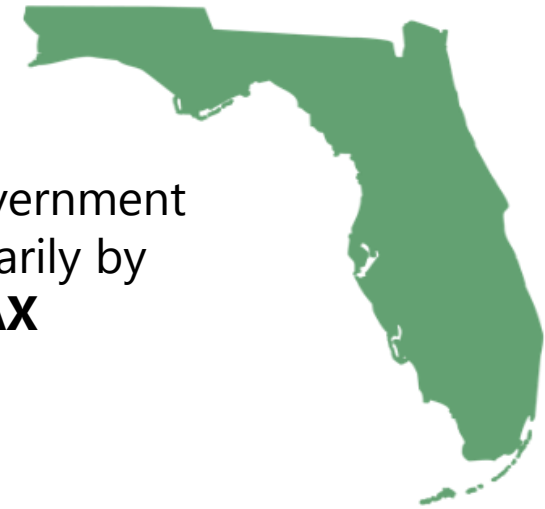
Background

Why is Amendment 1 on the ballot?

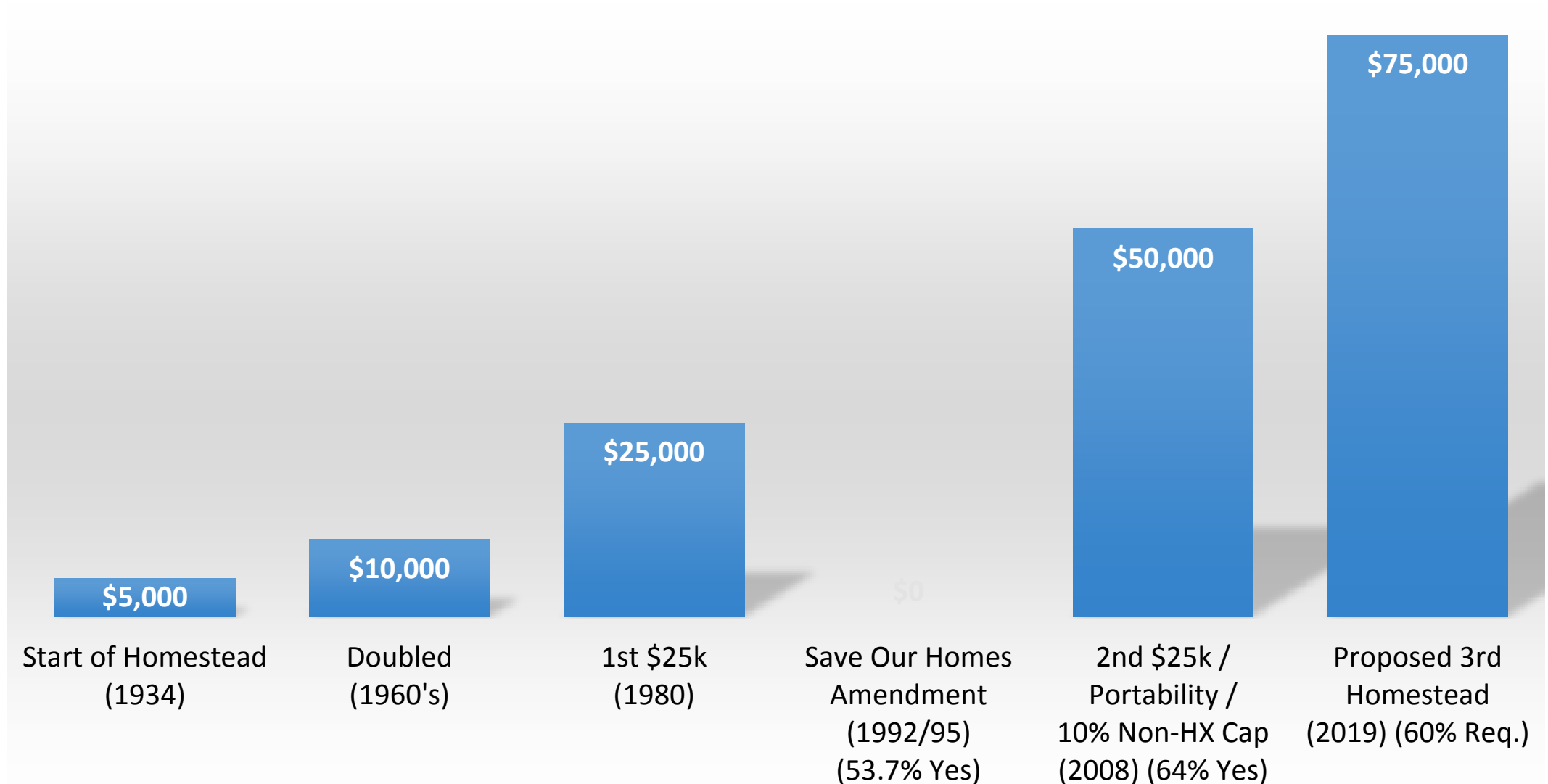
In 2017, the Florida Legislature voted to place Amendment 1 on the ballot. The proposed homestead exemption increase impacts local government tax revenues, not the state government.

Florida State Government
is funded primarily by
SALES TAX

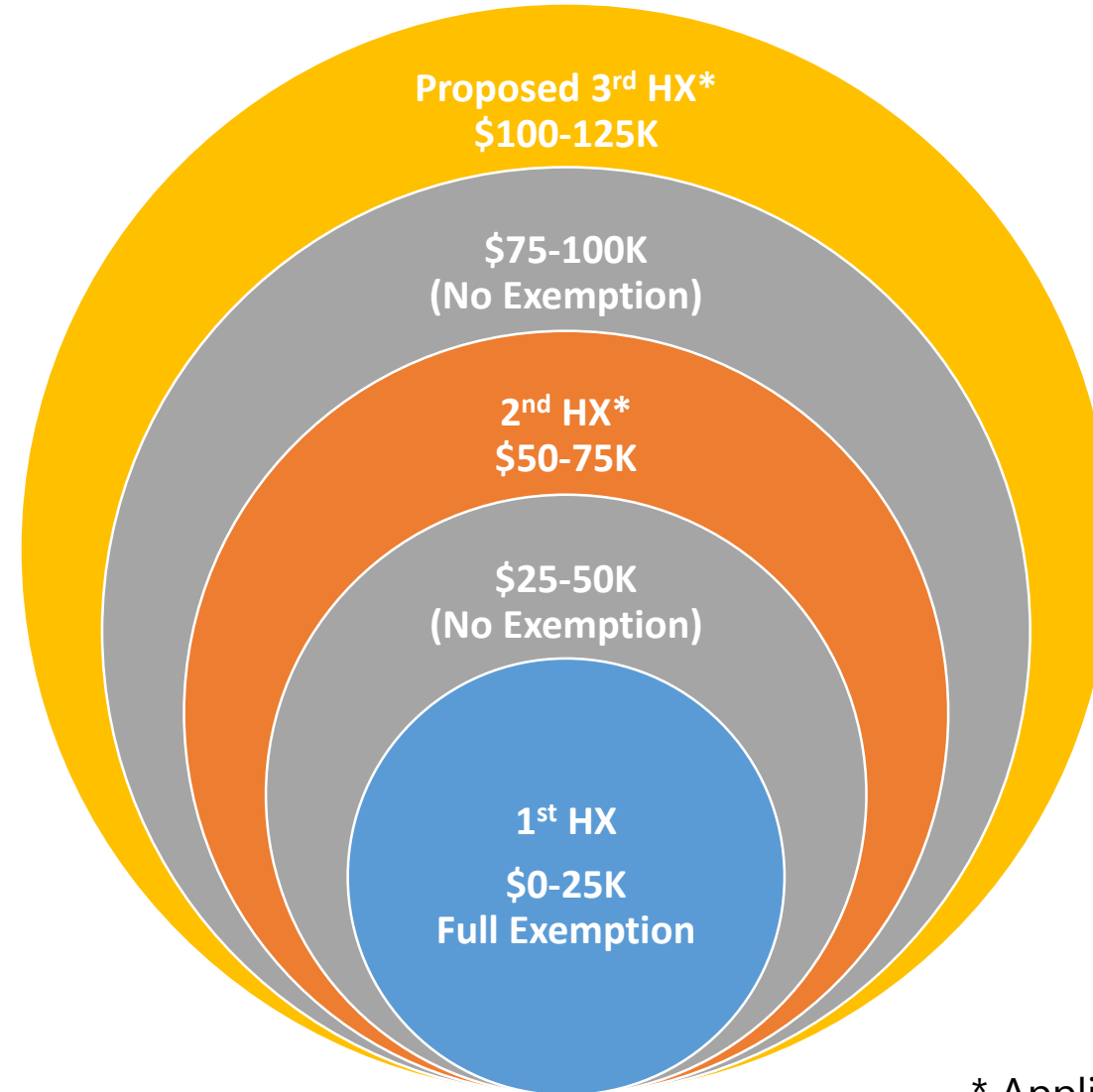
County/City Government
is funded primarily by
PROPERTY TAX



History of Homestead Exemption



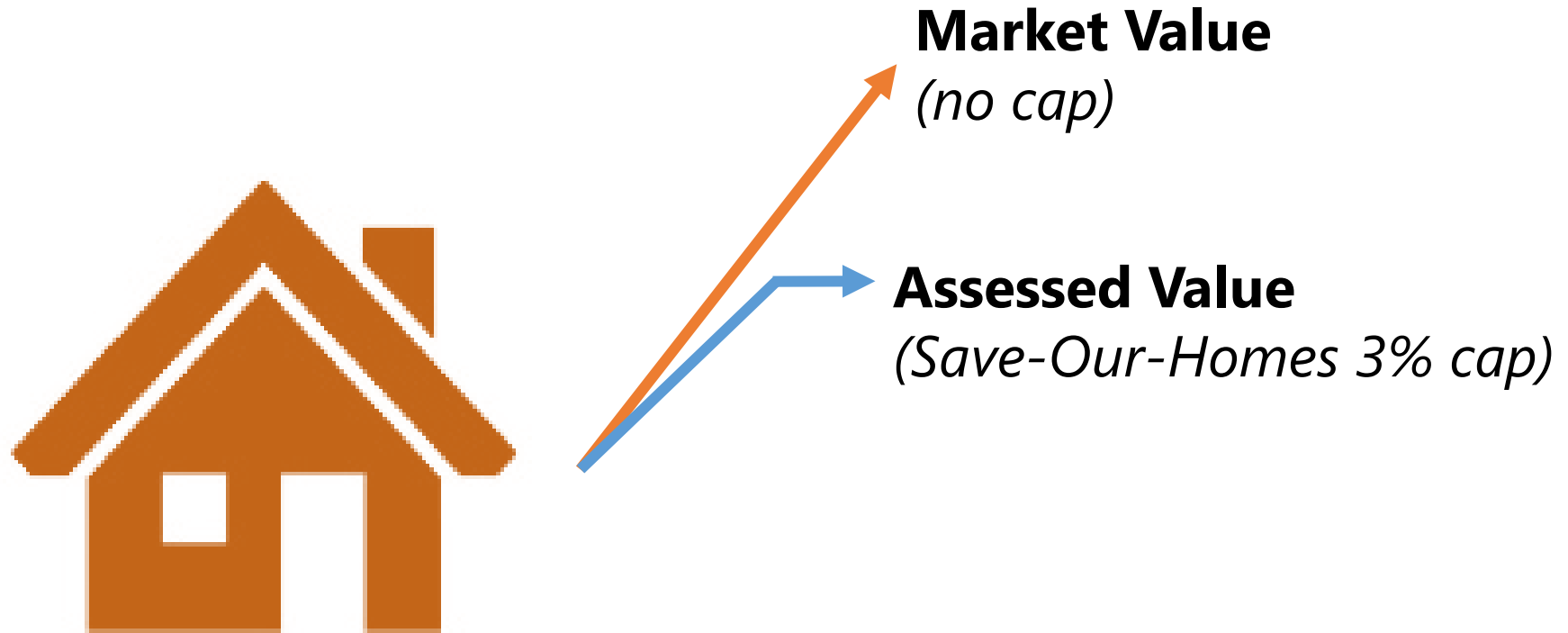
Homestead Banding by Assessed Value



Assessed Value is typically less than Just Value as it is constrained by the Save-Our-Homes Cap

* Applies to All Millages *Except Schools*

Assessed Value \neq Market Value



Assessment Caps

- Save-Our-Homes Cap for Homestead Property = 3% / Year or CPI, *whichever is lower*
- Non-Homestead Cap = 10% / Year
- All caps reset on Jan. 1 of tax year subsequent to a transfer of the property

Save Our Homes Annual Increase		
Year	CPI Change	Cap
2018	2.1%	2.1%
2017	2.1%	2.1%
2016	0.7%	0.7%
2015	0.8%	0.8%
2014	1.5%	1.5%
2013	1.7%	1.7%
2012	3.0%	3.0%
2011	1.5%	1.5%
2010	2.7%	2.7%

Homestead Exemption

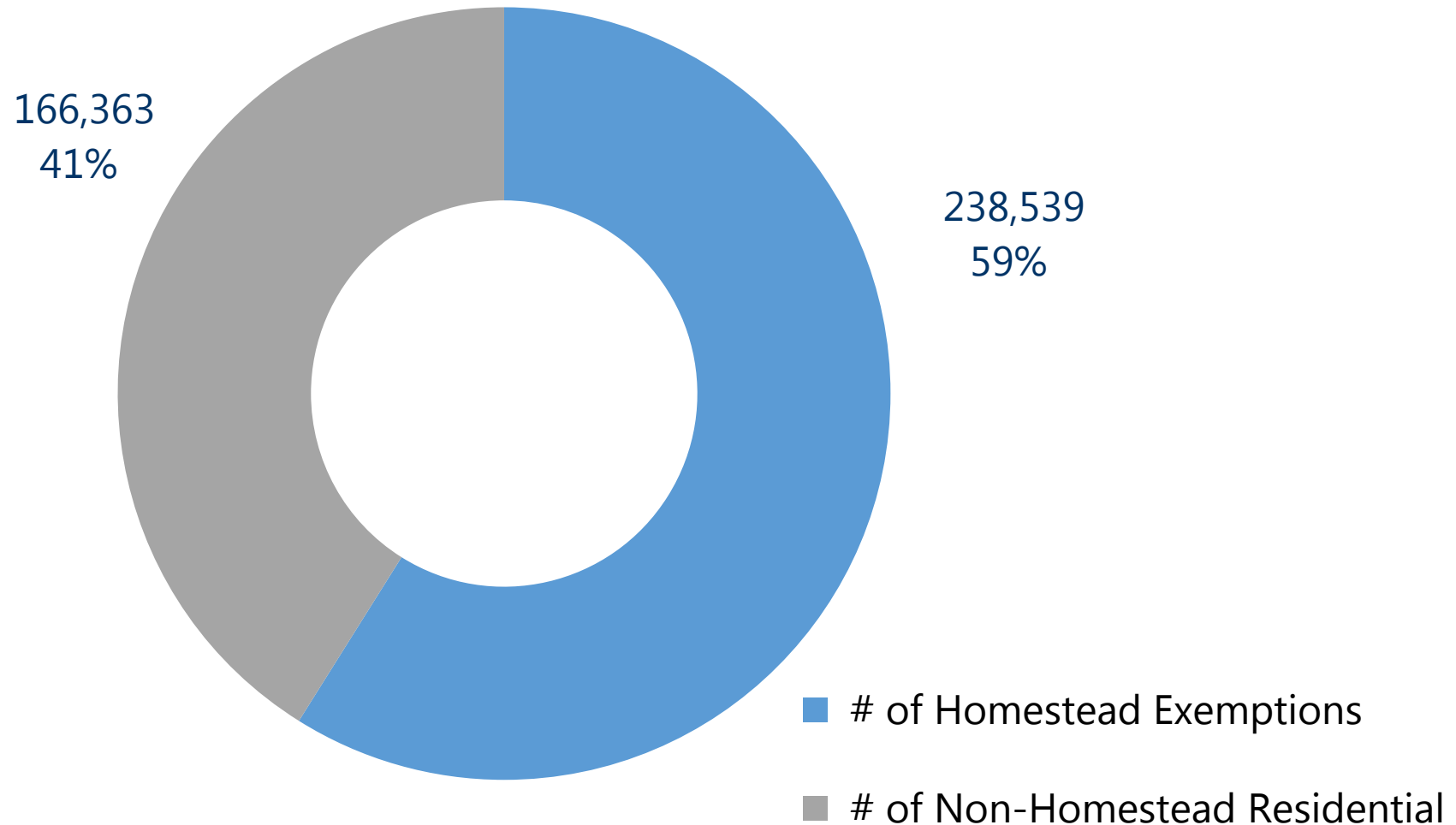
What is it Worth?

Homestead Exemption is the primary personal exemption in Florida

Homestead Exemption	Approximate Savings
1 st and 2 nd combined	\$500 - \$800, depending on taxing district
Proposed 3rd	\$200-\$400, assuming no millage increase
Save-Our-Homes Cap	
<ul style="list-style-type: none">Limits annual increase of Assessed Value to 3% or CPI, whichever is less (2.1% for 2018)This is effectively an additional exemption that often exceeds the existing 1st & 2nd HX	

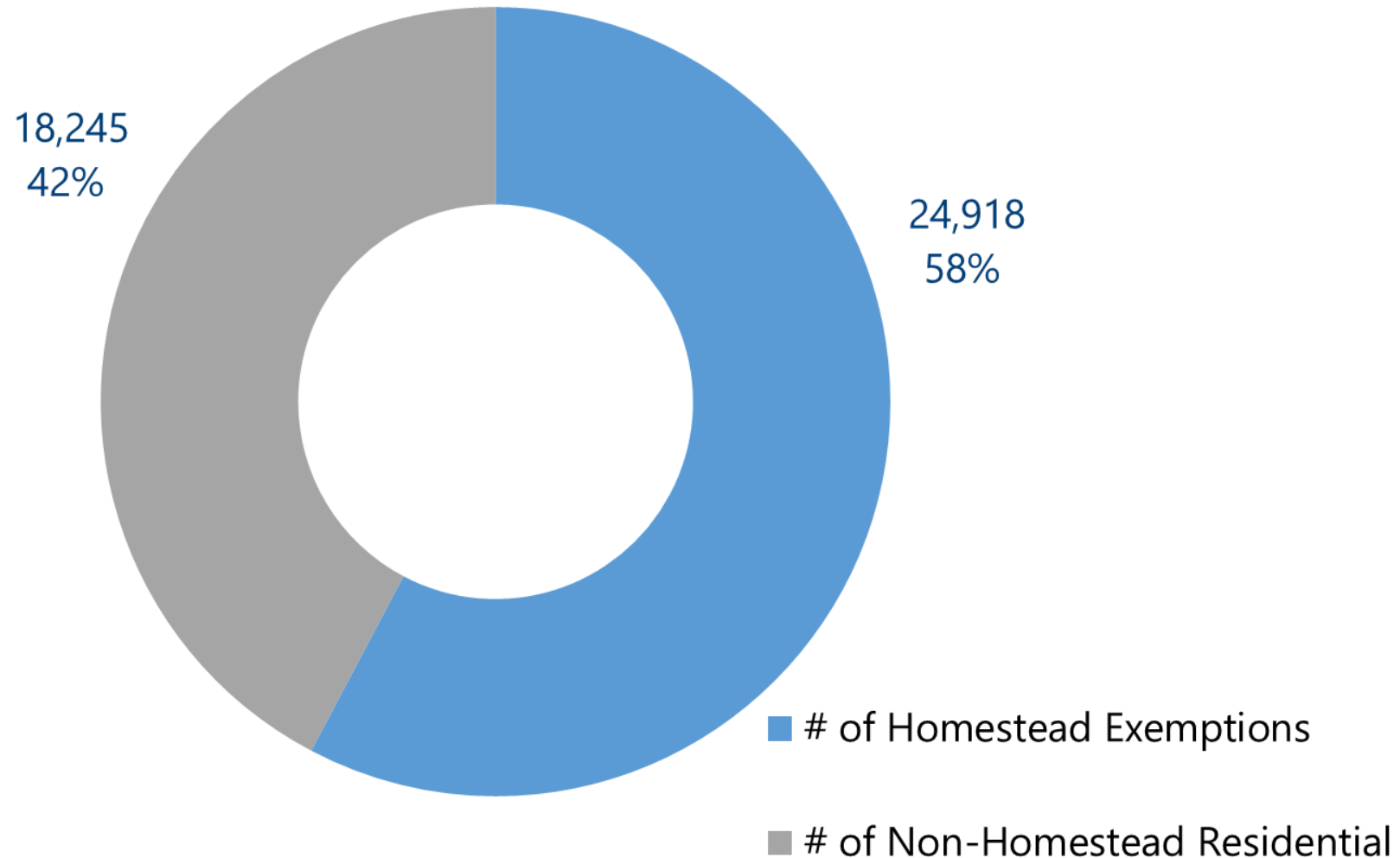
Residential Households

Homestead vs Non-Homestead Residential

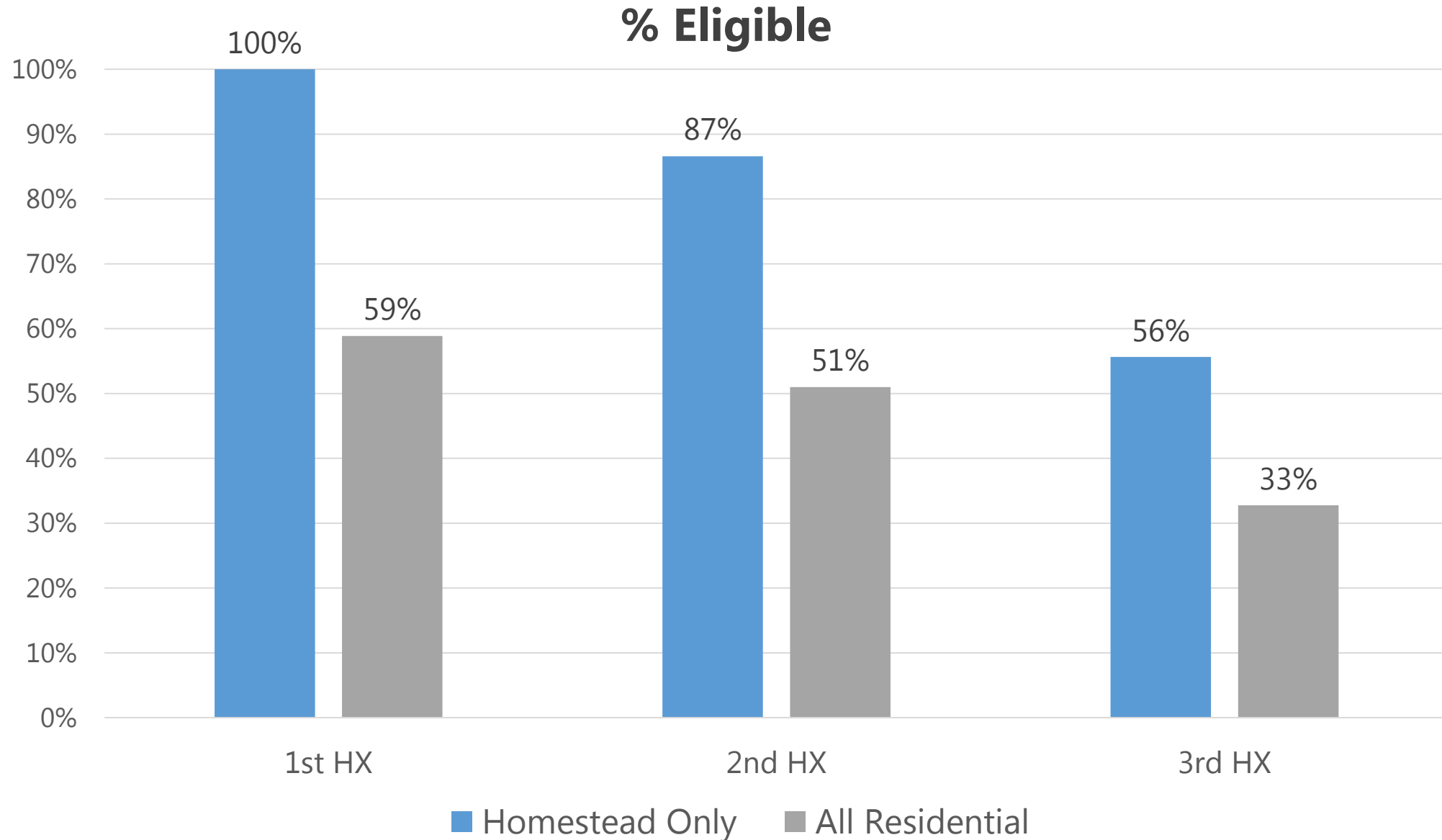


Clearwater Residential Households

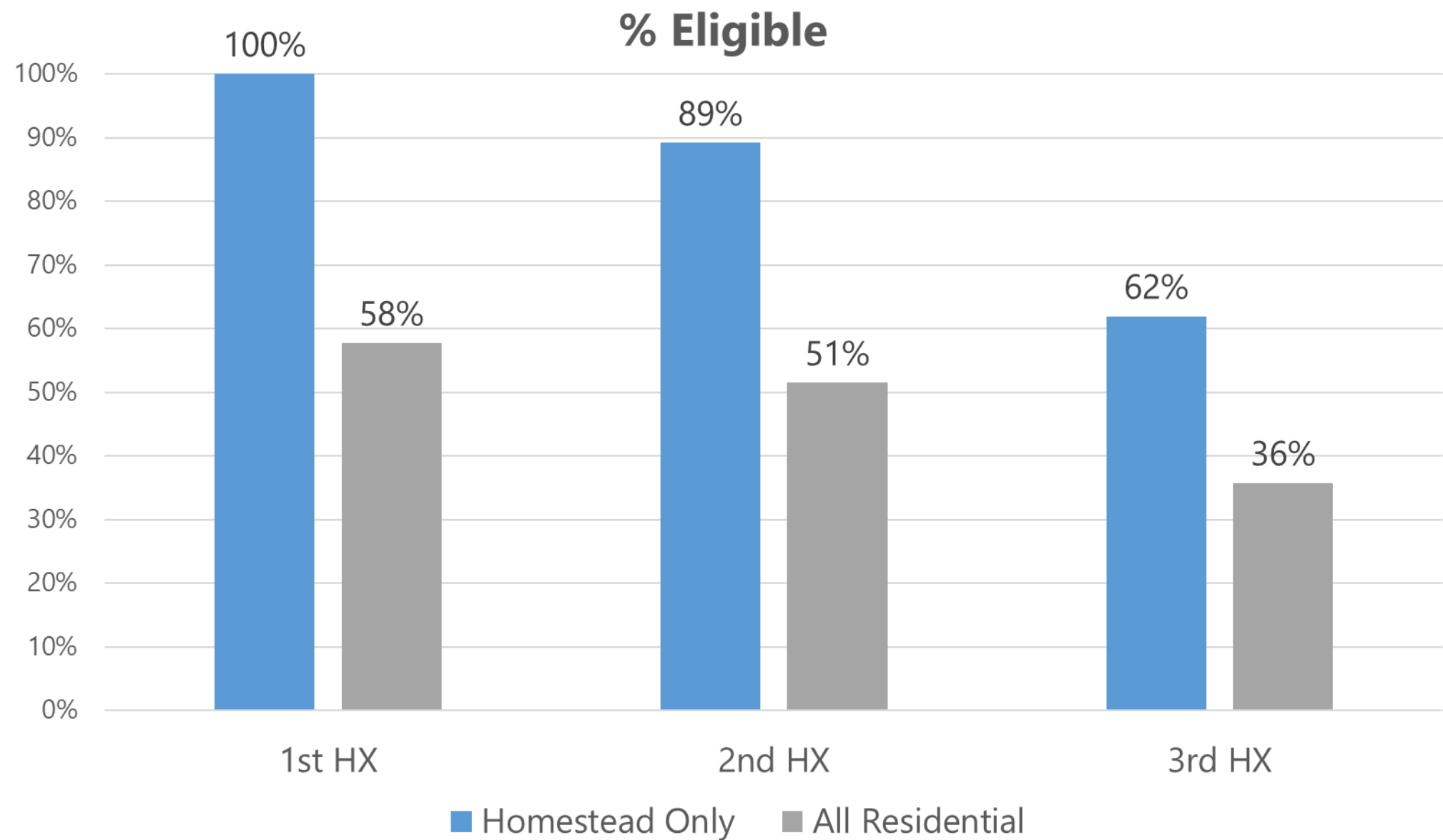
Homestead vs Non-Homestead Residential



Homestead Exemption Eligibility

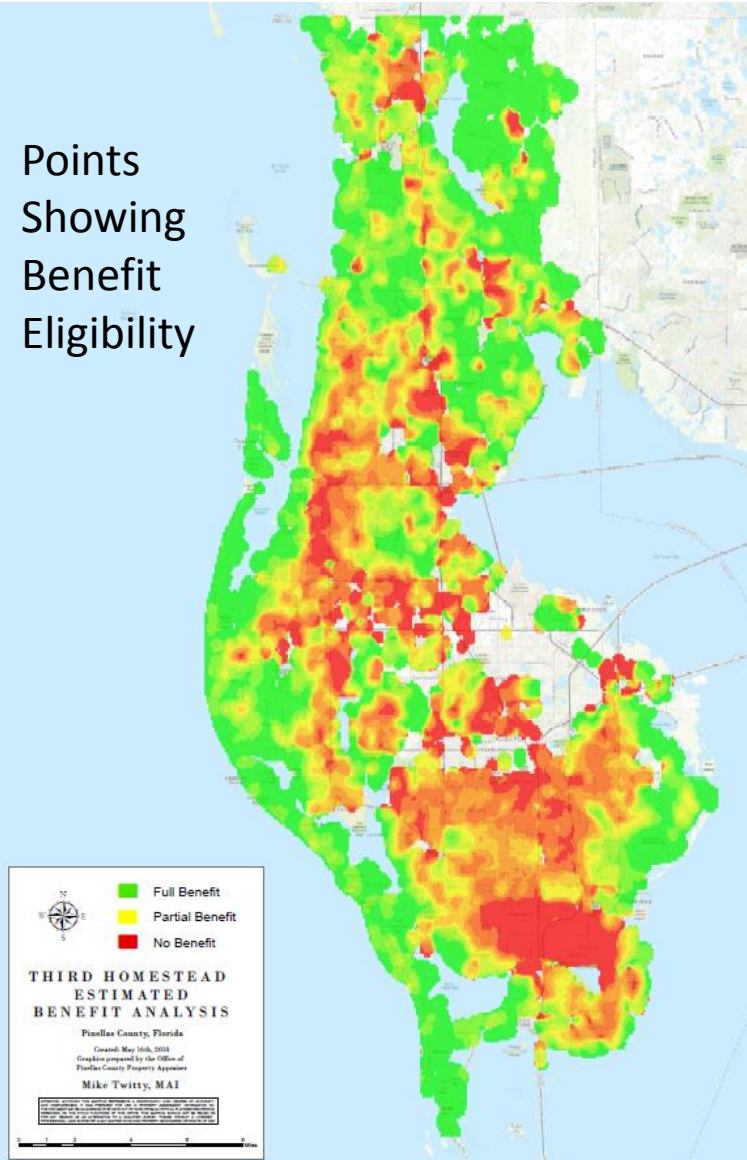


Clearwater Homestead Exemption Eligibility

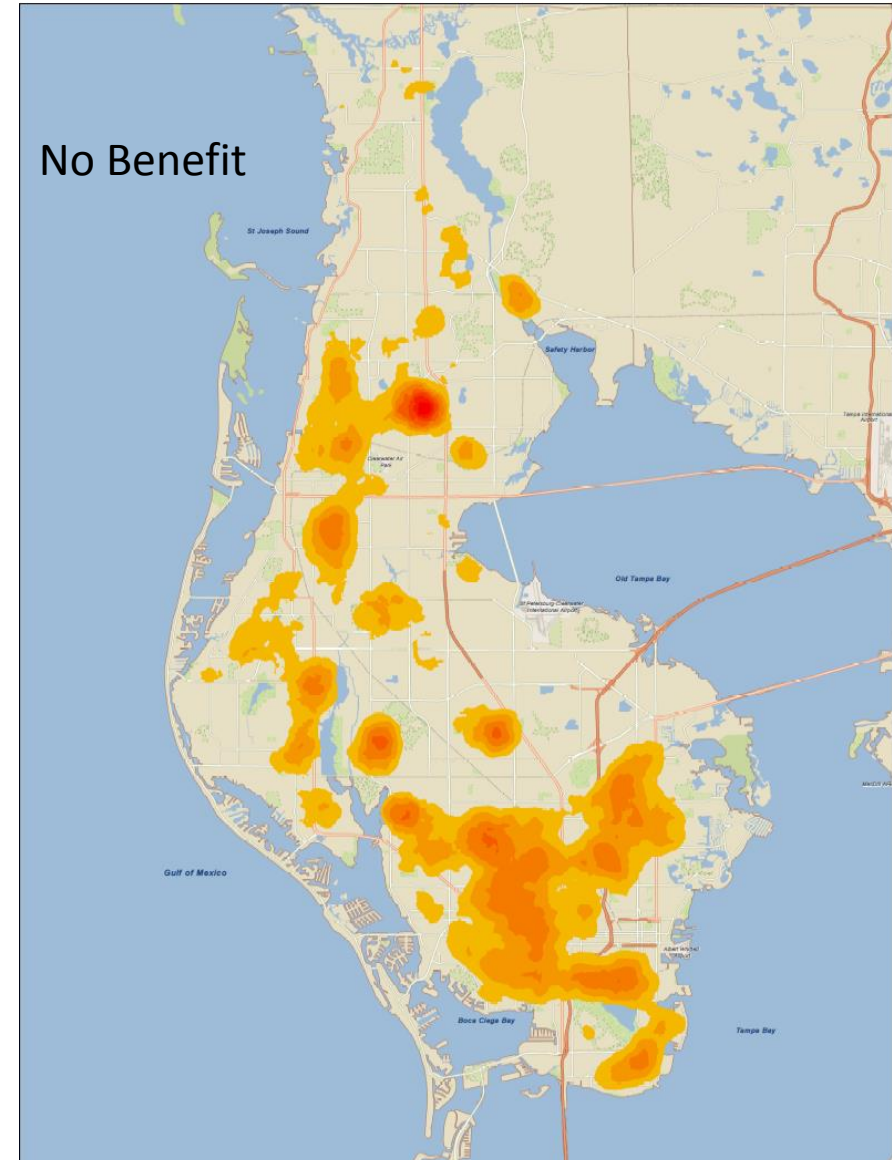


3rd HX Eligibility by Voter

Points
Showing
Benefit
Eligibility

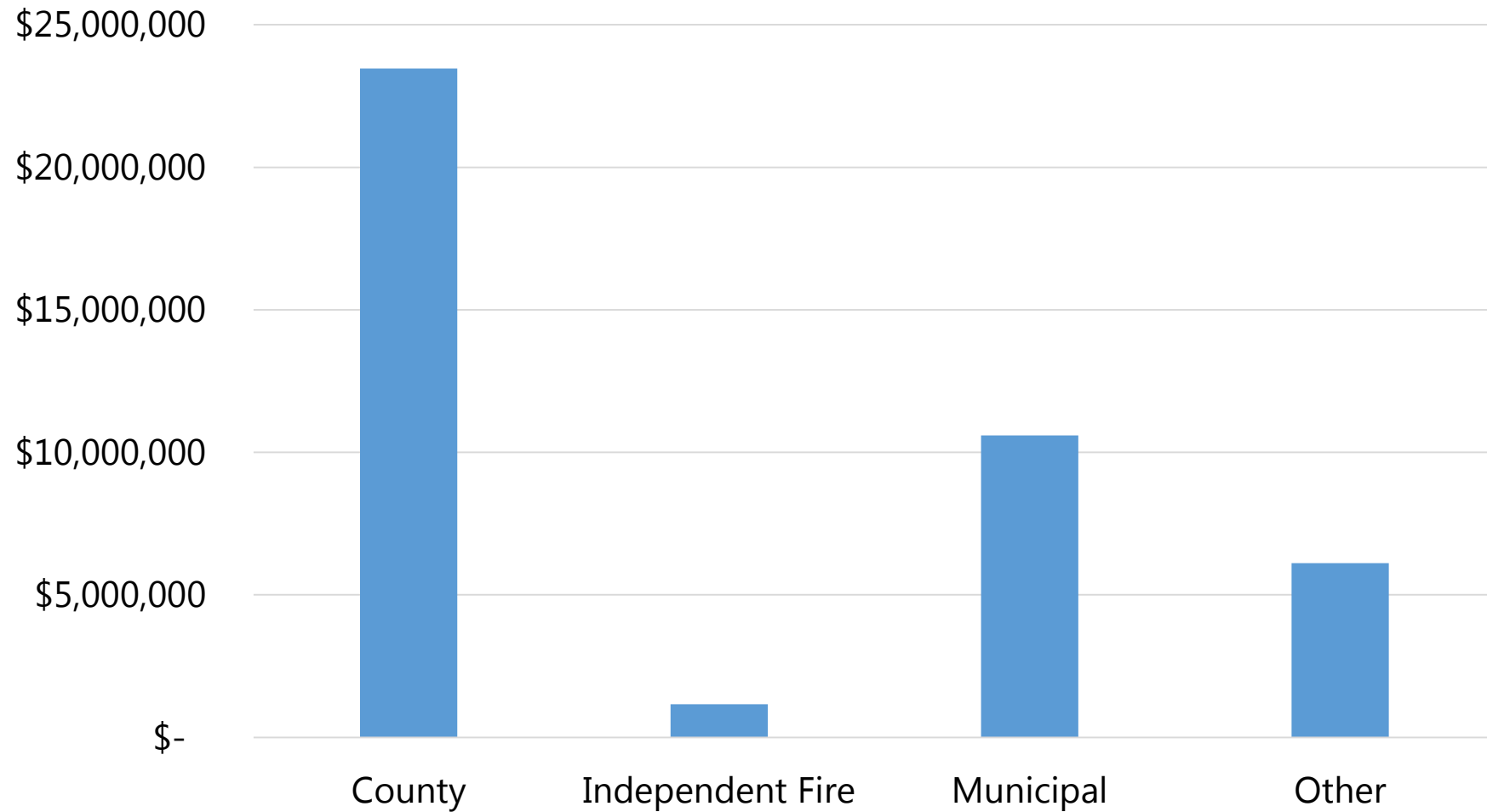


No Benefit



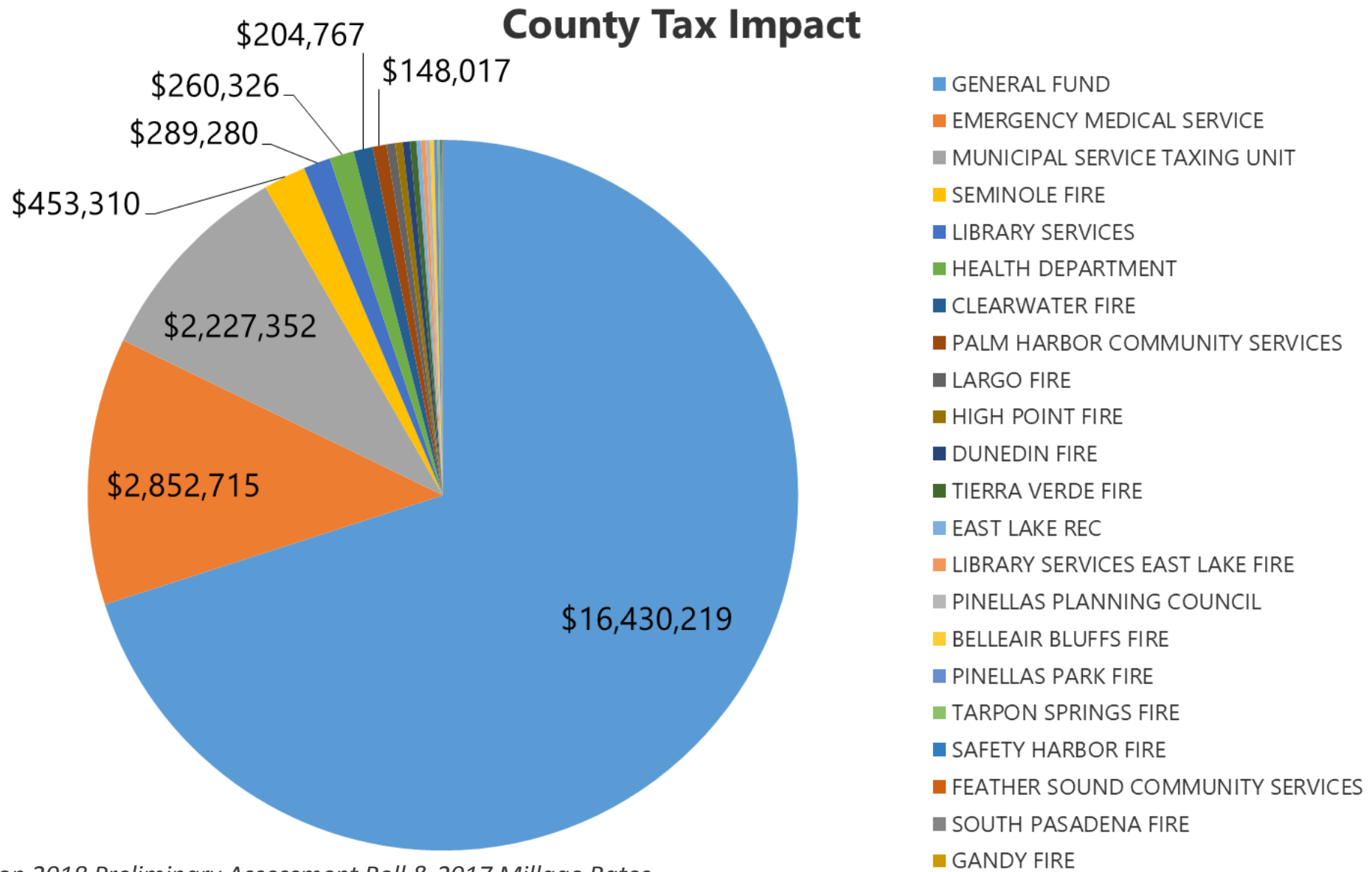
Countywide Tax Impact of 3rd HX

Total of \$41.3 Million



Source: Estimate based on 2018 Preliminary Assessment Roll & 2017 Millage Rates

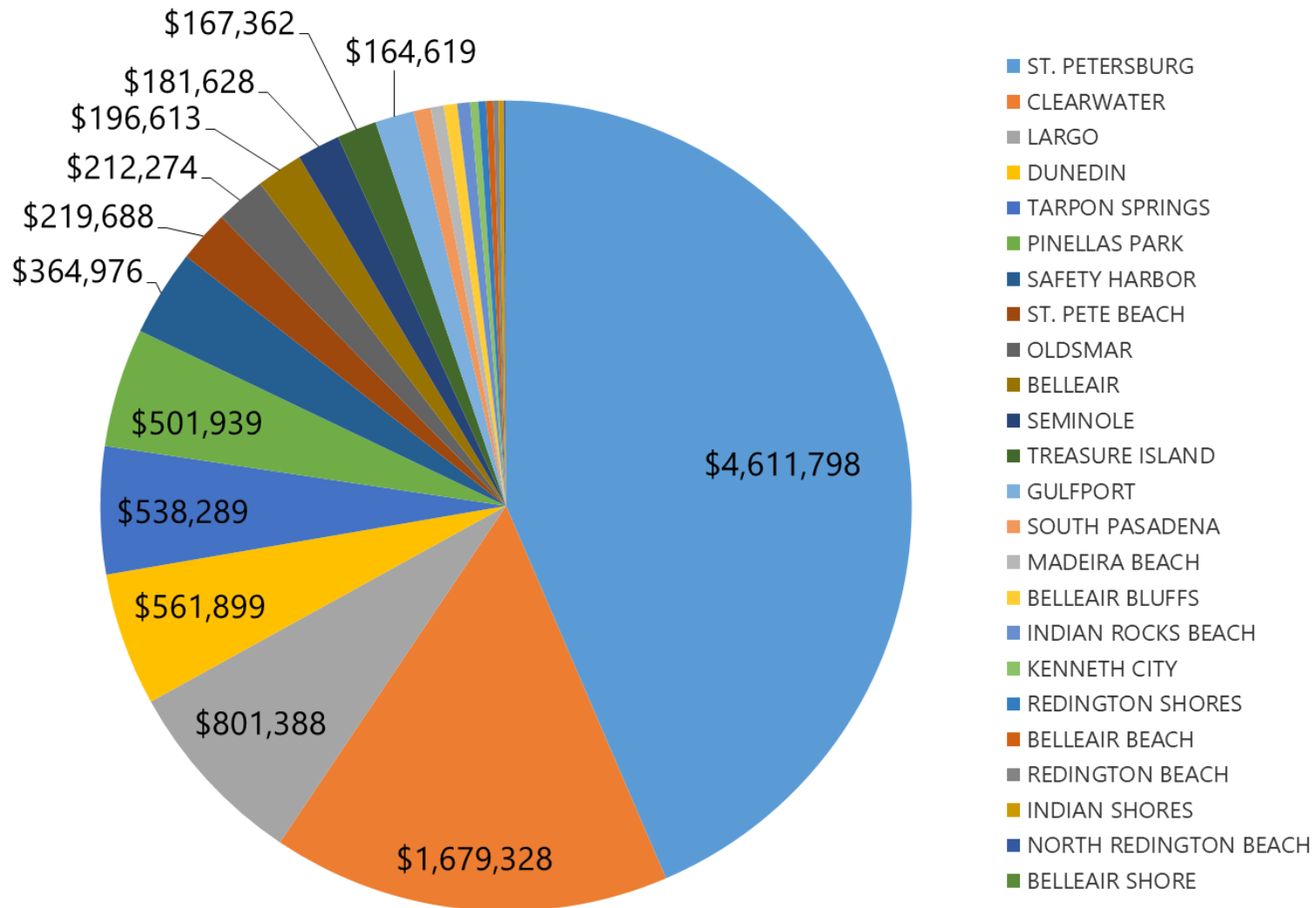
Impact of 3rd \$25k Homestead



Source: Estimate based on 2018 Preliminary Assessment Roll & 2017 Millage Rates

Impact of 3rd \$25k Homestead

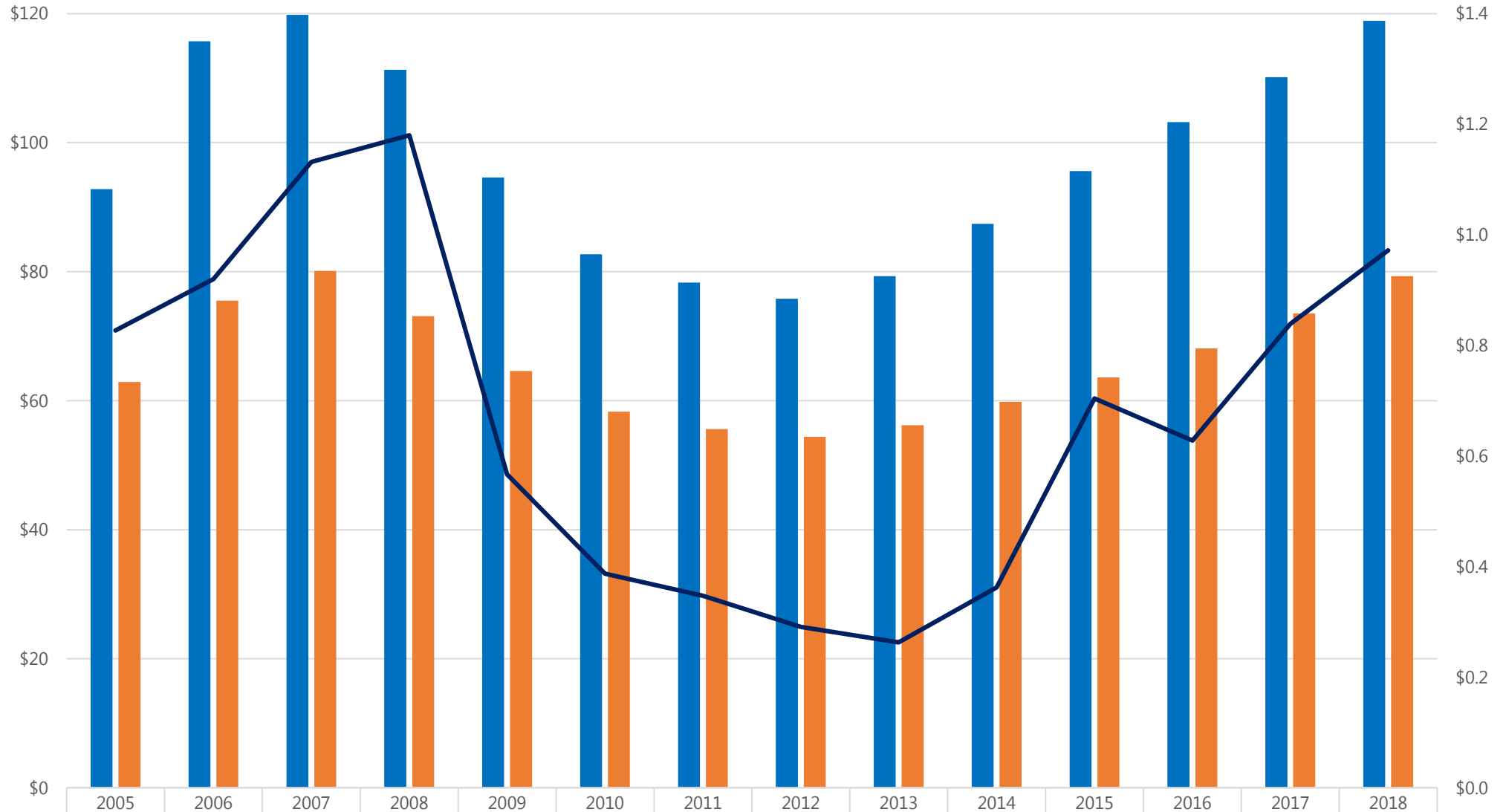
Municipal Tax Impact



Source: Estimate based on 2018 Preliminary Assessment Roll & 2017 Millage Rates

Value Trends (2005 – 2018)

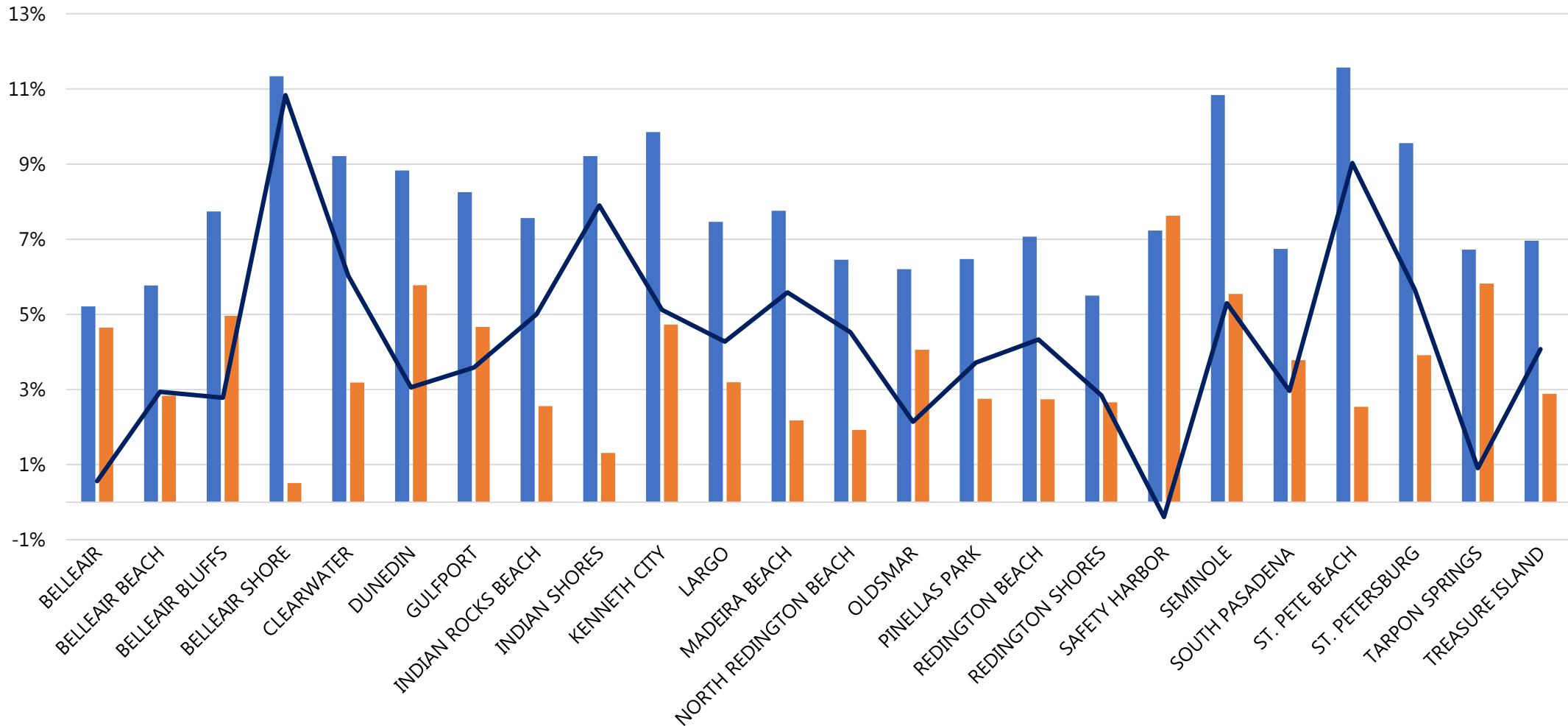
In Billions



Just/Market Value	\$92.8	\$115.7	\$119.8	\$111.3	\$94.6	\$82.7	\$78.3	\$75.8	\$79.3	\$87.4	\$95.6	\$103.2	\$110.1	\$118.9
Taxable Value	\$62.9	\$75.5	\$80.1	\$73.1	\$64.6	\$58.3	\$55.6	\$54.4	\$56.2	\$59.8	\$63.6	\$68.1	\$73.5	\$79.3
New Construction Taxable Value	\$0.83	\$0.92	\$1.13	\$1.18	\$0.57	\$0.39	\$0.35	\$0.29	\$0.26	\$0.36	\$0.70	\$0.63	\$0.84	\$0.97

Impact of 3rd \$25k Homestead

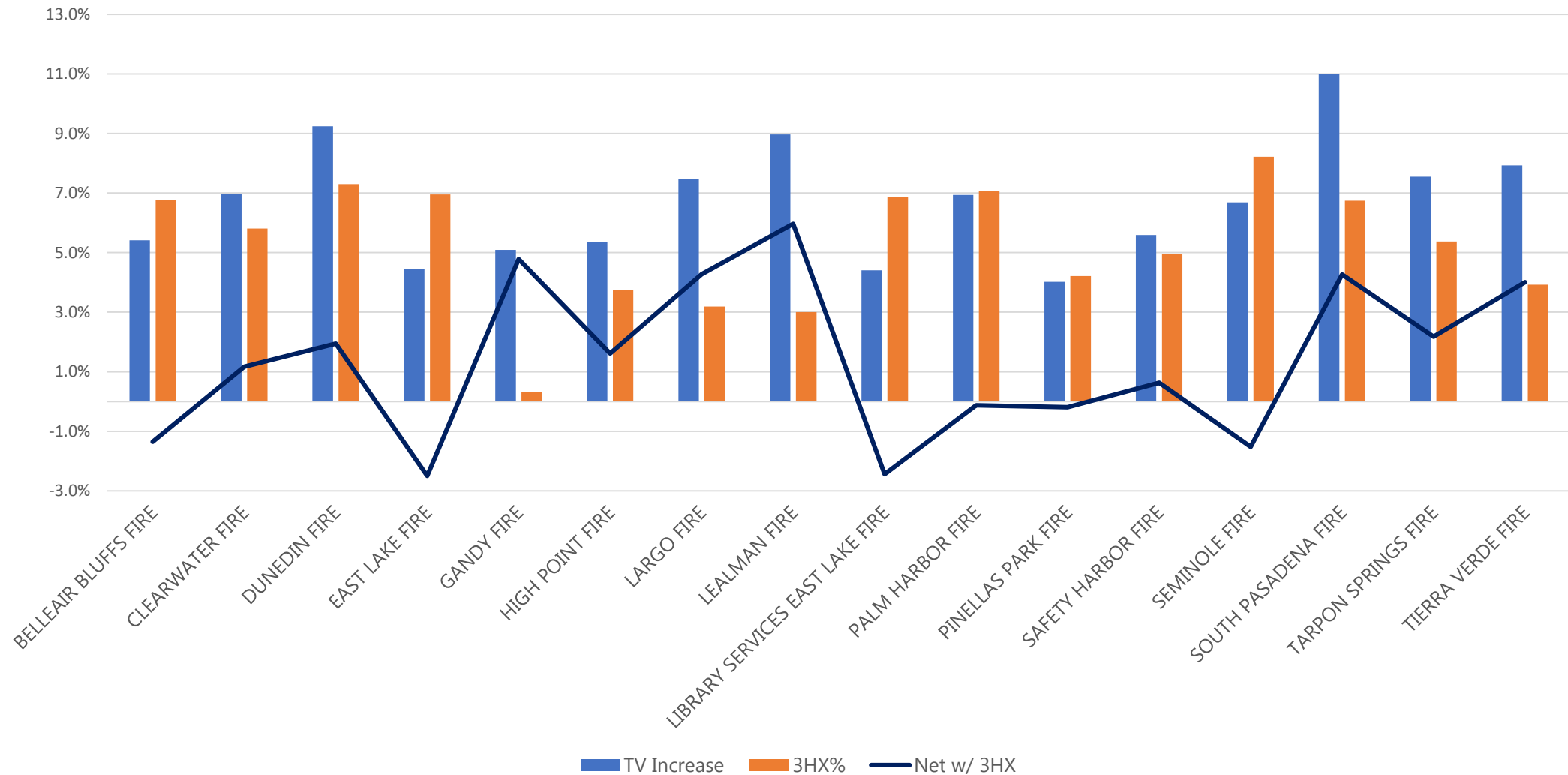
2018 Municipal Taxable Value Change
& Hypothetical 3HX Impact



TV Increase 3HX% Net w/ 3HX

Impact of 3rd \$25k Homestead

2018 Fire District Taxable Value Change
& Hypothetical 3HX Impact



Source: June 26, 2018 Value Estimates & Exemption Processing

Will You Benefit?

3rd Homestead Exemption Estimator

WHY?

- Most don't understand Exemption Banding by Assessed Value.
- Many will think that if they have homestead they will automatically benefit from the full exemption of \$75,000.
- Important to educate our citizens before they go to the polls in November by providing an easy way for them to see the impact, if any, on their property.
- Statewide tool developed by Property Appraisers with adoption from 60 County Property Appraisers to date.
 - Accessible at www.3hxestimator.org or directly from the Pinellas County Property Appraiser website (www.pcpao.org).



MIKE TWITTY, MAI

Meet Mike

Property Appraiser HOME

Search Our Database

Appraisal Info

Forms / Change of Address

Homestead Exemptions /

Liability

Tax Estimator (New)

Tangible Personal Property

Downloads / Reports / Maps

Truth In Millage

Tax Roll / Budget / Legal

Glossary / FAQ's

Links

About Us

Contact Us



Mike Twitty, MAI Pinellas County Property Appraiser

Pinellas County Property Appraiser Mike Twitty and his staff are dedicated to producing fair and equitable Property Value Assessments. We strive to provide exceptional service to the citizens of Pinellas County. The information on this site has been prepared as a public service, and to give you an overview of some of the activities in the Property Appraiser's Office.



Amendment 1: Will you Benefit? 3rd Homestead Estimator

Will you Benefit? Run the estimator (3hkestimator.org) to find out if you will receive any exemption benefit from the proposed 3rd Homestead Exemption (additional \$25,000) that will be on the ballot for the November 6, 2018 General Election.

Hurricane Damage Tax Abatement

Did you suffer Hurricane Irma storm damage to your home that rendered your residence uninhabitable for at least 30 days? If so, you may be eligible for a real estate tax abatement in 2019. Please see the resources below to learn more and apply:

[Information Article](#)

[Hurricane Damage Application](#)

E-File Homestead
Exemption

Homestead
Exemption Status

Email Exemption
Department

Important Deadline Dates

2018 Homestead Exemption filing deadline was March 1st. If you would like to file for 2018 and have extenuating circumstances, you must come in person with the [Late File Extenuating Circumstances Form](#)

Attention New Homeowners

[Buying a Home In Pinellas County?](#) Your property taxes may be much higher than the prior owner's taxes due to change in ownership. Assessed Value of property resets to full market value on January 1st after a change of ownership, usually resulting in higher taxes. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

3rd HX Estimator Link at Parcel Level

Will You
Benefit?
3rd HX
Estimator

Mortgage Letter File for Homestead Exemption			2018 Parcel Use				
Exemption	2018	2019					
Homestead:	Yes	Yes	Homestead Use Percentage: 100.00%				
Government:	No	No	Non-Homestead Use Percentage: 0.00%				
Institutional:	No	No	Classified Agricultural: No				
Historic:	No	No					
Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)							
Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Plat Book/Page			
11377/1286	\$170,500 Sales Query	121030252031	NON EVAC	54/54			
2017 Final Value Information							
Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value		
2017	\$141,704	\$88,650	\$38,650	\$63,650	\$38,650		
[click here to hide] Value History as Certified (yellow indicates correction on file)							
Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	
2017	Yes	\$141,704	\$88,650	\$38,650	\$63,650	\$38,650	
2016	Yes	\$127,711	\$86,827	\$36,827	\$61,827	\$36,827	
2015	Yes	\$115,661	\$86,223	\$36,223	\$61,223	\$36,223	
2014	Yes	\$108,210	\$85,539	\$35,539	\$60,539	\$35,539	
2013	Yes	\$92,871	\$84,275	\$34,275	\$59,275	\$34,275	
2012	Yes	\$82,866	\$82,866	\$32,866	\$57,866	\$32,866	
2011	Yes	\$90,394	\$90,394	\$40,394	\$65,394	\$40,394	
2010	Yes	\$102,524	\$102,524	\$52,524	\$77,524	\$52,524	
2009	Yes	\$114,363	\$107,980	\$57,980	\$82,980	\$57,980	
2008	Yes	\$144,100	\$107,872	\$57,872	\$82,872	\$57,872	
2007	Yes	\$162,400	\$104,730	\$79,730	N/A	\$79,730	
2006	Yes	\$166,900	\$102,176	\$77,176	N/A	\$77,176	
2005	Yes	\$132,900	\$99,200	\$74,200	N/A	\$74,200	
2004	Yes	\$104,900	\$96,300	\$71,300	N/A	\$71,300	
2003	Yes	\$103,200	\$94,500	\$69,500	N/A	\$69,500	
2002	Yes	\$92,300	\$92,300	\$67,300	N/A	\$67,300	
2001	No	\$79,700	\$74,500	\$49,500	N/A	\$49,500	
2000	Yes	\$72,400	\$72,400	\$47,400	N/A	\$47,400	
1999	No	\$68,000	\$65,700	\$40,200	N/A	\$40,200	
1998	Yes	\$68,200	\$64,700	\$39,200	N/A	\$39,200	
1997	Yes	\$63,700	\$63,700	\$38,200	N/A	\$38,200	
1996	Yes	\$64,500	\$64,500	\$39,000	N/A	\$39,000	
2017 Tax Information			Ranked Sales <small>(What are Ranked Sales?)</small> See all transactions				
2017 Tax Bill		Tax District: LA	Sale Date	Book/Page	Price	Q/U	V/I
2017 Final Millage Rate		21.0013	18 May 2001	11377 / 1286	\$110,000	Q	I
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.			15 Nov 1999	10722 / 2077	\$87,000	Q	I
Amendment 1 - Will you Benefit?							
Check Estimated 3rd Homestead Exemption Benefit							

Example: 100% Full Benefit

Will You Benefit?

Find out if you will receive any exemption benefit from the proposed 3rd Homestead Exemption (Additional \$25,000) on the ballot for the November 6, 2018 General Election.

[Understanding the 1st, 2nd, and 3rd Homestead Exemption](#)

Choose your County:

Enter your Address:

Please Note:

- All calculations are based on 2018 preliminary assessment roll data and 2017 final millage rates.
- Recent purchases in 2018 may show \$0 benefit as a new homestead application may not yet be reflected at this address.
- Assessed value must exceed \$100,000 to receive any benefit from the 3rd Homestead Exemption.
- Full (100%) benefit from the 3rd Homestead Exemption is not received unless your property's Assessed Value is greater than or equal to \$125,000.
- Estimates assume no partial homesteads. Homestead percentages less than 100% would result in a lower estimate.
- If passed, this exemption would take effect January 1, 2019 for the 2019 tax year.

Please contact the **Pinellas County Property Appraiser's Office** at (727) 464-3207 or mike@pcpao.org if you have questions or need more information.

Brought to you by your participating Florida County Property Appraisers

Example: Partial Benefit

Will You Benefit?

Find out if you will receive any exemption benefit from the proposed 3rd Homestead Exemption (Additional \$25,000) on the ballot for the November 6, 2018 General Election.

[Understanding the 1st, 2nd, and 3rd Homestead Exemption](#)

Choose your County:

Enter your Address:

Estimated Tax Benefit from 3rd Homestead: \$96 (23% of full benefit)

Please Note:

- *All calculations are based on 2018 preliminary assessment roll data and 2017 final millage rates.*
- *Recent purchases in 2018 may show \$0 benefit as a new homestead application may not yet be reflected at this address.*
- *Assessed value must exceed \$100,000 to receive any benefit from the 3rd Homestead Exemption.*
- *Full (100%) benefit from the 3rd Homestead Exemption is not received unless your property's Assessed Value is greater than or equal to \$125,000.*
- *Estimates assume no partial homesteads. Homestead percentages less than 100% would result in a lower estimate.*
- *If passed, this exemption would take effect January 1, 2019 for the 2019 tax year.*

Please contact the **Pinellas County Property Appraiser's Office** at (727) 464-3207 or mike@pcpao.org if you have questions or need more information.

Brought to you by your participating Florida County Property Appraisers

Example: Assessed Value ≤ \$100K

Will You Benefit?

Find out if you will receive any exemption benefit from the proposed 3rd Homestead Exemption (Additional \$25,000) on the ballot for the November 6, 2018 General Election.

[Understanding the 1st, 2nd, and 3rd Homestead Exemption](#)

Choose your County:

Enter your Address:

Estimated Tax Benefit from 3rd Homestead: **\$0** The Assessed Value is below \$100,000, thus there is no benefit.

Please Note:

- *All calculations are based on 2018 preliminary assessment roll data and 2017 final millage rates.*
- *Recent purchases in 2018 may show \$0 benefit as a new homestead application may not yet be reflected at this address.*
- *Assessed value must exceed \$100,000 to receive any benefit from the 3rd Homestead Exemption.*
- *Full (100%) benefit from the 3rd Homestead Exemption is not received unless your property's Assessed Value is greater than or equal to \$125,000.*
- *Estimates assume no partial homesteads. Homestead percentages less than 100% would result in a lower estimate.*
- *If passed, this exemption would take effect January 1, 2019 for the 2019 tax year.*

Please contact the **Pinellas County Property Appraiser's Office** at (727) 464-3207 or mike@pcpao.org if you have questions or need more information.

Brought to you by your participating Florida County Property Appraisers

Example: Non-Homestead

Will You Benefit?

Find out if you will receive any exemption benefit from the proposed 3rd Homestead Exemption (Additional \$25,000) on the ballot for the November 6, 2018 General Election.

[Understanding the 1st, 2nd, and 3rd Homestead Exemption](#)

Choose your County:

Enter your Address:

Estimated Tax Benefit from 3rd Homestead: \$0 This property is not homesteaded, thus there is no benefit.

Please Note:

- *All calculations are based on 2018 preliminary assessment roll data and 2017 final millage rates.*
- *Recent purchases in 2018 may show \$0 benefit as a new homestead application may not yet be reflected at this address.*
- *Assessed value must exceed \$100,000 to receive any benefit from the 3rd Homestead Exemption.*
- *Full (100%) benefit from the 3rd Homestead Exemption is not received unless your property's Assessed Value is greater than or equal to \$125,000.*
- *Estimates assume no partial homesteads. Homestead percentages less than 100% would result in a lower estimate.*
- *If passed, this exemption would take effect January 1, 2019 for the 2019 tax year.*

Please contact the **Hillsborough County Property Appraiser's Office** at (813) 272-6969 or exemptionse@hcpafl.org if you have questions or need more information.

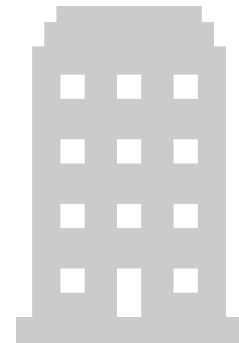
Brought to you by your participating Florida County Property Appraisers

Amendment 1 Recap

Amendment 1 (3rd Homestead Exemption)

YES VOTE = Savings for Qualifying Homesteaders while Higher % of Tax Burden Placed on Non-Qualifying Homesteaders & Non-Homesteaded Property Owners

NO VOTE = Status Quo (\$50,000 HX & SOH Cap)



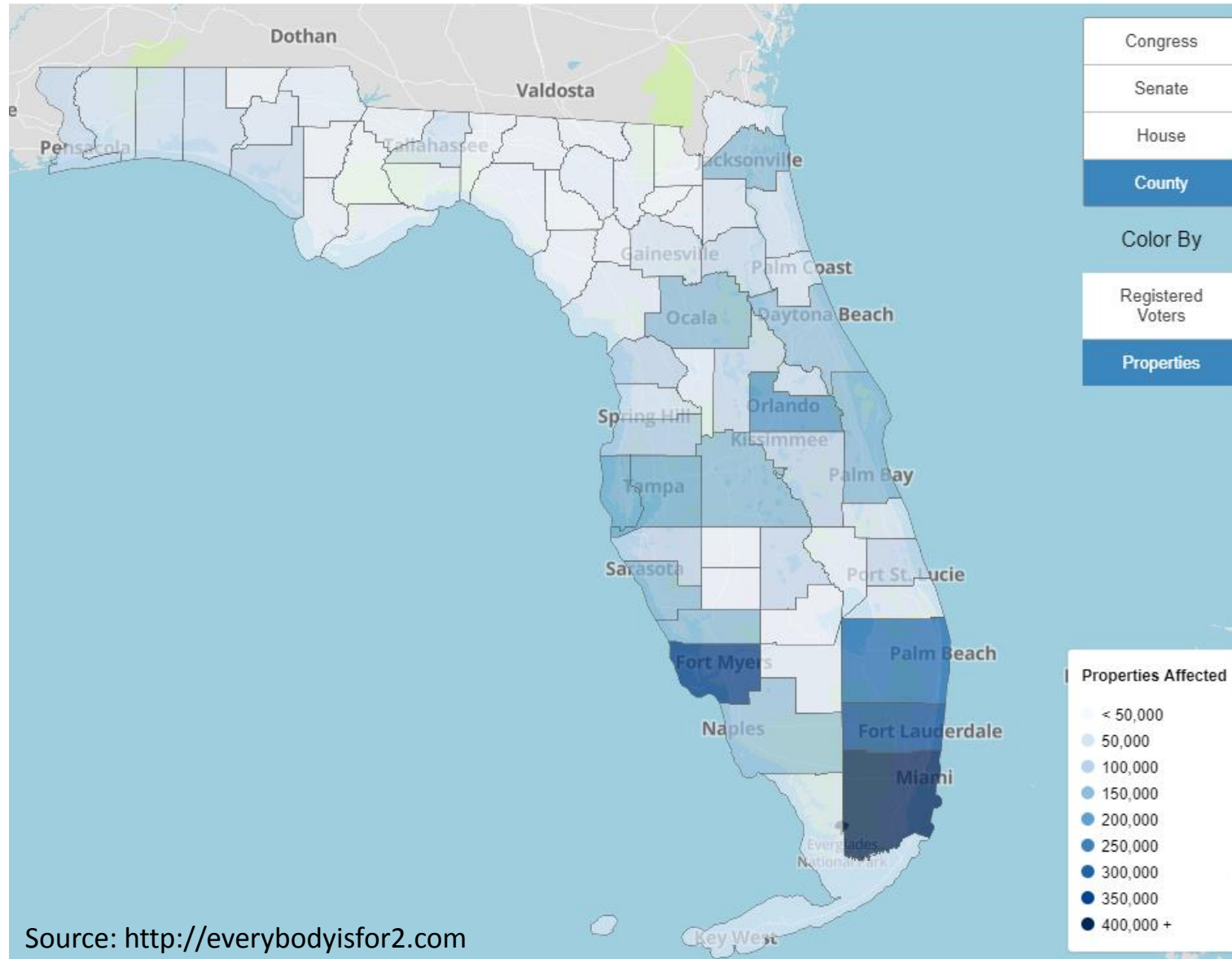
Ballot Language

AMENDMENT 2:

Limitations on Property Tax Assessments

Proposing an amendment to the State Constitution to permanently retain provisions currently in effect, which limit property tax assessment increases on specified non-homestead real property, except for school district taxes, to 10 percent each year. If approved, the amendment removes the scheduled repeal of such provisions in 2019 and shall take effect January 1, 2019.

of Properties Impacted



Downsides of a “**NO**” vote on Amendment 2

Further exacerbates the inequities in our tax system between homestead and non-homestead property owners



- All Non-Homestead Property would lose cap and reset to Market Value
- Non-Homestead Properties already comprise **62%** of existing tax base, Cap removal would increase this to **67%**
- Assessed Value would always equal Market Value in future
- 10% Cap loss coupled with the new max annual SALT income tax deduction of \$10,000 will make Pinellas less attractive to retirees, second homeowners and businesses = harm to real estate market

Amendment 2 Recap

Permanent 10% cap on Assessed Value for non-homestead property

Applies to second homes, businesses, rental properties

Current 10% cap set to expire Jan. 1, 2019, which limits annual assessed value increases for non-homestead properties

YES VOTE would make this cap permanent, limiting how much assessed value can go up annually on non-homestead properties

NO VOTE would result in cap removal, increasing non-homestead properties to market value and resulting in higher taxes for these properties



New Owner Tax Estimator



MIKE TWITTY, MAI

Meet Mike

Property Appraiser HOME

Search Our Database ▶

Appraisal Info ▶

Forms / Change of Address

Exemption / Save-Our-Homes / Portability ▶

Tax Estimator (New)

Tangible Personal Property

Downloads / Reports / Maps ▶

Truth In Millage ▶

Tax Roll / Budget / Legal ▶

Glossary / FAQ's ▶

Links

About Us ▶

Contact Us



Mike Twitty, MAI Pinellas County Property Appraiser

Pinellas County Property Appraiser Mike Twitty and his staff are dedicated to producing fair and equitable Property Value Assessments. We strive to provide exceptional service to the citizens of Pinellas County. The information on this site has been prepared as a public service, and to give you an overview of some of the activities in the Property Appraiser's Office.



Amendment 1: Will you Benefit? 3rd Homestead Exemption Estimator

Will you Benefit? Run the estimator (3hkestimator.org) to find out if you will receive any exemption benefit from the proposed 3rd Homestead Exemption (additional \$25,000) that will be on the ballot for the November 6, 2018 General Election.

Hurricane Damage Tax Abatement

Did you suffer Hurricane Irma storm damage to your home that rendered your residence uninhabitable for at least 30 days? If so, you may be eligible for a real estate tax abatement in 2019. Please see the resources below to learn more and apply:

[Information Article](#)

[Hurricane Damage Application](#)

E-File Homestead
Exemption

Homestead
Exemption Status

Email Exemption
Department

Important Deadline Dates

2018 Homestead Exemption filing deadline was March 1st. If you would like to file for 2018 and have extenuating circumstances, you must come in person with the [Late File Extenuating Circumstances Form](#)

Attention New Homeowners

[Buying a Home In Pinellas County?](#) Your property taxes may be much higher than the prior owner's taxes due to change in ownership. Assessed Value of property resets to full market value on January 1st after a change of ownership, usually resulting in higher taxes. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.



MIKE TWITTY, MAI

Meet Mike

Property Appraiser HOME

Search Our Database

Appraisal Info

Forms / Change of Address

Exemption / Save-Our-Homes /
Portability

Tax Estimator (New)

Tangible Personal Property

Downloads / Reports / Maps

Truth In Millage

Tax Roll / Budget / Legal

Glossary / FAQ's

Links

About Us

Contact Us



Mike Twitty, MAI Pinellas County Property Appraiser

Pinellas County Property Appraiser Mike Twitty and his staff are dedicated to producing fair and equitable Property Value Assessments. We strive to provide exceptional service to the citizens of Pinellas County. The information on this site has been prepared as a public service, and to give you an overview of some of the activities in the Property Appraiser's Office.



Amendment 1: Will you Benefit? 3rd Homestead Estimator

Will you Benefit? Run the estimator (3hkestimator.org) to find out if you will receive any exemption benefit from the proposed 3rd Homestead Exemption (additional \$25,000) that will be on the ballot for the November 6, 2018 General Election.

Hurricane Damage Tax Abatement

Did you suffer Hurricane Irma storm damage to your home that rendered your residence uninhabitable for at least 30 days? If so, you may be eligible for a real estate tax abatement in 2019. Please see the resources below to learn more and apply:

[Information Article](#)

[Hurricane Damage Application](#)

E-File Homestead
Exemption

Homestead
Exemption Status

Email Exemption
Department

Important Deadline Dates

2018 Homestead Exemption filing deadline was March 1st. If you would like to file for 2018 and have extenuating circumstances, you must come in person with the [Late File Extenuating Circumstances Form](#)

Attention New Homeowners

[Buying a Home In Pinellas County?](#) Your property taxes may be much higher than the prior owner's taxes due to change in ownership. Assessed Value of property resets to full market value on January 1st after a change of ownership, usually resulting in higher taxes. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

Tax Estimator



Mike Twitty, MAI Pinellas County Property Appraiser Tax Estimator

Step 1



Enter the Address of the property you are estimating taxes for:

123 10TH AVE INDIAN ROCKS BEACH

12-30-14-83952-000-0120

-or-

Select the city/municipality where the property is located:

Select...

Note: This option does not include Non-Ad Valorem assessments, if any are applicable. This may result in a lower tax estimate.

Step 2



Enter the estimated property purchase price:

Step 3



Are you transferring a homestead exemption benefit (Portability) from another property located within the state of Florida?

☐ Yes ☐ No

Step 4



Will the property have Homestead Exemption?

☐ Yes ☐ No

Submit

Tax Estimator



Mike Twitty, MAI
Pinellas County Property Appraiser
Tax Estimator

▽ Assumptions

SUBJECT PROPERTY

Parcel #: 12-30-14-83952-000-0120	Estimate date:	6/28/2018
Address: 123 10TH AVE	Homestead Exemption:	Yes
Tax District: INDIAN ROCKS BEACH	Purchase Price:	\$300,000
Millage rates used: 2017 Final	Current Just/Market Value:	\$280,086

PRIOR HOMESTEADED PROPERTY (Portability Year 2017)

Parcel #: 03-30-15-86580-000-0100	Just/Market Value:	\$91,266
Address: 123 10TH AVE SW	- Assessed Value:	\$56,336
	Assessment Differential:	\$34,930

▽ **Estimated Assessed Value: \$245,156**

[Estimated Just/Market Value:](#) \$280,086

Less Save Our Homes (Portability) Benefit: \$34,930

Estimated Assessed Value: **\$245,156**

► **Estimated Ad Valorem Taxes: \$3,530**

Non-Ad Valorem Assessments: \$260

Total Estimated Taxes and Non-Ad Assessments: \$3,790

[Download PDF](#)

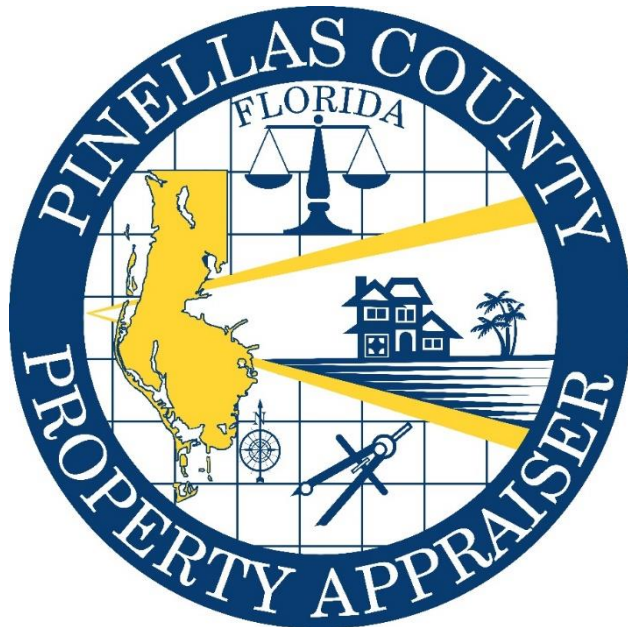
[Start a new Estimate](#)

[Modify estimate assumptions](#)

Tax Estimator

▽ Estimated Ad Valorem Taxes:					\$3,530
Taxing Authority	Exemption Amount	Taxable Value	Millage Rate	Estimated Tax	
General Fund	\$50,000	\$195,156	5.2755	\$1,030	
Health Department	\$50,000	\$195,156	0.0835	\$16	
Pinellas Planning Council	\$50,000	\$195,156	0.0150	\$3	
Emergency Medical Service	\$50,000	\$195,156	0.9158	\$179	
Pinellas County School Board	\$25,000	\$220,156	4.2610	\$938	
School Local	\$25,000	\$220,156	2.7480	\$605	
Indian Rocks Beach	\$50,000	\$195,156	1.9300	\$377	
Sw Florida Water Management	\$50,000	\$195,156	0.3131	\$61	
Juvenile Welfare Board	\$50,000	\$195,156	0.8981	\$175	
Suncoast Transit Authority	\$50,000	\$195,156	0.7500	\$146	
Total Estimated Ad Valorem Taxes:					\$3,530
Non-Ad Valorem Assessments:					\$260
Total Estimated Taxes and Non-Ad Assessments:					\$3,790
<div>Download PDF</div> <div>Start a new Estimate</div> <div>Modify estimate assumptions</div>					

Thank you for your Time and Attention



MIKE TWITTY, MAI
Pinellas County Property Appraiser

mike@pcpao.org | www.pcpao.org
(727) 464-3207