THE PROPERTY TAX HOMESTEAD EXEMPTION IN FLORIDA

TIMELINE OF IMPORTANT EVENTS

1934 A $5,000 homestead exemption was first enacted.

1968 The 1968 Florida Constitution authorized the Legislature to enact by general law a $10,000 homestead exemption to those 65 or older or are permanently and totally disabled.

1980 Voters approved an increase in the homestead exemption from $5,000 to $25,000, phased in over three years.

1992 Voters approved the Save Our Homes provision that caps annual increases in the assessed value of homestead property to 3% or the change in the Consumer Price Index, whichever is less.

1998 Voters approved an additional homestead exemption up to $25,000 for persons 65 or older whose household income is less than $20,000. This exemption is by local option and applies to the county or municipality providing the exemption. The income limitation is adjusted annually based on changes to the Consumer Price Index.

2006 Voters approved an increase in the additional local option homestead exemption authorized for low income seniors from $25,000 to $50,000.

2006 Voters approved a discount on ad valorem taxes owed on homestead property for veterans with combat related disabilities, provided that the veteran was a Florida resident at the time they entered service. The discount is equal to the veteran's percentage of disability as determined by the VA.

2008 Voters approved an additional homestead exemption of up to $25,000 of the assessed value between $50,000 and $75,000. This exemption does not apply to school district taxes.

2008 Voters approved a constitutional amendment that allows owners of homestead property to transfer up to $500,000 of value protected from taxation due to the Save Our Homes assessment limitation to a new homestead property.

2010 Voters approved an additional homestead exemption for military personnel deployed on active duty outside of the United States in support of military operations designated by the Legislature. The exempt amount is based up on the number of days in the year the person was deployed.

2012 Voters failed to approve a constitutional amendment that would have prohibited increases in assessed value of homestead and certain nonhomestead properties when the just value of the property decreases.

2012 Voters failed to approve a new additional homestead exemption for non-school levies for first-time homestead owners. The exemption would have been 50% of the just value of the property when the homestead was established, and would have decreased each year for five years before expiring.

CONTINUED →

2012 Voters approved a constitutional amendment that extended the homestead discount to include disabled combat veterans who were not Florida residents at the time they entered military service.

2012 Voters approved a constitutional amendment that authorized cities and counties to grant an additional homestead exemption for homestead property valued up to $250,000 for certain low-income seniors who have maintained their residence on that property for 25 years or more.

2012 Voters approved a constitutional amendment that authorized the Legislature to provide a homestead property tax exemption to surviving spouses of military veterans who died from service-connected causes while on active duty and surviving spouses of first responders who died in the line of duty.

2016 Voters approved a constitutional amendment that modified the 2012 local option low-income long-term resident senior exemption so that the $250,000 valuation cap applies only to the first tax year the owner applies for the exemption. This allows qualifying individuals to maintain their exemption even if their home value rises above the $250,000 cap so long as the value was at the cap, or lower, when they first applied.

2016 Voters approved a constitutional amendment so that first responders who are totally and permanently disabled as a result of an injury sustained in the line of duty are completely relieved of ad valorem taxes on homestead property.

2018 Voters failed to approve an additional homestead exemption on assessed value between $100,000 and $125,000 from all levies other than school district levies.

2020 Voters approved a constitutional amendment that allows surviving spouses of deceased veterans who had permanent combat-related disabilities to maintain discounts on homestead property until the surviving spouse remarries, sells, or otherwise disposes of the property. Surviving spouses can also transfer discounts to another permanent residence if they have not remarried.

2020 Voters approved an increase in the period of time during which accrued Save Our Homes benefits may be transferred from a prior homestead to a new homestead from 2 to 3 years.

2022 Voters failed to approve an additional homestead exemption for non-school taxes on assessed value between $100,000 and $150,000 for classroom teachers, law enforcement officers, correctional officers, firefighters, EMTs, paramedics, child welfare services professionals, active duty military, and Florida National Guard members.

2024 Voters approved an inflation adjustment for the additional homestead exemption approved in 2008 (the $50,000 to $75,000 exemption that applies to non-school taxes).

*All of the above actions were proposed by the Legislature, except for 1980 and 1992, which were citizen initiatives.