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FLORIDA BALLOT • NOVEMBER 3, 2026

Florida Amendment 3, *explained*

What it would change about your property taxes, the case for and against, and a worksheet to run your own numbers.

\$250,000

homestead exemption
on non-school taxes by 2028

5%

yearly cap on
non-homestead property

60%

of the vote
needed to pass

— ◆ —

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For general information only. Not legal or tax advice, and not an endorsement for or against Amendment 3.

THE SHORT ANSWER

Amendment 3 would raise the homestead exemption on **non-school** property taxes to **\$150,000 in 2027** and **\$250,000 in 2028**, and lower the yearly assessment cap on non-homestead property from **10% to 5%**. School taxes wouldn't change. New residents (Jan. 1, 2027 or later) wait until year five for the larger exemption. It needs **60%** of the vote to pass.

Amendment 3 at a glance

	TODAY (2026)	IF AMENDMENT 3 PASSES
Homestead exemption, non-school taxes	\$51,411	\$150,000 in 2027, \$250,000 in 2028, then inflation-adjusted
Homestead exemption, school taxes	\$25,000	\$25,000 (no change)
Yearly assessment cap, non-homestead	10%	5% (non-school taxes)
Save Our Homes cap on homesteads	3% or inflation	No change
New residents (Jan. 1, 2027 or later)	Same as everyone	Current exemption for 4 years, larger one from year 5
Takes effect	Current rules	Jan. 1, 2027 (first bills November 2027)

What stays the same: school taxes, Save Our Homes, portability, and senior, widow/widower, veteran and disability exemptions. Flat fees on your bill (like stormwater and solid waste) aren't touched. Local governments still set tax rates every year.

WHO IT AFFECTS

Pretty much every owner. Just not the same way.

BIGGEST CHANGE

Homestead owners

Your primary residence, including a condo. Bigger exemption on county, city and other non-school taxes.

SMALLER CHANGE

Non-homestead owners

Second homes, rentals, land, commercial. No bigger exemption, but a 5% cap instead of 10%.

DELAYED

New Florida residents

Arrive Jan. 1, 2027 or later: current exemption for four years, larger one from year five.

INDIRECT

Renters

No direct change. Any effect comes through what landlords and local governments do next.

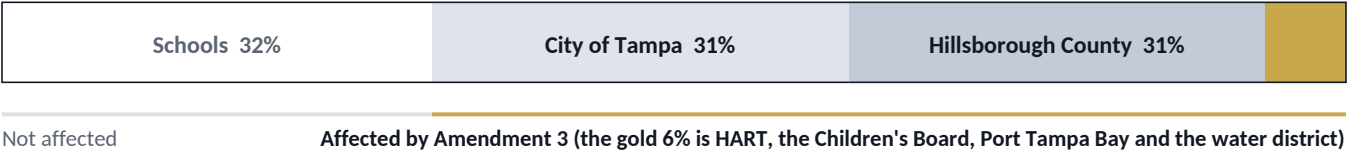
WHAT IT COULD SAVE

Two Tampa homeowners, same street tax rate

PALMA CEIA The longtime owner	BEACH PARK The recent buyer
Market value (est.) Assessed value Savings in 2027 Savings from 2028	Bought Assessed value Savings in 2027 Savings from 2028
\$1,100,000 ~\$210,000 ~\$1,300 ~\$2,100 / yr	2023 ~\$950,000 ~\$1,300 ~\$2,700 / yr
Savings stop where the assessed value runs out.	That's the ceiling, whether the home is worth \$600K or \$6M.

Based on 2025 City of Tampa rates: about 13.5 mills of non-school tax. Illustrations only; assumes rates stay the same.

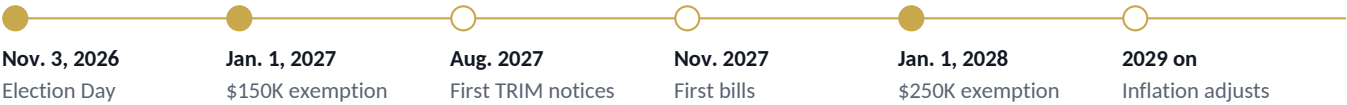
WHERE YOUR TAX DOLLAR GOES (CITY OF TAMPA, 2025)



WHAT LOCAL GOVERNMENTS WOULD LOSE

STATEWIDE ~\$12B / yr by 2031-32, per the state's Revenue Estimating Conference.	HILLSBOROUGH COUNTY \$366.9M / yr by fiscal 2029, about 23% of its property tax revenue.	CITY OF TAMPA \$71-74M / yr by fiscal 2032. Tampa's police and fire budget (\$432M) already tops its property tax collections (\$397M).
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WHEN IT WOULD TAKE EFFECT



THE CASE FOR IT, AND THE CASE AGAINST IT

For

Gov. Ron DeSantis, Republican Party of Florida, Florida Realtors

Real savings. Florida Realtors estimates about \$1,000 for the average homeowner in 2027 and \$1,800 in 2028.

Share in the growth. Values and tax collections climbed fast; homeowners carry too much of it.

Spending discipline. Local governments can cut waste; the estimates overstate the impact.

Lower cost of owning. Helps affordability and helps retirees stay in their homes.

Predictability. A 5% cap gives second-home, rental and business owners more certainty.

Against

Florida Sheriffs Association, firefighter groups, Florida League of Cities, many local officials

Service cuts. Losses this size could hit police, fire, parks and libraries.

The cost could shift. New fees or higher rates could fall on renters and businesses.

No guaranteed funding. Nothing protects any specific service.

Newer residents treated differently. A similar five-year rule was struck down in the 1980s; legal challenges are expected.

Borrowing costs. Moody's, Fitch and S&P; see more pressure on local credit.

BEFORE YOU VOTE

- ☐ **Look up your 2026 assessed value** on your TRIM notice or the property appraiser's website.
- ☐ **Fill in the worksheet** on page 6. Page 5 shows where each number is.
- ☐ **Pull up your sample ballot** on your county Supervisor of Elections website.
- ☐ **Ask your CPA** if you want a real estimate for your own situation.

Full transparency: I'm a Realtor. Florida Realtors, the trade association, supports Amendment 3 and is the main funder of the Yes campaign. I'm not writing this for them, and I'm not telling you how to vote. That part is yours.

Questions about your property? Kelly Burchill • 813.758.3292 • kelly.burchill@compass.com

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Sources: Pinellas County Property Appraiser (Amendment 3 FAQ); Hillsborough County Property Appraiser (2025 millage, 2026 TRIM rates); Florida House (CS/HJR 1F); City of Tampa FY2027 Budget; Hillsborough County Administrator report; Florida Revenue Estimating Conference; Florida Realtors; WLRN; CBS12; WPTV. Current as of Sept. 30, 2026. For general information only; not legal or tax advice and not an endorsement for or against Amendment 3.

BEFORE YOU START THE WORKSHEET

Where to find your numbers

Your TRIM notice has more numbers than you need. Here's a sample laid out like the Hillsborough County notice, with the three you'll use highlighted. The tax rates are the real 2026 proposed rates for a home inside the City of Tampa. The home values are made up.

2026 NOTICE OF PROPOSED PROPERTY TAXES • HILLSBOROUGH COUNTY				DO NOT PAY • THIS IS NOT A BILL
TAXING AUTHORITY	COLUMN 2 Last year's rate (2025)	COLUMN 4 This year, if NO budget change (2026)	COLUMN 5 This year, if PROPOSED budget change (2026)	COLUMN 5 Taxes
COUNTY				
General Revenue	5.4608	5.3383	5.3608	4,817.16
PUBLIC SCHOOLS				
School State	3.0920	3.0401	3.0860	2,854.55
School Local	3.2480	3.1935	3.2400	3,004.40
MUNICIPAL				
Tampa	6.2076	6.0680	6.2076	5,578.08
OTHER DISTRICTS				
SWFWMD (water)	0.1831	0.1793	0.1831	164.53
Port Auth.	0.0737	0.0722	0.0722	64.88
Children's Bd	0.4589	0.4487	0.4589	412.36
Transit	0.5000	0.4888	0.5000	449.29
Environmental	0.0604	0.0604	0.0604	54.27
Library	0.5583	0.5456	0.5583	501.68

Highlighted Column 5 rates added up = 13.4

PROPERTY APPRAISER VALUE INFORMATION

	COUNTY (2025)	COUNTY (2026)	SCHOOLS (2025)	SCHOOLS (2026)
MARKET VALUE	1,100,000	1,150,000	1,100,000	1,150,000
Save Our Homes Cap	177,670	200,000	177,670	200,000
ASSESSED VALUE	922,330	950,000	922,330	950,000
First Homestead	25,000	25,000	25,000	25,000
Add'l Homestead	25,722	26,411	0	0
TAXABLE VALUE	871,608	898,589	897,330	925,000

- A Assessed value (2026).** The ASSESSED VALUE row, 2026 County column. Not market value. For a homestead it's the same number in every column.
- B Non-school millage.** Column 5 (this year, if proposed budget change is made). Add every rate except the two Public Schools lines. Inside the City of Tampa, that's 13.4 this year.
- C Today's exemption.** First Homestead plus Add'l Homestead in the 2026 County column. For most homesteads: \$25,000 + \$26,411 = \$51,411, already filled in on your worksheet.

Sample only. The rates shown are the 2026 proposed rates on a City of Tampa TRIM notice; your notice may show different rates if you live elsewhere. Red lines mark the school rows to skip.

What could Amendment 3 mean for your bill?

Type into this PDF or print it and use a pencil. Grab your **2026 TRIM notice** (the proposed tax notice mailed in August 2026). For a homestead owned by someone who is a Florida resident by Dec. 31, 2026.

A**Your 2026 assessed value**

The ASSESSED VALUE row, 2026 County column, on your TRIM notice. See the sample on the previous page.

B**Your non-school millage (total)**

Add the Column 5 rates on your TRIM notice, skipping the two Public Schools lines. Or use the Hillsborough shortcut below.

HILLSBOROUGH SHORTCUT FOR LINE B • NON-SCHOOL MILLAGE, ALL LINES COMBINED

13.4 City of Tampa

13.2 Temple Terrace

12.0 Plant City

11.9 Unincorporated

C**Today's exemption on non-school taxes**

First + Add'l Homestead on your notice. Already filled in for you (2026).

\$51,411
2027 ESTIMATE • EXEMPTION UP TO \$150,000
D**Extra exemption: the smaller of A or \$150,000, minus C**

If A is less than C, write 0. Example: A of \$950,000 gives \$150,000 minus \$51,411 = \$98,589.

E**Estimated 2027 savings: $D \times B \div 1,000$**

Example at 13.4 mills: $\$98,589 \times 13.4 \div 1,000 =$ about \$1,321.

2028 ESTIMATE • EXEMPTION UP TO \$250,000
F**Extra exemption: the smaller of A or \$250,000, minus C**

If A is less than C, write 0. Example: A of \$950,000 gives \$250,000 minus \$51,411 = \$198,589.

G**Estimated 2028 savings: $F \times B \div 1,000$**

Example at 13.4 mills: $\$198,589 \times 13.4 \div 1,000 =$ about \$2,661.

Reading your result. E and G are the most Amendment 3 could lower your county, city and other non-school taxes, if today's rates stay the same. Your school taxes don't change. Local governments can still change rates and fees, so your real bill could land higher or lower. For a real number, talk to your CPA.

New to Florida on or after Jan. 1, 2027? You'd keep today's exemption (line C) for your first four years of homestead, so lines D through G wouldn't apply until year five.