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Amendment 3 Passed: What will you actually save?

Voter-approved November 3, 2026. Changes begin January 1, 2027. A larger exemption reduces taxable value; it is not a dollar-for-dollar tax credit.

WHAT CHANGES FOR QUALIFYING HOMESTEADS?

For owners who maintained permanent Florida residence by December 31, 2026: up to **$150,000** exempt from non-school taxes in 2027 and **$250,000** in 2028, with inflation adjustments from 2029. The school-tax exemption remains $25,000.

TWO REAL BILLS. THE SAME ESTIMATED DOLLAR SAVINGS.

2025 bill used in video	2027 illustration	2028 illustration
$10,619.78 homestead	About $480	About $964
$55,324.19 homestead	About $480	About $964
$7,994.69 non-homestead	No larger homestead exemption	

Illustrations retain the video's 2025 rates, values and exemptions. Both homesteads have the same non-school rate and exemption and sufficient taxable value. These are not forecasts or statewide savings estimates. Future rates and assessments can change.

DECEMBER 31, 2026: A RESIDENCY CUTOFF, NOT A PURCHASE DEADLINE

A permanent Florida resident by the cutoff may qualify for the larger benefit when later buying and qualifying for homestead. Renting alone does not establish eligibility. Later residents generally receive the larger exemption beginning in their fifth year of homestead exemption.

A 5% ASSESSMENT CAP IS NOT A 5% TAX-BILL CAP

For qualifying non-homestead property, the non-school assessment-growth cap falls from 10% to 5% in 2027. This does not create a homestead exemption. School taxes, rate changes and reassessment exceptions still matter.

Updated November 11, 2026. The video was recorded before the election. State results currently show 61.98% approval in unofficial returns. Confirm eligibility with your county property appraiser.

Sources: Florida Division of Elections, Amendment 3 results; enrolled CS/HJR 1-F (2026F), Article VII, sections 4 and 6 and effective-date provision. Election results | Official amendment text. Educational information, not individualized legal or tax advice.

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