

Amendment # 2: Title: Limitations on Property Tax Assessments

Ballot Language: 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.

How the Amendment Reached the Ballot:

Florida State Legislature

What your Vote Means:

A Yes: vote on this measure: removes the January 1, 2019, sunset provision on the property tax assessment limitation of 10 percent each year for real property.¹

A No: Allows the cap of 10 percent on annual non-homestead parcel assessment increases to expire on January 1, 2019.

Pro: Dominic Calabro (president and CEO) and Pat Neal (Chairman) of Florida TaxWatch made the following argument: "Floridians must vote 'yes' on Amendment 2. Renters, business owners and consumer will be in for a major property tax increase if it fails to pass. If the amendment fails to pass, all non-homestead property would be assessed at its full value beginning in January 2019, and the combined potential tax increase could reach nearly \$700 million per year. Going forward, there would be no limit as to how high property tax assessments could go. If you want to keep the Sunshine State competitive and thriving the 10 percent on non-homestead assessments must be made permanent."²

Pro: The non-homestead real property limitation caps the year-to-year increase at 10 percent. This means that, regardless of the market value increase, the taxable value can only increase by 10 percent. The failure to pass this measure would put jobs and small business development at risk. With this vote, Floridians have an opportunity to avoid a major property tax increase. Studies predict that the failure to pass this amendment would disproportionately affect renters, seniors on fixed incomes, businesses, owners of undeveloped land, and part-time residents. Renters remain especially wary of the potential failure to pass Amendment 2. Landlords claim that taxes will rise and the cost will be shifted onto the renter. Renters represent a growing portion of the population, and this measure guards their interests. According to the non-partisan group, Floridians would see a \$700 million tax increase if Amendment 2 fails. This amendment recognizes and protects the value of private tax dollars.¹

Con: The League of Women Voters of Florida stated "The League has a position that no tax sources or revenue should be specified, limited, exempted or prohibited in the Constitution."
<https://www.lwvfl.org/amendments/>

Supporters:

The Florida Association of Realtors
Florida TaxWatch

Florida Chamber of Commerce
USA Today's Florida Today (Leans left)
Christian Family Coalition (CFC) Florida

Opponents:

The League of Women Voters of Florida
Dem Prog Caucus of FL (Leftist)

TPM's Recommendation:

Vote **YES** on Amendment 2

Sources:

¹The James Madison Institute 2018 Florida Amendment Guide

https://www.jamesmadison.org/wp-content/uploads/2018/08/2018_Amendment_Guide_v08_web.pdf

²Ballotpedia:

https://ballotpedia.org/Florida_2018_ballot_measures