2026 BALLOT · FLORIDA CONSTITUTIONAL AMENDMENT

Amendment 3 & Affordable Housing in Florida

What the property tax amendment could mean for affordable housing

This November, Florida voters will decide on Amendment 3 — a constitutional amendment that would change the state's property tax system and could significantly reduce revenue available to local governments.

Here's why it matters: property taxes are a primary source of local general revenue — the unrestricted operating income counties and cities use to fund services and staff. That revenue often supports the programs that create and preserve affordable housing across Florida. If Amendment 3 passes, it will likely mean cuts to local affordable housing programs, tax shifts onto renters and affordable rental housing builders, and less willingness among local governments to adopt the pro-housing reforms Florida desperately needs.

What Amendment 3 Would Do

- Increase the homestead exemption for non-school property taxes from $50,000 to $150,000 in 2027 and $250,000 in 2028 (and then adjusted for inflation), for property owners who had a permanent residence in Florida as of December 31, 2026.
- Lower the non-homestead assessment cap from 10% to 5%.
- Give the state the option to restrict, by statute, how local governments can use ad valorem revenue.
- Phase in the exemption increase for new Florida homesteaders: those without a permanent Florida residence as of December 31, 2026 would only receive the increased exemption after holding a homestead exemption for five years. ***As written, this could prevent first-time homebuyers — even those who were Florida residents by early 2027 — from receiving the maximum benefit.***
- Direct the Legislature to create a uniform procedure for local governments to provide additional homestead exemptions.

Weighing the Pros & Cons for Affordable Housing

POTENTIAL PRO

$1,000–$3,000+/yr

Estimated property tax savings for homeowners who may struggle to make ends meet — including low-income homeowners, seniors on fixed incomes, and first-time homebuyers (varies by local government).

CONS

- Could shift taxes onto renters and affordable rental housing builders, increasing rents and hurting the feasibility of affordable development projects.
- Likely means less local funding for affordable housing programs, and fewer dollars available for local match funding to unlock state and federal resources.
- Could disincentivize local governments from allowing more starter homes and housing supply overall, approving new affordable housing that may be exempt from property taxes, or using public land for affordable housing.
- Uncertain effect on home prices.
- Could lead to increased fees and charges for services, offsetting any tax reductions.
- Local governments may decline state housing dollars that require general fund dollars to administer.

FLORIDA HOUSING COALITION

Have questions about how Amendment 3 could impact affordable housing in Florida? Contact Kody Glazer, FHC's Chief Legal and Policy Officer, at **glazer@flhousing.org**.