

FLORIDA PROPERTY TAX RELIEF WEEKLY UPDATE

January 30, 2026

KEY DEVELOPMENTS

The Florida House has continued to move property tax proposals through the legislative process. Three of the joint resolutions—HJR 203, HJR 209, and HJR 213—are positioned to be heard on the House floor, and the other four remain in the committee process. The Senate has not yet released a comparable proposal.

During committee hearings, local governments have consistently voiced strong opposition, emphasizing the significant revenue losses they anticipate if the proposals are enacted. As a reminder, should these measures reach final passage and appear on the ballot, they would require approval by at least 60% of voters in November to take effect.

IN THE NEWS

House panel approves resolution to slow property tax increases

By Drew Dixon

[Florida Politics](#)

January 27, 2026

While the House Ways and Means Committee signed off on the measure, dozens of local leaders assailed the proposal.

A proposed joint resolution designed to slow local property tax increases in Florida was approved by the House Ways and Means Committee Tuesday.

But the measure (HJR 213) drew sharp backlash from local government officials who complained the state was trying to strip away local control over tax rates.

The legislation sponsored by Panama City Republican Rep. Griff Griffitts would slow the growth in the assessed value of non-school homestead property taxes to 3% over three years for homestead

property (currently 3% per year) and 15% over three years for non-homestead property (currently 10% per year) if approved by state voters.

“What we’re trying to stop is the exponential growth” in local municipal budgets, Griffiths said before the committee. “We’re trying to slow that growth. This isn’t about a tax cut ... This will just slow the (tax) rate down.”

If approved by both chambers, the issue would go before to voters and clear 60% approval to make it into the Florida Constitution.

But the hearing quickly led to a steady stream of local government leaders from around the state who said the measure is misguided.

DeLand Mayor Chris Cloudman said his city has stayed on top of budget issues.

“We have diligently reduced our millage rate for each year ... Costs have risen but we have held the line,” Cloudman said. “To do a one-size-fits-all for the entire state I don’t think is fair for those who’ve been doing it right.”

His sentiments were reflected by more than a dozen local leaders who spoke during the hearing which lasted for more than an hour in Tallahassee.

There was an amendment to the measure added by Coconut Creek Democrat Rep. Christine Hunschofsky that exempts homeowners from being assessed higher tax rates when their property value decreases or remains the same in that three-year-period.

The amended measure was approved by the committee in a 10-4 vote. Ways and Means was the resolution’s final stop and it is now heading to the full House. HJR 213 is one of a half-dozen or so joint resolutions addressing property taxes this year.

Third measure on property taxes headed to House floor; none has a Senate companion

Proposal would, if approved, cap annual increases to 3% for homestead properties, to apply every third year instead of each year.

By Mitch Perry

[Florida Phoenix](#)

January 27, 2026

With nearly a quarter of the 60-day regular Florida legislative session on the book, a clear dilemma regarding the push to provide property tax relief for homesteaded properties is emerging in the Legislature.

On Tuesday, the House Ways and Means Committee approved a joint resolution for a proposed constitutional amendment to reduce property taxes that will now go to the full House of Representatives for a vote.

That makes three joint resolutions to date that have cleared all of their assigned committees and will now move to the chamber's floor. However, there have been no corresponding companion measures in the Florida Senate, meaning that all of these proposals could end up going nowhere by the time the session is due to end on March 13.

"We have another chamber that apparently doesn't have any interest in talking about these very important subjects," cracked Rep. Philip Griffitts, R-Panama City Beach, in his closing argument before the committee.

Gov. Ron DeSantis, House Speaker Daniel Perez, and Senate President Ben Albritton have all said that they are united in giving voters this November a chance to reduce property taxes on homesteaded properties. And all three of them now say that it would be preferable if there were just one such initiative for Floridians to vote on.

However, only the House seems intent on doing something about the issue during the session. While DeSantis hasn't said that he will call for the Legislature to meet in a special session to deal with the issue in the spring, it's apparent that, at least to date, he's not that interested in pushing anything right now. Nor has the Senate shown any interest in doing so — thus far, at least.

Griffitts' joint resolution would work differently than the others that have advanced so far. It would limit annual rate increases to 3% or the change in inflation (whichever is lower) for homestead properties to apply every third year instead of each year. The proposed amendment also would change the assessment increase limitation for non-homestead property to be 15% every third year, instead of 10%.

"This is not a cut," Griffitts told the committee. "We keep hearing about a tax cut. This is not a tax cut, this is a cap. ... It's going to require local governments to make hard decisions. To prioritize what they want to spend on."

As has been the case in other committee meetings, the public comment portion was dominated by locally elected officials making the case that a drastic reduction in property tax revenues would be devastating for their communities.

Local officials again show their disapproval

Woody Brown is mayor of Largo, a city in Pinellas County with about 85,000 residents. He told the committee that property taxes bring in approximately \$44 million annually, whereas the budget for police and fire is about \$69 million. Since 2020, the costs to provide for public safety has outpaced the growth in property tax revenues, he said, and any “significant reduction in ad valorem revenue would result in cutting essential services that our residents expect.”

Those reduced revenues could result in reducing library hours, closing or neglecting the maintenance of city parks, or delaying roadway or sidewalk repairs, he said.

A rare Democratic amendment is added

While the proposal again passed on a strict party-line vote, with Republicans in support and Democrats in opposition, Broward County Democratic Rep. Christine Hunschofsky did have an amendment approved by the committee that would prevent an assessed tax increase in a three-year period if the just value of the property had either stayed the same or decreased.

Hunschofsky said that many constituents reached out to her to offer the proposal.

“So, their property value had decreased, for example, in their condos by like \$40,000, but because there was a spread between their property value and their assessed value, their assessed value increased so the tax they had to pay went up,” she said.

In addition to the three joint resolutions on their way to the floor, another four joint resolutions sponsored by Republican members of the House remain alive in various committees.

For a joint resolution to become a constitutional amendment, it must be approved by three-fifths of the members of both the House and Senate. Once on the statewide ballot, it must receive 60% support to become law.