

FLORIDA PROPERTY TAX RELIEF WEEKLY UPDATE

February 27, 2026

KEY DEVELOPMENTS

Following the passage of HJR 203 by the Florida House last week, we have not seen any related action from the Senate or Governor DeSantis. As mentioned in articles below, the Governor has indicated that he believes a Special Session will be necessary to pass property tax relief. Senate President Albritton continues to say that his chamber is reviewing proposals, stating that the issue is challenging.

Property tax relief is not the only area of disagreement between the chambers. With two weeks remaining in the 60-day Legislative Session, the House and Senate have not yet begun budget conference negotiations due to a lack of agreement on overall allocations. The question now is whether the Legislature can reach an agreement in time, and how the outcome will shape the property tax debate.

IN THE NEWS

Gov. DeSantis still sees Special Session as necessary for property tax relief

A.G. Gancarski

[Florida Politics](#)

February 25, 2026

Gov. Ron DeSantis is praising the House for passing a path to homestead property tax abatement, but still believes that the ultimate product will have to emerge during a Special Session after Sine Die.

Speaking in St. Augustine, DeSantis said there was never an intention from his Office to get a ballot initiative approved during the Regular Session.

“I would just say stay tuned. I would not anticipate this happening in the Regular Session. That was never our plan on this. And there’s reasons for that. But it’s going to get done. And you guys are going to be able to go to the polls and be able to vote something that’s really, really meaningful,” DeSantis said

HJR 203 would exempt homestead property from all ad valorem taxes other than School District levies beginning January 2027 over the course of 10 years. It would also prohibit local governments from reducing total funding for law enforcement, firefighters and other first responders below their 2025-26 or 2026-27 funding level — whichever amount is higher.

DeSantis said “the fact that the House has done something is a good sign” that “shows that they are listening, their constituents, and that they want to get something done.”

But he says the measure needs more time and effort in the writing, necessitating the Special Session. He discussed the need for “analysis” and “the art of these ballot initiatives.”

“Voters are going to read it. Are they going to like what they see or not?” DeSantis said. “What I’ve found is, you can’t just have a bureaucrat write that, that there’s an art to it, that you have to know how that language is going to do.”

The Governor has been working on property tax relief with the Senate, which has been more aligned with him in the last two Legislative Sessions than the House has.

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Florida Senate President Ben Albritton says it's "challenging" to find what's fair in the battle over property taxes

By Jim DeFede

[CBS Miami](#)

February 22, 2026

Hours after the Florida House passed its property tax proposal, a plan that calls for the elimination of all homesteaded property taxes except for those collected to support schools, Senate President Ben Albritton remained noncommittal about what he would or would not support.

"The property tax issue as a whole is not simple math," he told CBS Miami's Jim DeFede in an interview for Facing South Florida. "It is trigonometry at a minimum. So, it is a very, very challenging topic to try to find what is fair across the board."

Any change to the property tax system would have to be approved by voters in November, and it seemed unlikely the House plan was going to be approved by the Senate.

Governor Ron DeSantis has also dismissed the House plan, saying he wanted to wait and take up the issue in a few weeks during a separate special session of the legislature.

House leaders, led by House Speaker Danny Perez, have expressed frustration that neither DeSantis nor Albritton has actually put forward a proposal on property taxes, even though DeSantis has been talking about reducing or eliminating property taxes for more than a year.

In many ways, it appeared the House plan, which passed along party lines, with Republicans voting in favor of it, and Democrats voting against it, was never intended to make it to the ballot. Instead, it appeared intended to call the governor's bluff on the issue and challenge the Senate to do something.

But Albritton refuses to put forward his own plan.

In his interview with CBS Miami, Albritton did say one idea he did like in the House proposal was the idea of slowly phasing in the property tax cuts over several years as a way of giving cities and counties, which stand to lose tens of millions of dollars, "to give the local communities a chance to adapt" to the eventual hit.

Democrats, however, argue that no matter how it is phased in, eliminating all homesteaded property taxes would force local communities to dramatically cut many core services, including police and fire.