On January 29, 2008, citizens of Florida passed Amendment 1. The Amendment has four parts.

The following is a summary of the Amendment 1's tax reform provisions. For more information and details, please see the Florida Department of Revenue (DOR) webpage.

1. Additional $25,000 Homestead Exemption

- If you have homestead exemption, do nothing. The exemption will be automatically applied on the assessed value between $50,000 and $75,000. It does not apply to school taxes.

2. Portability:

Homestead property owners are able to transfer their Save Our Homes (SOH) benefit (up to $500,000) to a new homestead within two years of giving up their previous homestead.

If the just value of the new homestead is more than the previous home's just value, the entire cap value can be transferred.

If the new homestead has a lower just value, the percentage of the accumulated benefit may be transferred to the new homestead.

Homeowners may transfer their SOH benefit to a new homestead anywhere in Florida within two years of leaving their former homesteads. Those who sold their homes in 2007 were able to transfer their SOH benefit to a new homestead if they establish the new homestead by January 1, 2009. This provision applies to all taxes, including school taxes.

For property owners who have the homestead exemption and the Save Our Homes cap, and who do not give up their homestead, the exemption and cap status remain unchanged.

Portability Example

Former Homestead

Just Value/Market Value	$162,400
Assessed Value	$104,730
Taxable Value	$ 54,730
Taxes (Avg 20 mills and $50,000 homestead exemption)	$1,297*

Cap Value $57,670
($162,400 - $104,730)
35.5%

Formula:

Save Our Homes (SOH) Cap Value = Just/Market Value - Assessed Value

Taxable Value = Assessed Value - 50,000*

Taxes = Taxable Value x Millage rate (for this example we use 20 mills)

*The additional $25,000 exemption is applied to the assessed value between $50,000 and $75,000. It does not apply to school taxes, so those taxes ($25,000 x .0081 = 202.50) would be added back in to the final tax amount.

UPSIZING
to a home with a Just Value of $300,000

$300,000 - ($162,400 - $104,730)=		$242,300	(New Assessed Value)
$242,330 - $50,000 Exemption*	=	$192,330	(Taxable Value)
Taxes (Avg 20 Mills)	=	$ 4049*	

Cap Value $57,670
(previous home's just value - previous home's assessed value)
19.2%

If you move to a more expensive home:

(Keep the Value of the Cap)

New Assessed Value =
(Just Value of new home - Save Our Homes Benefit of old home) - $50,000

New Taxable Value = New Assessed Value - Exemption

New Estimated Taxes = (New Taxable Value x Millage Rate) + School Taxes*

DOWNSIZING
to a home with a Just Value of $125,000

(125,000 / $162,400) x Old Assessed Value		=	$ 80,611
$80,611 - $50,000 Exemption*	Taxable Value	=	$ 30,611
Taxes (Avg 20 mills)		=	$ 815*

If you move to a less expensive home:

(Take Cap Percentage)

New Assessed Value =
(Just Value of New Home / Just Value of

Cap Value $44,389 *($125,00 - $80,611)*
35.5%

Old Home) x Assessed Value of Old Home

New Taxable Value =
(New Assessed Value - Exemptions)

New Estimated Taxes =
(New Taxable Value x Millage Rate) +
School Taxes*

*** Homestead exemption amounts based on an original $25,000 homestead exemption plus the additional $25,000 exemption on the assessed value between $50,000 and $75,000. The additional exemption would not apply to school taxes, so those taxes ($25,000 x .0081 = 202.5) have been added back in to the final tax amount.**