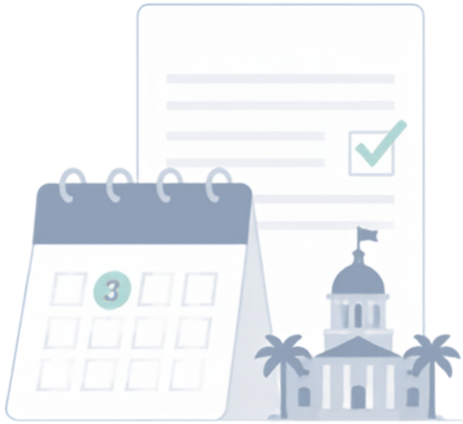
Hillsborough County Tax Collector's Office

Amendment 3: What to Expect in 2026 and Beyond



Informational summary from the Hillsborough County Tax Collector’s Office.

Where things stand right now

During the 2026 Legislative Special session, the Florida Legislature voted to place Amendment 3 (“Save Our Homes from Excessive Property Taxes,” HJR 1F) on the November 3, 2026 general election ballot during a June 2026 special session.

On August 4, 2026, a Leon County circuit judge ruled that the ballot title and summary were biased and misleading and ordered them rewrite, while the underlying amendment remains on the ballot.

On August 13, 2026 the Attorney General released the redraft of the ballot summary for Amendment 3. The new title is “Increased Homestead Exemption, Lower Cap on Increases in Non-Homestead Property Assessments.”

The 2026 property taxes are not affected, even if the amendment passes in November. In Florida, property taxes are collected in arrears so, your November 2026 tax notice reflects the 2026 tax (calendar) year.

What happens next: a timeline

Now	Nov 3, 2026	Jan 1, 2027	2027 tax year	2028 tax year	2029+
Legal steps completed; ballots printed	Election Day; voters decide	Amendment takes effect (if approved)	Initial impacts begin- eligible HX properties	Continued implementation	Long-term impacts continue

Did you know?

When the ad valorem property tax base is reduced, governments must make adjustments. These adjustments may result in changes in services and changes to millage rates. It may also result in a shift in taxes and fees to cover the costs of providing essential public services.

The Hillsborough County Tax Collector's Office provides this information as a public service.
Our office is responsible for the collection and distribution of property taxes with the accuracy and transparency you expect.
Stay connected at Hillstaxfl.gov and follow is on social media for all the latest updates.

Hillsborough County Tax Collector's Office

NANCY C. MILLAN
HILLSBOROUGH COUNTY TAX COLLECTOR

Important Facts: 2026 Property Taxes and Beyond

A breakdown of the proposed tax changes, what stays the same, and what property owners can expect if Amendment passes with 60% of the votes in November 2026.

For homestead property owners

The portion of a home's value exempt from non-school property taxes rises from $50,000 to $150,000 in 2027, then to $250,000 in 2028.

Nov. 2026: No changes to your property tax bill or your payment schedule → 2027: If approved, Homestead Exemption increases to $150,000 → 2028: If approved, Homestead Exemption increase to $250,000

- If passed, for property owners that are already Florida residents and have a homestead exemption on file do not need to file anything new because the larger exemption applies automatically.
- If passed, new residents establishing homestead for the first time apply through the Property Appraiser's office the same way they do today. There may be a waiting period based on when Florida residency was established to comply with the law's new 5 year waiting period.
- If passed, the amendment does not change the existing Save Our Homes assessment cap for homesteaded property. The assessed value would continue to be limited to an annual increase of 3% or the change in the Consumer Price Index (CPI), whichever is lower. Portability also remains unchanged.

For non-homestead property owners

(such as second homes, rental property, and commercial property)

The annual cap on assessed value growth drops from 10% to 5%.

Today **10% cap** → If Amendment 3 Passes **5% cap**

For all property owners

The amendment directs the Legislature to develop a path toward eventually eliminating non-school property taxes on homesteads, but that is a direction for future legislative action, not an automatic result of the amendment.

IMPORTANT: What stays the same whether or not Amendment 3 passes

- **School district property taxes** are unaffected either way — schools are funded the same regardless of how the vote goes.
- **Millage rates** (the tax rate applied to assessed value) are set separately each year by the county, cities, school board, and other taxing authorities. Amendment 3 does not set or change those rates.
- **Non-ad valorem assessments** including solid waste collection and disposal, stormwater, CDD, and other local service fees are separate from this amendment. **They are flat, per-unit charges, not based on property value, so a homestead exemption or assessment cap does not affect them.**
- Amendment 3 impacts ad valorem taxes, not non-ad valorem assessments. These assessments are **not going away and are not frozen.** Each authority can set and raise its own assessment annually to pay for benefits and services so, a property owner's total bill could still rise even if ad valorem taxes fall.
- The basic formula of how a tax notice is calculated — assessed value, exemptions, millage, and non-ad valorem assessments — remains the same.