

Florida...Don't Be Fooled by Amendment 2!

Amendment 2 proposes to make permanent an assessed value cap limiting annual property tax assessment increases for non-homestead properties to 10% of the prior year's value. On the surface, this appears to be an appealing public policy, but in reality **an assessed value cap causes more harm than good.**

Supporters of Amendment 2 contend that it is "good for everyone", but the data simply does not support that claim. In fact...

- **Only a limited number of properties have benefited** from this legislation
- **Massive disparities between the property tax burdens of nearly identical properties** are created when one is sold or significantly improved.
- **Amendment 2 does nothing to prevent ongoing increases in the tax rate** and the resulting tax liability paid by all Florida taxpayers.

The 10% assessed value cap is set to expire on January 1, 2019 and voters have the opportunity to decide whether or not to make the caps permanent. **Before you vote...know the truth!**

EVERYONE DOES NOT BENEFIT!

The cap on assessed values, which has been in place for almost a decade, has benefited a very limited number of large commercial properties. This legislation has provided a significant property tax break to these owners; while property taxes continue to increase for every other property owner.

Orange County is a prime example of this inequity. Only 40% of eligible real estate parcels in the county benefited from the limit on assessments last year, and of that, **less than 5% of the parcels received nearly 85% of the annual tax benefit, totaling more than \$56 million.** (see chart on next page)

Even in a bedroom community like **Seminole County**, fewer than 40% of the total eligible parcels received any benefit from the assessment cap, and **less than 2.5% received over 55% of the total benefit.** To look at it another way, the property tax break received from the assessment cap averaged less than roughly \$80 for more than 97% of the eligible parcels.

CAPS CREATE INEQUITIES!

While current legislation limits annual assessed value increases, there are two significant exceptions. The sale or significant improvement of a property allows for the 10% cap to be lifted and the assessed value raised to equal market value.

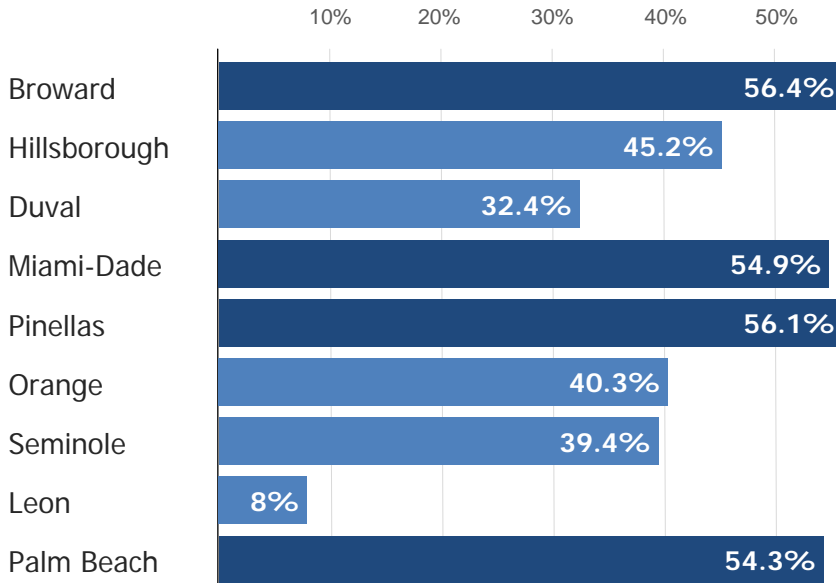
This causes massive disparities between the property tax burdens of nearly identical properties. Commercial property owners will find themselves at a distinct leasing disadvantage as newly developed or recently traded assets are reassessed at higher values without the cap protection afforded to properties that have not traded.

Bring back fairness and equity to the property tax process which ultimately benefits ALL Florida taxpayers.

**On November 6, 2018,
Vote "NO" on Amendment 2.**

Florida...Don't Be Fooled by Amendment 2!

% OF REAL ESTATE PARCELS RECEIVING ANY BENEFIT FROM AMENDMENT 2



Source: Florida Department of Revenue - Property Tax Division

CAP DIFFERENTIAL

A "cap differential" exists when the market value of a non-homestead property is higher than the assessed value.

For example, in Duval County, 156,549 parcels are eligible for the cap differential benefit, however, only 32.4% (or 50,758 parcels) actually received any benefit for 2017.

WHO BENEFITS THE MOST FROM AMENDMENT 2?

MIAMI-DADE COUNTY

24% of eligible parcels received **\$186 million** in annual tax breaks, or **over 81% of the total benefit**.

Parcels eligible for an annual tax break	447,883
Parcels that receive an annual tax break	246,028 (54.9%)
Parcels with a cap differential > \$50K	59,044 (24%)
Parcels with a cap differential < \$50K	186,983 (76%)
Annual tax benefit (\$ estimated)	\$229,431,864
Tax benefit of parcels with a cap differential > \$50K	\$185,983,993 (81%)
Tax benefit of parcels with a cap differential < \$50K	\$43,447,871 (19%)

HILLSBOROUGH COUNTY

4.6% of eligible parcels received more than **\$15.75 million** in annual tax breaks, which is **over 72% of the total benefit**.

PINELLAS COUNTY

6.6% of eligible parcels received more than **\$14 million** in annual tax breaks, which is **over 41.2% of the total benefit**.

LEON COUNTY

6.1% of eligible parcels received more than **\$1 million** in annual tax breaks, which is **74.4% of the total benefit**.

BROWARD COUNTY

14.2% of eligible parcels received more than **\$60 million** in annual tax breaks, which is **over 61% of the total benefit**.

DUVAL COUNTY

6.1% of eligible parcels received more than **\$13 million** in annual tax breaks, which is **72.2% of the total benefit**.

ORANGE COUNTY

4.8% of eligible parcels received more than **\$56.5 million** in annual tax breaks, which is **over 84.7% of the total benefit**.

PALM BEACH COUNTY

10.8% of eligible parcels received more than **\$40 million** in annual tax breaks, which is **61.1% of the total benefit**.

SEMINOLE COUNTY

2.4% of eligible parcels received more than **\$2.2 million** in annual tax breaks, which is **over 55% of the total benefit**.