



Habitat for Humanity Advocates for Uniform Property Tax Assessment for Affordable Housing in Florida

Our Solution

Habitat Florida is proposing an amendment and a new section of Florida law to assist property appraisers in making uniform determinations for affordable housing properties in their jurisdictions. First, we suggest amending s. 193.011 of the Florida Statutes or creating a new section of Florida law to require that the resale-restricted valuation of resale-restricted homes used for affordable housing be considered when arriving at the just valuation for property tax purposes. Next, we suggest amending s. 193.011(2), F.S., to provide for a clear notification process to county property appraisers on the value of resale-restricted homes.



Rationale

Homes that receive funding for affordable housing often have resale restrictions or provisions attached, which limit their resale value compared to the open market or just value. These restrictions are crucial for maintaining affordability for future buyers but result in a lower market value for the property. Currently, the just value for property tax purposes does not always adequately reflect these resale restrictions, leading to inflated property tax assessments for homeowners. The proposed legislation seeks to ensure that the resale-restricted value of these homes is accurately considered in the just value determination, providing a fairer and more realistic tax assessment for homeowners in affordable housing programs.

Background

Recognizing rising home prices and property tax bills as a concern to our affiliate network, Habitat for Humanity of Florida, in partnership with Habitat Hillsborough, Habitat Pinellas & West Pasco, and the Florida Housing Coalition, created a white paper to further study the topic. We found that in 2021, the Habitat homebuyers paid, on average, **38.7%** more on their first property tax bill than a Habitat homebuyer in 2017. We also found that **29%** of studied properties had a just value greater than the sales price, posing affordability concerns. It also became clear that application of property tax assessments varied greatly between jurisdictions. Affiliates who reported good relationships with their local property appraisers also reported appraisals that took into consideration the use of the property for affordable homeownership.



Please support SB 556, sponsored by Tom Wright, and HB 1425, sponsored by Anne Gerwig, to support uniform property tax assessment for affordable housing in Florida!