A bill to be entitled

An act relating to ad valorem taxation and fiscal accountability; creating the “Property Tax Reform and Spending Accountability Act”; amending chapter 200, Florida Statutes; establishing annual limits on ad valorem levy growth; requiring truth-in-taxation notices; providing for automatic millage rollbacks; requiring voter approval for levy increases beyond limits; creating an income-based property tax circuit breaker program; requiring periodic performance audits; providing for transparency in bond elections; requiring special district review and reauthorization; providing severability; providing an effective date.

Section 1. Short Title.

This act may be cited as the “Property Tax Reform and Spending Accountability Act.”

Section 2. Legislative Findings.

(1) Ad valorem taxation is a principal source of funding for essential public services, but unchecked increases threaten the financial security of homeowners, renters, and businesses.
(2) Levy growth must be tied to objective measures of community need, not solely fluctuations in assessed value.
(3) Transparency, accountability, and taxpayer consent are essential to maintaining trust in local government finance.
(4) Targeted relief should be provided to ensure homeowners are not displaced by excessive burdens.

Section 3. Definitions.

(a) “Levy” means the total dollar amount of ad valorem taxes imposed by a taxing authority in a fiscal year.
(b) “No-New-Revenue Rate” means the millage rate that, when applied to the current year’s tax base, generates the same levy as the prior year, adjusted for new construction and improvements.
(c) “Taxing authority” means any county, municipality, school district, or special district authorized to impose ad valorem taxes.
(d) “Circuit breaker” means a limitation on property taxes owed, based on household income.

Section 4. Annual Levy Growth Limitation.

(1) Beginning with the 2026–2027 fiscal year, the levy imposed by any taxing authority may not increase by more than the combined rate of:
(a) Inflation, as measured by the Consumer Price Index for the preceding calendar year; and
(b) Population growth, as certified by the Office of Economic and Demographic Research.
(2) A levy increase beyond this limitation shall be void unless approved by a majority of voters

in a referendum conducted in accordance with Section 7 of this act.

Section 5. Automatic Millage Rollback.

(1) If the taxable assessed value of property within a taxing authority increases at a rate greater than permitted under Section 4, the millage rate shall automatically be reduced to ensure compliance.
(2) Each property appraiser shall certify rollback rates annually and report such certification to the Department of Revenue.

Section 6. Truth-in-Taxation Notice.

(1) A taxing authority proposing to levy an amount greater than the no-new-revenue rate shall provide each taxpayer a mailed notice that includes:
(a) The prior year's levy and the current no-new-revenue rate;
(b) The proposed levy and millage rate;
(c) The estimated dollar impact on a homestead assessed at $250,000 and a commercial property assessed at $500,000;
(d) The date, time, and location of a stand-alone public hearing at which the levy will be adopted.
(2) Adoption of a levy increase without compliance with this section is invalid.

Section 7. Voter Approval of Levy Overrides.

(1) A levy increase exceeding the limitation in Section 4 must be submitted to the voters in a special referendum.
(2) Ballot language must be written in clear and unambiguous terms and state:
(a) The proposed additional dollar amount to be levied;
(b) The specific purpose for which the increase is sought;
(c) The average impact on a homestead valued at $250,000; and
(d) The duration of the levy increase.
(3) Unless otherwise specified, voter-approved levy increases expire after 4 fiscal years.

Section 8. Property Tax Circuit Breaker.

(1) A circuit breaker program is established beginning with the 2027 tax year.
(2) A homestead property owner whose household income does not exceed 300 percent of the federal poverty level shall not be required to pay property taxes exceeding 5 percent of household income.
(3) Any excess liability shall be deferred, with interest at the federal funds rate, until the sale, transfer, or inheritance of the property.
(4) The Department of Revenue shall adopt rules for eligibility verification, application procedures, and reimbursement to taxing authorities.

Section 9. Performance Audits and Transparency.

(1) Each taxing authority shall undergo an independent performance audit at least once every three fiscal years, conducted by the Auditor General or an accredited third-party firm.
(2) Audits shall assess:
(a) Cost per unit of service;
(b) Compliance with levy limitations and transparency requirements;
(c) Benchmark comparisons with similar jurisdictions.
(3) Results shall be published in a publicly accessible database maintained by the Department of Financial Services.

Section 10. Debt and Bond Accountability.

(1) Any proposed issuance of bonds backed by ad valorem taxation must be approved by a majority of voters in a referendum.
(2) Ballot language shall include:
(a) The principal amount and total estimated repayment cost, including interest;
(b) The projected annual tax impact on the average homestead; and
(c) A statement that such bonds constitute long-term obligations of the taxing authority.

Section 11. Special District Sunset and Review.

(1) Each independent special district authorized to levy ad valorem taxes shall sunset after 10 years unless reauthorized by a majority vote of the electors residing in the district.
(2) Reauthorization referenda must be conducted in conjunction with general elections.
(3) Districts failing reauthorization shall cease levy authority and shall be dissolved pursuant to chapter 189, Florida Statutes.

Section 12. Severability.

If any provision of this act or its application is held invalid, the invalidity does not affect other provisions or applications that can be given effect without the invalid provision.

Section 13. Effective Date.

This act shall take effect July 1, 2026.