

Advocate. Expert. Collective Voice.



FLORIDA
nonprofit
alliance

Florida's State Association For Nonprofits

Property Tax Primer:

What Potential Changes to Property Taxes in Florida Mean to Nonprofits

February 3, 2026

Welcome!



**Leah Donelan
McDermott**

*Program Director,
Florida Nonprofit Alliance*





Our Mission:

To advance Florida's nonprofits as their advocate and collective voice.

Our Vision:

A better Florida through an elevated and protected nonprofit sector.

Other statewide organizations for nonprofits in the U.S.



National Council of Nonprofits

FNA is a proud member of the National Council of Nonprofits



Membership— *the Core of FNA*

1. Nonprofits
2. Foundations
3. Consultants

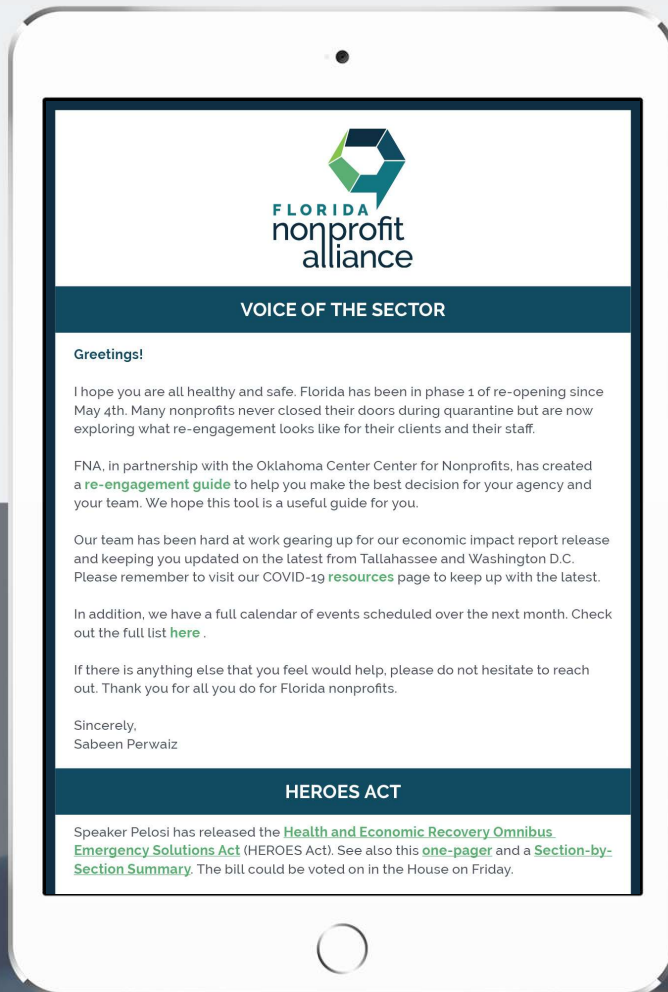
For more information, visit fnonprofits.org/membership-information





Newsletters

View [sample here](#)



Sign up at flnonprofits.org



Advocacy:

- Education
- Information
- Guides

Research:

- Compensation & Benefits research
- Economic Impact data
- Annual Nonprofits Survey
- Individual Giving Research

Resources:

- Federal Updates page
- Legal Compliance checklist
- Nonprofits and Overhead resource page

FNA RESOURCES

Visit us at fnonprofits.org

Housekeeping

- All participants today are starting on mute
- Please interact as much as you can, including with cameras
- Type your questions in the chat box – we will be monitoring them
- You can also unmute yourself to ask a question
- Captioning is available
- This training is being recorded



Setting the Stage



Greg Black
FNA Lobbyist
Black Consulting, LLC



Property Tax Change History and Process

- Conversations started in 2025 – Governor and Legislative Leadership
- House Select Committee on Property Tax formed in spring 2025
- House Committee proposes 8 bills
- One passed House committees and awaits Senate action
- Not clear if it will be addressed in regular session or yet-to-be-called special session
- If a bill passes the House and Senate, it will go on the November 2026 ballot for voters to decide
- Ballot referendums must pass by 60% or more
- If voters approve, it will go back to the Legislature in 2027 Session

Today's Speaker



Casey Cook
Chief of Legislative Affairs
Florida League of Cities





Florida's Property Tax Legislative Discussion



Florida League of Cities Chief of Legislative Affairs **Casey Cook**

About the League



411 cities, towns
and villages



100+
years old

Support Florida's local
elected officials through:

- Advocacy
- Events
- Training
- Resources
- Services



Mission
unchanged
since 1917

**LOCAL
VOICES
MAKING
LOCAL
CHOICES**

FLORIDA'S FORMULA:

Keeping Communities Strong





Common Ground

We all want what's best for Florida

Why Cities Matter

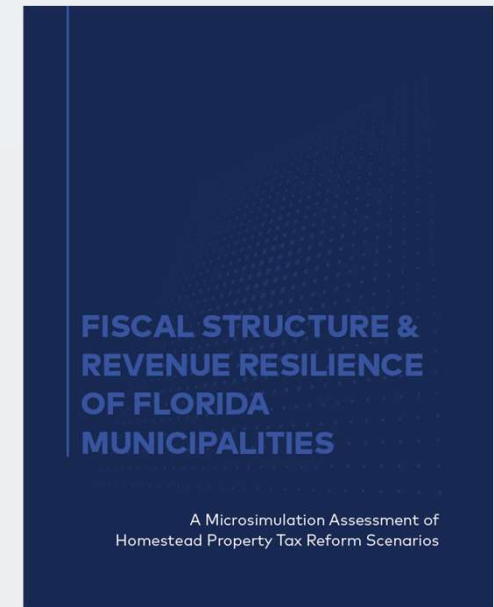


50% of Floridians live in a city

Property Tax Study



- Conducted by Wichita State University for the Florida League of Cities
- Examines the fiscal, distributional, and community-level impacts of property tax concepts
- **43%** of municipal general fund revenue comes from property taxes
- Full homestead elimination: **~38%** loss in ad valorem revenue; **~14%** drop in general fund revenue; millage rates would need to nearly double



flcities.com/propertytaxstudy

Fiscal Stability & Local Service Capacity

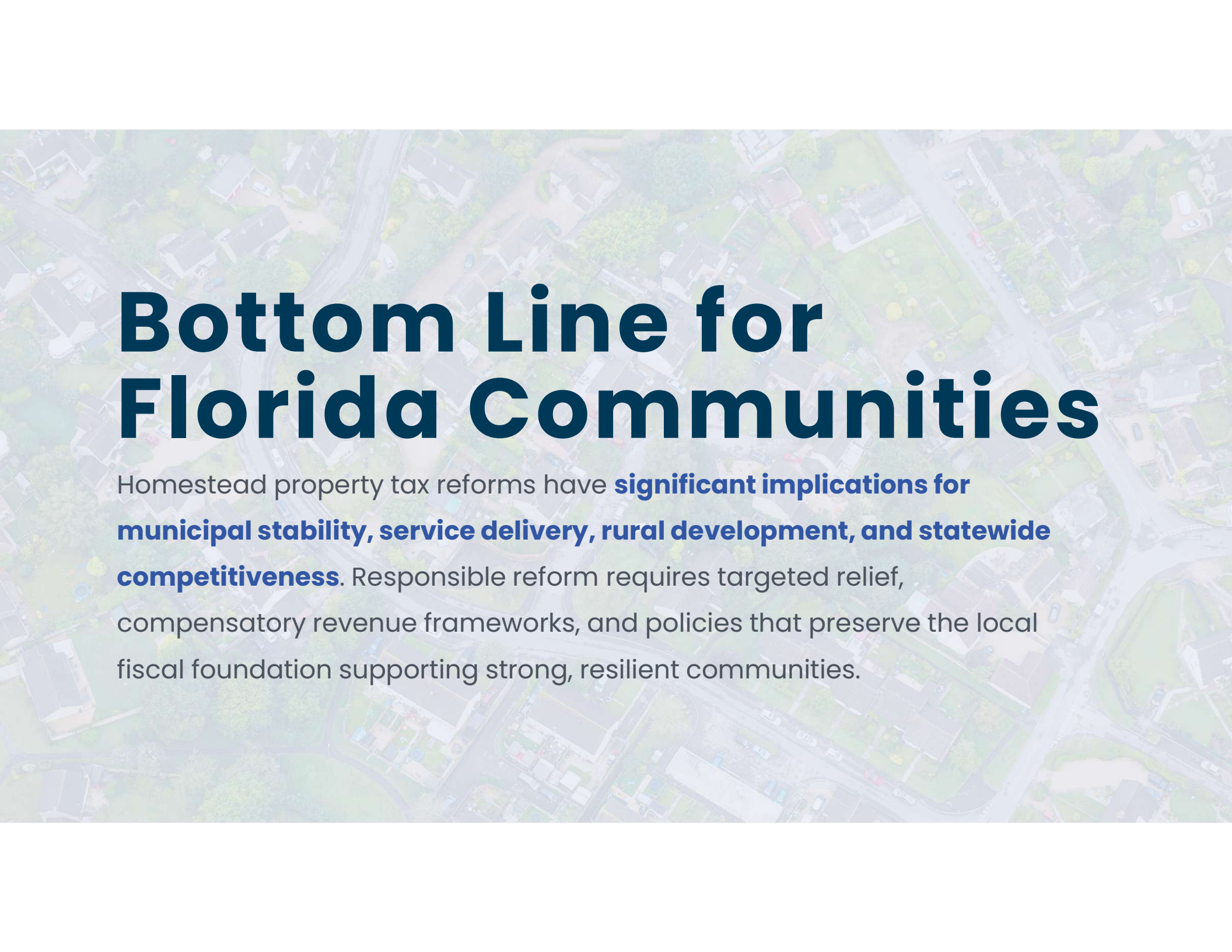


- **Property taxes are essential:** They account for about 43% of municipal general fund revenue and are cities' primary stable, locally controlled revenue source
- **Large-scale reforms destabilize finances:** Full elimination and high fixed-dollar exemptions cause major revenue losses and require significant millage increases
- **Services and investment are at risk:** Revenue volatility threatens bond ratings and long-term planning and may force cuts to public safety and core services

Policy Considerations & Conclusion



- **Balance relief with sustainability:** State revenue replacement or cost-sharing can offset municipal losses and protect essential services and infrastructure
- **Target relief carefully:** Income-based or senior-focused approaches improve fairness while minimizing fiscal disruption
- **Preserve local flexibility:** Greater local fiscal autonomy and expanded local-option revenues help communities manage impacts
- **Be transparent:** Clear fiscal-impact disclosures help residents understand tradeoffs

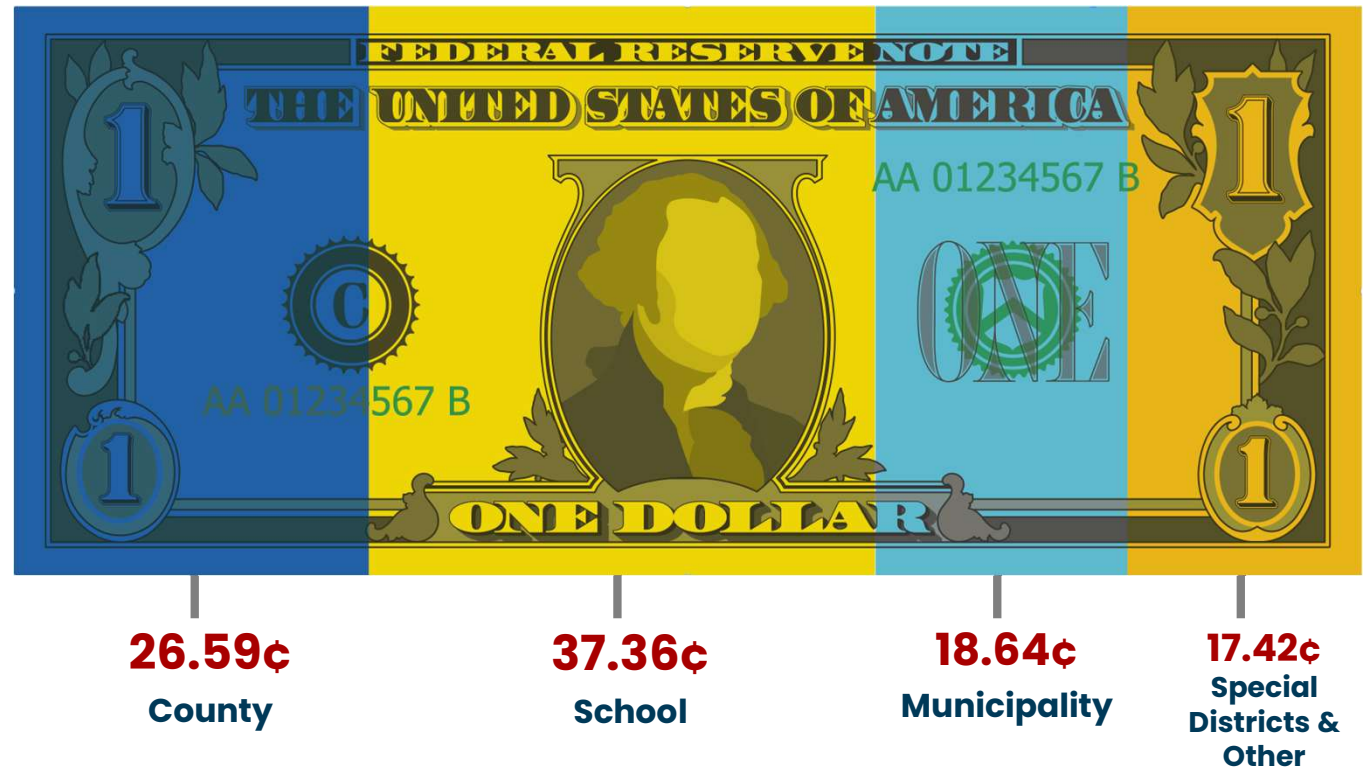


Bottom Line for Florida Communities

Homestead property tax reforms have **significant implications for municipal stability, service delivery, rural development, and statewide competitiveness**. Responsible reform requires targeted relief, compensatory revenue frameworks, and policies that preserve the local fiscal foundation supporting strong, resilient communities.

City of
Sanibel

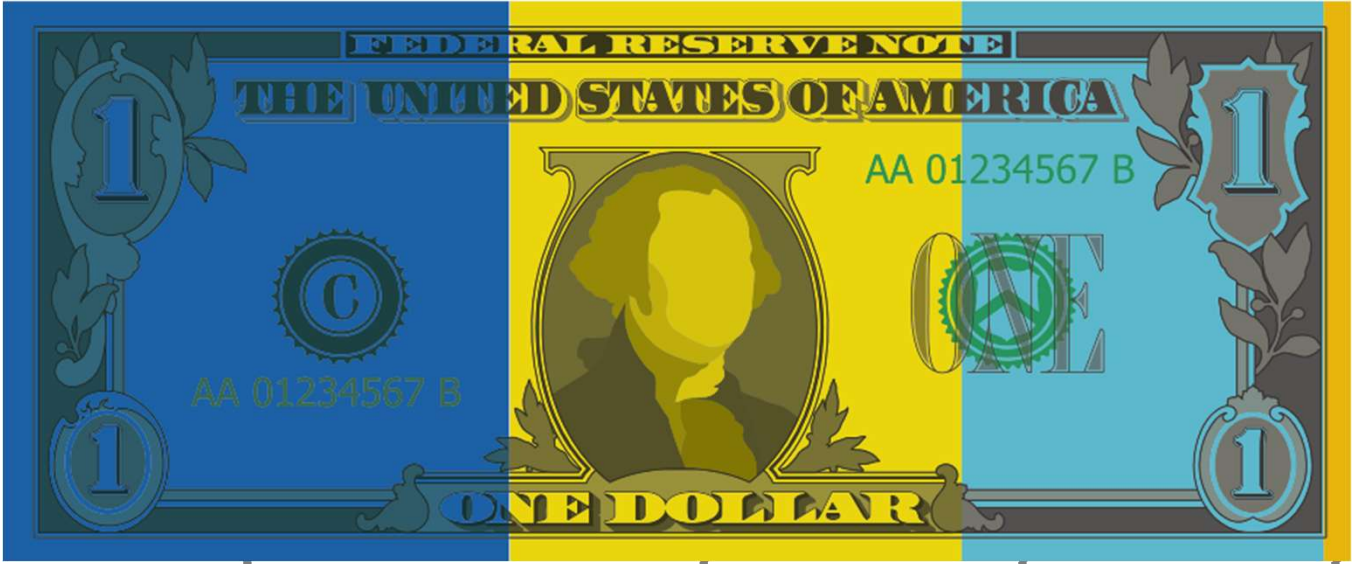
Millage Rate Breakdown FY 2024



Collected from County Tax Collector



Millage Rate Breakdown FY 2024



37.50¢
County

33.15¢
Municipality

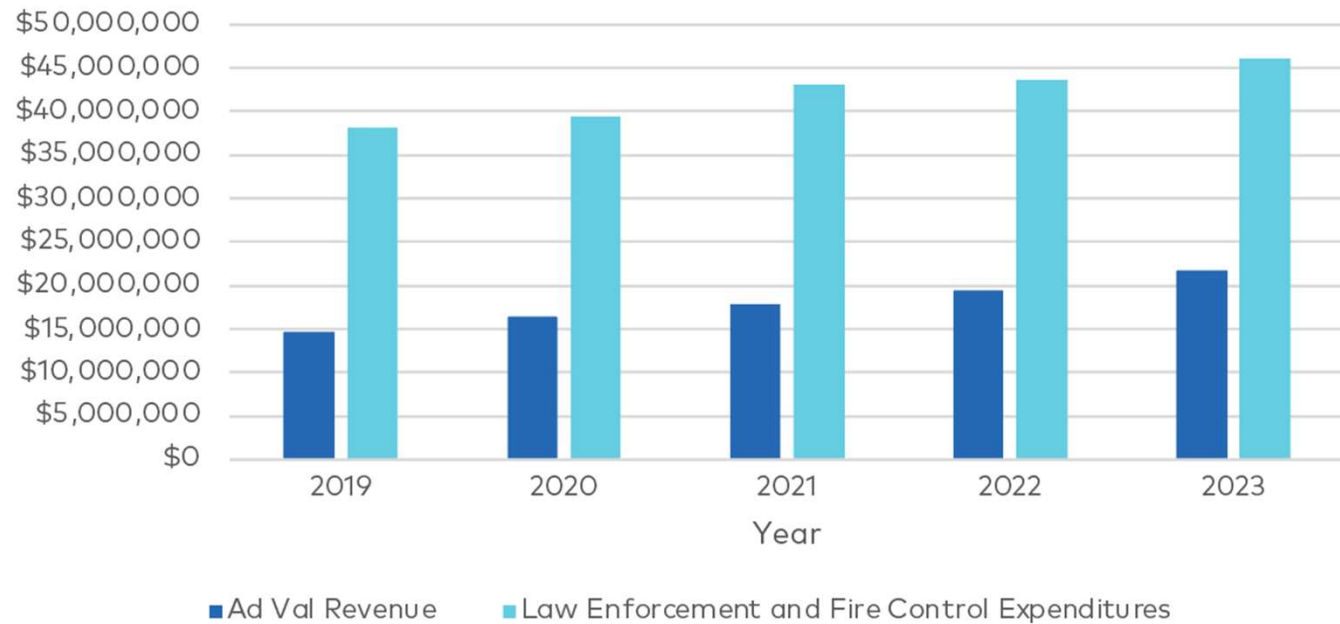
26.64¢
School

2.71¢
Special
Districts

Collected from County Tax Collector

AD VALOREM REVENUE COMPARED TO PUBLIC SAFETY EXPENDITURES³

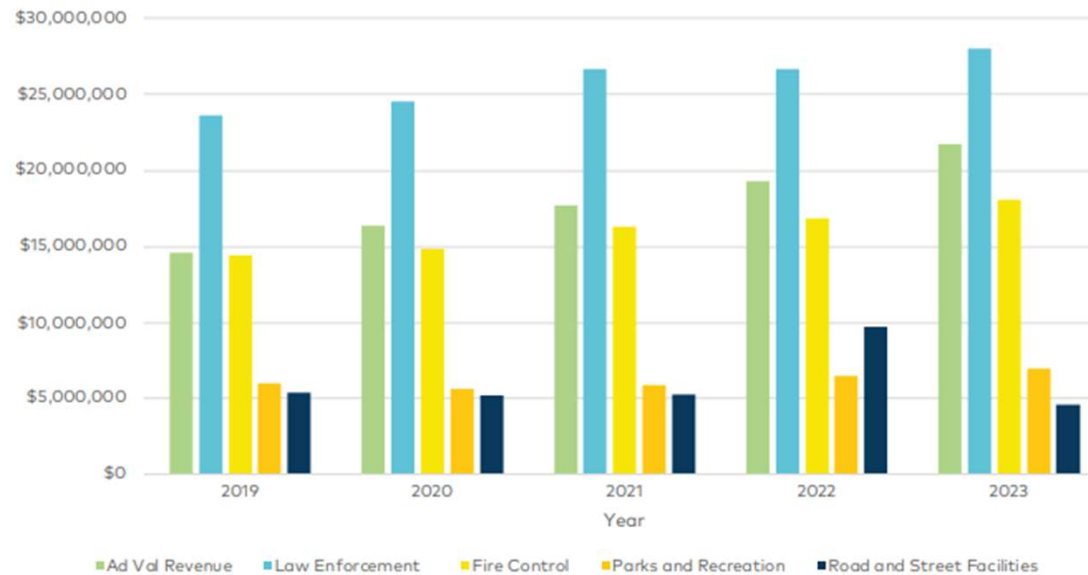
The graph represents the amount of ad valorem revenue collected by the City of Kissimmee compared to public safety expenditures for fiscal years 2019-2023.



City of Kissimmee

AD VALOREM REVENUES COMPARED TO GENERAL FUND EXPENDITURES⁸

The graph compares ad valorem revenues to a number of general fund expenditures. Most or all ad valorem revenues are used to fund these general fund expenditures.



Year	Ad Val Revenue	Law Enforcement	Fire Control	Parks and Recreation	Road and Street Facilities
2019	\$14,608,225	\$23,655,754	\$14,426,145	\$5,992,630	\$5,361,576
2020	\$16,382,264	\$24,527,045	\$14,853,783	\$5,619,352	\$5,173,184
2021	\$17,738,735	\$26,669,776	\$16,334,589	\$5,859,797	\$5,274,923
2022	\$19,326,372	\$26,688,582	\$16,867,649	\$6,463,136	\$9,743,485
2023	\$21,733,336	\$28,021,000	\$18,063,950	\$6,938,068	\$4,590,827

Sample Cost

Winter Haven Essential Services

Median city
portion of a
Homesteaded
property tax bill:
\$856



Police Officer
\$443.16/shift



Fire/EMT:
\$720.96/shift



Firefighter/Paramedic:
\$843.36/shift

TOTAL: \$2,007.48

**Cost reflects salary and benefits only and does not include additional expenditures for required materials such as vehicles, ammunition, bulletproof vests, firefighter gear, or other essential equipment.*



Exemptions

One person's exemption =
another person's tax increase

2026 Legislative Session

60+ general ad valorem bills filed **24** ad valorem joint resolutions filed

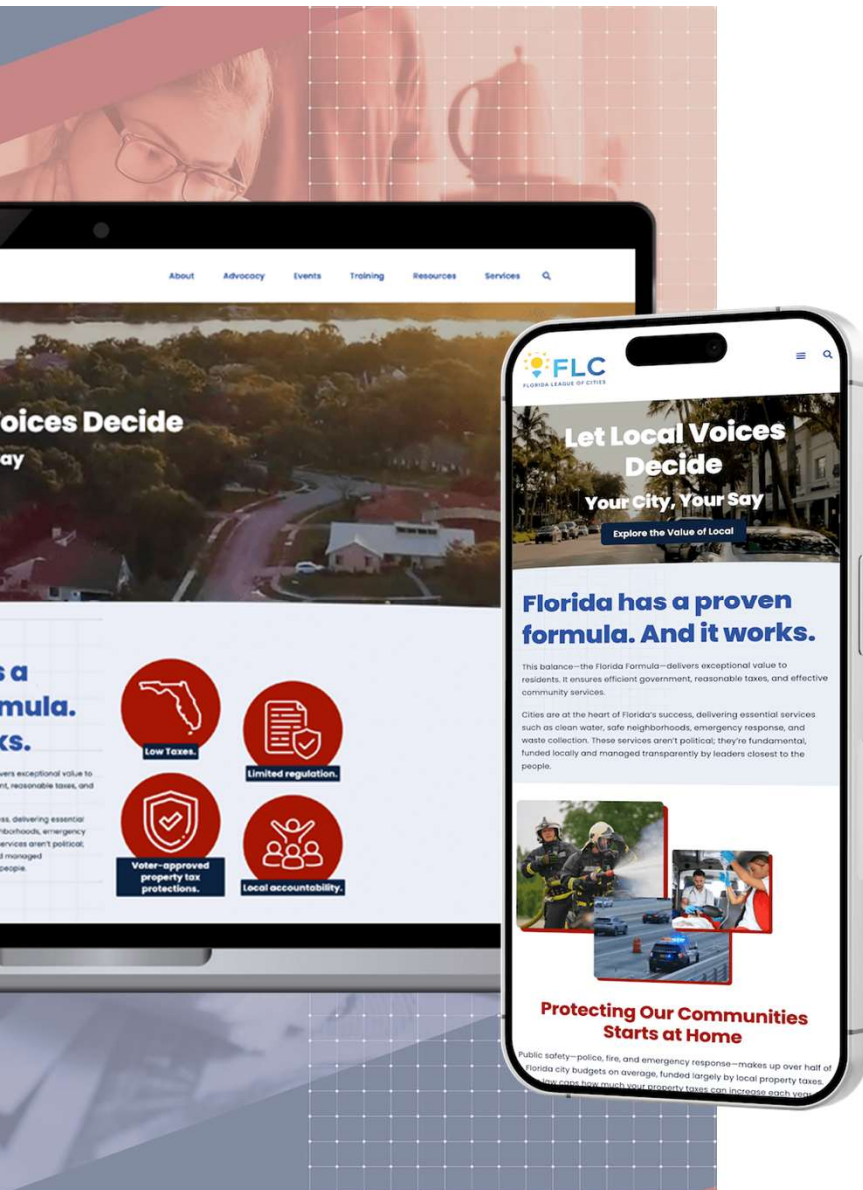
To date, there are **3** House proposals eligible to be heard on the floor:

- **CS/CS/HJR 203** (Miller)
- **CS/CS/HJR 209** (Busatta)
- **CS/CS/HJR 213** (Griffitts)



SHARED MISSION

***We are all ambassadors
for Florida.***



THE FLORIDA FORMULA





How This Affects Nonprofits:

▶ Reductions to the homestead tax base create harm to the 22% of Florida nonprofits receiving local contracts and grants to provide services for local residents.²

▶ When municipalities cut essential services due to revenue loss, demand for nonprofit services increases, often without corresponding funding.

PROPERTY TAX CHANGES

What You Can Do

- Determine if the potential property tax changes will affect your organization
 - Local funding
 - Demand for services
- Reach out to local government
 - Do they know how potential changes will affect local services?
 - Do they have a plan of action?
- Discuss with your board
 - Potential effects on your organization
 - What the advocacy strategy would be
- Implement your strategy





Recommendations for Legislature to Consider:

- Pursue clean-slate just-value reforms rather than high fixed-dollar exemptions, which create larger inequities and revenue volatility.
- Target property tax relief to specific populations (e.g., seniors) or through income-based mechanisms rather than broad, across-the-board changes.
- Protect local control and explore modest, expanded local-option revenue tools to allow communities to address local needs with local solutions.
- Investigate state-level revenue replacement or cost-sharing to offset major municipal losses and preserve essential services delivered by both governments and nonprofits.

PROPERTY TAX CHANGES

PROPERTY TAXES:

THE CRITICAL ROLE THEY PLAY IN SUPPORTING FLORIDA NONPROFITS



Florida's debate over changing homestead property tax has significant consequences for nonprofits across the state and the residents they serve.

Local Governments
Will Feel Impacts:

14% ↓
drop in general
fund revenue¹

A full elimination of homestead property taxes would result in a 14% drop in municipal general fund revenue statewide.

To maintain current service levels, cities would be forced to:

MILLAGE RATES
would need to nearly
DOUBLE¹

TAKE ON FISCAL THREATS TO:¹

- Bond Ratings
- Capital Investment
- Debt Capacity

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For more information, visit fnonprofits.org or email info@fnonprofits.org.

Florida Nonprofit Alliance represents and amplifies the voice of Florida's nonprofit sector, strengthening communities statewide.

¹ Florida League of Cities *Florida Homestead Study 2020*, ² Florida Nonprofit Alliance *2023 Nonprofits Survey*

FNA One Pager Available for Nonprofits

Florida Nonprofit Day

February 10-11, 2026



Next Steps

- Keep up on Property Tax Changes bills and process
 - FNA newsletter (monthly)
 - FNA Member Updates
- Email [Sabeen](#) if you know local funding for your organization will be affected
- Talk to your Board
- Prepare for voter engagement



Questions?



FLORIDA
nonprofit
alliance



**Communicating With
Elected Officials
February 5, 9:30-11AM ET**

**Navigating Federal
Regulatory Shifts: A
Compliance Briefing for
Florida
February 24, 12-1PM ET**

**February Policy Call
February 24, 4-5PM ET
Members Only**

FNA EVENTS

Register at flnonprofits.org/events

Thank you

Questions?

Leah Donelan McDermott at
lmcdermott@flnonprofits.org



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