REP. EMILY GREGORY

FL HOUSE OF REPRESENTATIVES

DISTRICT 87

2026 Property Tax Update

Palm Beach Civic Association

October 28, 2026

State Representative Emily Gregory

House District 87

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District 87

Overview

- What do property taxes fund?
- What is the proposed amendment?
- What are the potential impacts?

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Property Taxes

- Established in Florida Constitution
- Based on assessed value – known as “ad valorem”
- State does not collect taxes
- Collected by local government

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What do they fund?

- Police, fire, ambulance and rescue
- Public schools
- Emergency and disaster relief
- Infrastructure and maintenance (road maintenance, potholes)
- Court related expenditures
- Public health and social services
- Parks and recreation
- Environmental and utility services (trash collection, water/sewer systems, stormwater drainage, and local environmental programs)
- Libraries
- Health Care District
- Children's Services Council
- SFWMD

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Example of Town of Palm Beach Tax Bill

AD VALOREM TAXES

DISTRICT NAME	TAXABLE VALUE	MILLAGE	TAX
COUNTY OPERATING	$2,058,501	4.5000	$9,263.25
COUNTY DEBT	$2,058,501	.0210	$43.23
PBC SCHOOL DISTRICT BY STATE LAW	$2,084,912	3.0390	$6,336.05
PBC SCHOOL DISTRICT BY LOCAL BOARD	$2,084,912	3.2480	$6,771.79
PALM BEACH OPERATING	$2,058,501	2.6110	$5,374.75
SO. FLA. WATER MGMT. BASIN	$2,058,501	.1026	$211.20
SO. FLA. WATER MGMT. DIST.	$2,058,501	.0948	$195.15
EVERGLADES CONSTRUCTION	$2,058,501	.0327	$67.31
FL INLAND NAVIGATION DISTRICT	$2,058,501	.0270	$55.58
CHILDREN'S SERVICES COUNCIL	$2,058,501	.4908	$1,010.31
HEALTH CARE DISTRICT	$2,058,501	.6561	$1,350.58

Total 2026 Preliminary Ad Valorem Taxes: $30,679.20

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Homestead Exemption

"Save Our Homes" - approved by Florida voters in 1992

- Current total tax exemption of $50,000
    - Additional 'carve outs'
- Property's assessed value cannot increase by more than 3% annually or the change in CPI

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Amendment 3

- Provides new homestead exemption for non-school taxes:
  - Phase I: First $150,000 of assessed value (starting on 1.1.27)
  - Phase II: First $250,000 of assessed value (starting on 1.1.28)
  - Phase III: increased exemption tied to inflation

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Amendment 3

- For homeowners who are NOT permanent residents as of 12.31.26:
  - Five year homestead exemption on the first $50,000 of assessed value, excepting school district levies
  - After five years, homeowner would receive the full exemption available to all Florida permanent residents

- Non-homestead properties decrease annual cap from 10% to 5%.

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Potential Impact

- Shrinking tax base
- Potential fees for core services
- Reduced services

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Support

- Voters gain some control of property taxation
- Pressure for greater government efficiency

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Opposition/Concerns

- Reduced local government revenue while costs of staffing and equipment increase
- Reduction in local Services
- Possibility of higher millage rates and/or other fees to replace revenue
- Will see fiscally constrained cities in Palm Beach County
    - Palm Beach County will assume their debt

- Florida Taxation & Budget Commission

- Why not property insurance?

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Thank you for having me!

Representative Emily Gregory, House District 87
Emily.Gregory@flhouse.gov

Legislative Aide: Tom Wilmouth
Thomas.Wilmouth@flhouse.gov

District Aide: Abby Ross
Abby.Ross@flhouse.gov

Office: 561.614.8350

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DOROTHY JACKS
PALM BEACH COUNTY
PROPERTY APPRAISER

Palm Beach CIVIC ASSOCIATION®

COMMUNITY ENGAGEMENT SINCE 1944

October 28, 2026

Palm Beach Civic Association

DOROTHY JACKS CFA, AAS

Palm Beach County Property Appraiser

Overview of the 2026 Property Tax Amendment

- $150,000 exemption starting Jan 1, 2027
- $250,000 exemption starting Jan 1, 2028
- Indexed to inflation beginning 2029.
- First $25,000 applies to all taxing authorities including schools; remaining portion applies to non-school levies.
- New residents (starting Jan 1, 2027) receive $25,000 school and $50,000 non-school exemption for first 5 years.
- Non-homestead assessment cap lowered from 10% to 5% (non-school)

Overview of the 2026 Property Tax Amendment

- Goes before the voters on November 3, 2026
- Must pass by 60%
- Taxpayers would not need to re-apply for Homestead Exemption
- Effective January 1, 2027, if approved

DOROTHY JACKS CFA, AAS Palm Beach County Property Appraiser

Palm Beach County
Homestead Property Counts

2026 TOTAL NUMBER OF PARCELS	2026 TOTAL RESIDENTIAL PARCELS	2026 TOTAL NUMBER OF HOMESTEADS	2026 TOTAL ASSESSED VALUE LESS THAN ≤ $50K	HOMESTEAD PROPERTIES WITH ASSESSED VALUE LESS THAN ≤ $150K	HOMESTEAD PROPERTIES WITH ASSESSED VALUE LESS THAN ≤ TO $250K
662,126	**576,329**	**371,721**	**12,501**	**86,361**	**169,384**

County and County-wide Revenue Loss

NAME	2026 TOTAL TAXES LEVIED	2026 EXEMPTION REVENUE LOSS	POTENTIAL 150K TOTAL EXEMPTION REVENUE LOSS	250K TOTAL EXEMPTION REVENUE LOSS	250K LOSS AS A % OF TOTAL TAXES
Palm Beach County	1,651,874,083	($93,291,611)	($235,020,316)	($342,142,533)	-21%
PBC Fire/ Rescue	514,024,303	($43,392,039)	($108,144,608)	($156,311,519)	-30%
PBC Library	105,984,622	($8,099,495)	($20,389,649)	($29,797,652)	-28%
Health Care District	241,218,744	($13,601,917)	($34,265,962)	($49,884,381)	-21%
SFWMD	34,853,753	($1,965,343)	($4,951,095)	($7,207,803)	-21%
Children's Services Council	180,445,347	($10,175,005)	($25,632,882)	($37,316,346)	-21%
Florida Inland Navigation District	9,926,851	($559,750)	($1,410,122)	($2,052,855)	-21%

Palm Beach County Cities and Towns

NAME	2026 TOTAL TAXES LEVIED	2026 EXEMPTION REVENUE LOSS	POTENTIAL 150K TOTAL EXEMPTION REVENUE LOSS	250K TOTAL EXEMPTION REVENUE LOSS	250K LOSS AS A % OF TOTAL TAXES
Town of Palm Beach	$98,374,295	($583,210)	($1,465,299)	($2,326,161)	-2%
Town of South Palm Beach	$2,095,043	($119,268)	($311,707)	($435,415)	-21%
West Palm Beach	$224,899,574	($9,351,526)	($23,374,201)	($33,118,341)	-15%
Palm Beach Gardens	$119,024,524	($5,507,623)	($14,657,450)	($22,621,889)	-19%
Lake Clarke Shores	$2,743,339	($379,073)	($1,020,280)	($1,527,201)	-56%
Town of Haverhill	$801,390	($121,236)	($307,732)	($424,256)	-53%
Town of Greenacres	$22,226,594	($2,995,444)	($7,159,878)	($9,441,253)	-42%

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Palm Beach CIVIC ASSOCIATION®
COMMUNITY ENGAGEMENT SINCE 1944

Thank You!

DOROTHY JACKS CFA, AAS
Palm Beach County Property Appraiser

561.355.3230 www.pbcpao.gov

BOB MIRACLE

PALM BEACH DEPUTY TOWN MANAGER OF FINANCE & ADMINISTRATION

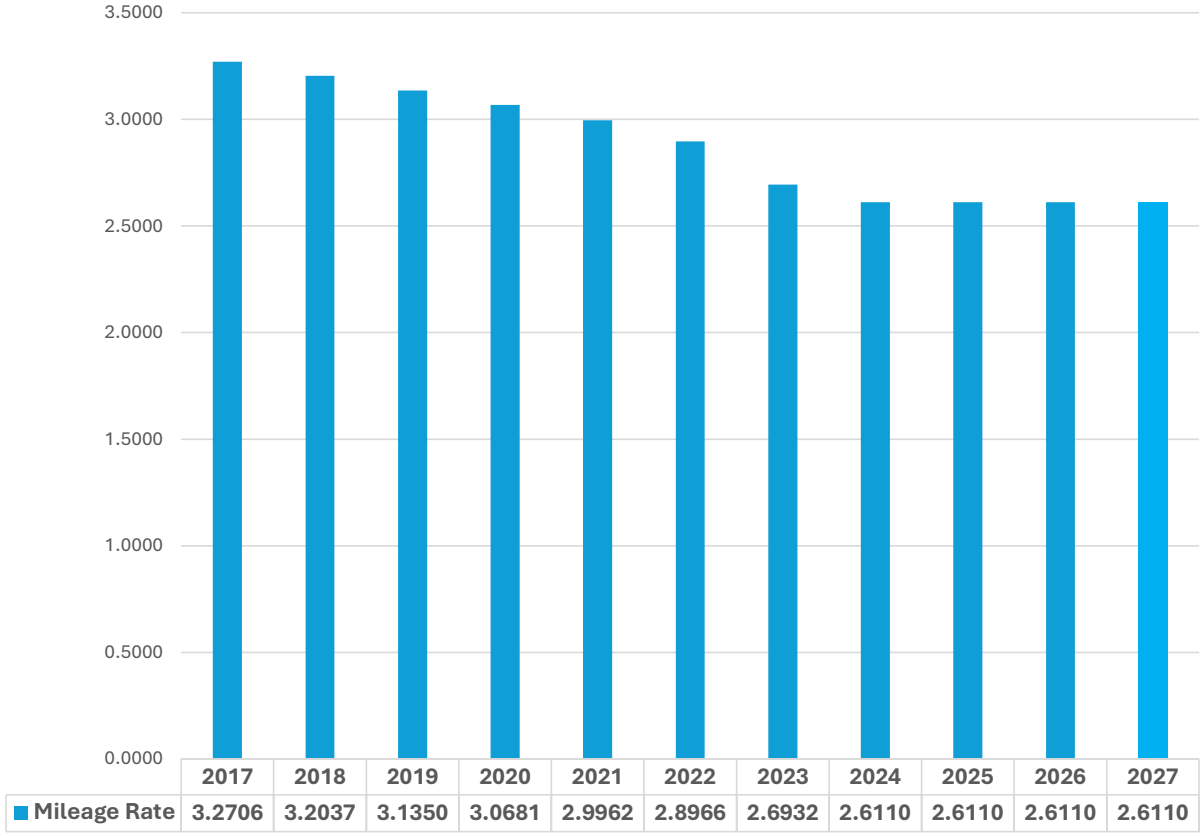
Civic Association Welcome Back Forum October 28, 2026

Property Taxes

- Where have we been
- What are the potential impacts
- What options do we have

Bob Miracle
Deputy Town Manager – Finance & Admin
Town of Palm Beach

Town of Palm Beach Millage Rate – 20% reduction since 2017

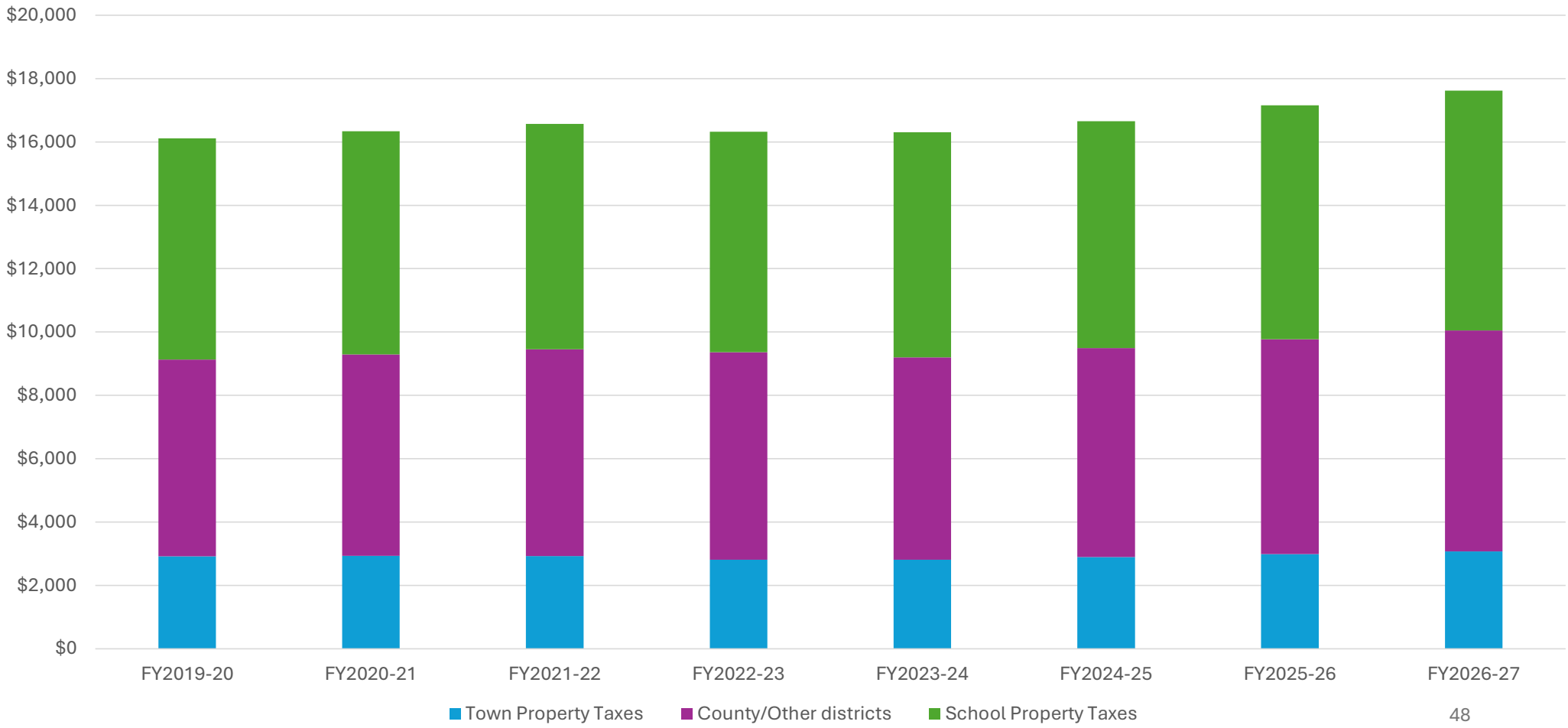


	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Mileage Rate	3.2706	3.2037	3.1350	3.0681	2.9962	2.8966	2.6932	2.6110	2.6110	2.6110	2.6110

Where do your tax dollars go???

Town of Palm Beach	17.61%	$176.10
South Florida Water Management	1.33%	$13.30
Children Services	3.31%	$33.10
Palm Beach County	30.50%	$305.00
Health Care District	4.43%	$44.30
Everglades Construction	0.22%	$2.20
Florida Inland Navigation	0.18%	$1.80
Palm Beach County School District	42.41%	$424.10

Ex: TOPB homestead property owner buys a property in 2019 at property assessed value of $1M. Each year property appreciates at 3% cap.



Ex: TOPB homestead property owner buys a property in 2019 at property assessed value of $1M.
Each year property appreciates at 3% cap.

	2019-20	2026-27	Difference	Total %	Annualized %
Town Property Taxes	$2,915	$3,073	$ 158	5.43%	0.78%
County/Other districts	$6,364	$6,973	$ 609	9.57%	1.37%
School Property Taxes**	$6,835	$7,575	$ 740	10.83%	1.55%
Total Taxes	$16,114	$17,621	$1,507	9.36%	1.34%

*Inflation for the Miami metro area increased 36.59% from 2019 to 2026

**Amendment 3 doesn't change what you pay in School Property Taxes

Same example – Property tax savings with the Amendment 3 property tax $250k exemption in fiscal year 2029

	2026-27	**2026-27 w/$250k**	**Savings**	Total savings
Town Property Taxes	$3,073	$2,558	$ 515	16.74%
County/Other districts	$6,973	$5,806	$ 1,167	16.74%
School Property Taxes**	$7,575	$7,575	$ 0	0.00%
Total Taxes	$17,621	$15,939	$1,682	9.55%

**Amendment 3 doesn't change what you pay in School Property Taxes

Inflation pre-Covid to today

Examples of inflation:

	Pre-Covid	Today	% Increase
➢Police vehicle	$ 35k	$ 65k	86%
➢Police uniform/upfit	$ 8k	$ 16k	100%
➢Fire Truck/ambulance	$271k	$617k	128%
➢Firefighter uniform/upfit	$ 6k	$ 11k	83%
➢PW-Garbage truck	$ 90k	$170k	89%
➢IT-Software subscription	$ 43k	$ 67k	56%

Capital Projects

Town Impacts - Homestead

- $150k exemption in FY28 Budget
  - $0.8M reduction in Property Tax Revenue
- $250k exemption in FY29 Budget
  - $1.7M reduction in Property Tax Revenue

There are potential additional increases to the Homestead Exemption in the future, if the amendment passes

Town Impacts – Non-Homestead

- Taxable value decrease from $21.8B to $21.2B
  - Reduction from 10% to 5% (based on 2026 Tax Roll)

Financial impact – reduction of $1.7M in property taxes

Compounding impacts

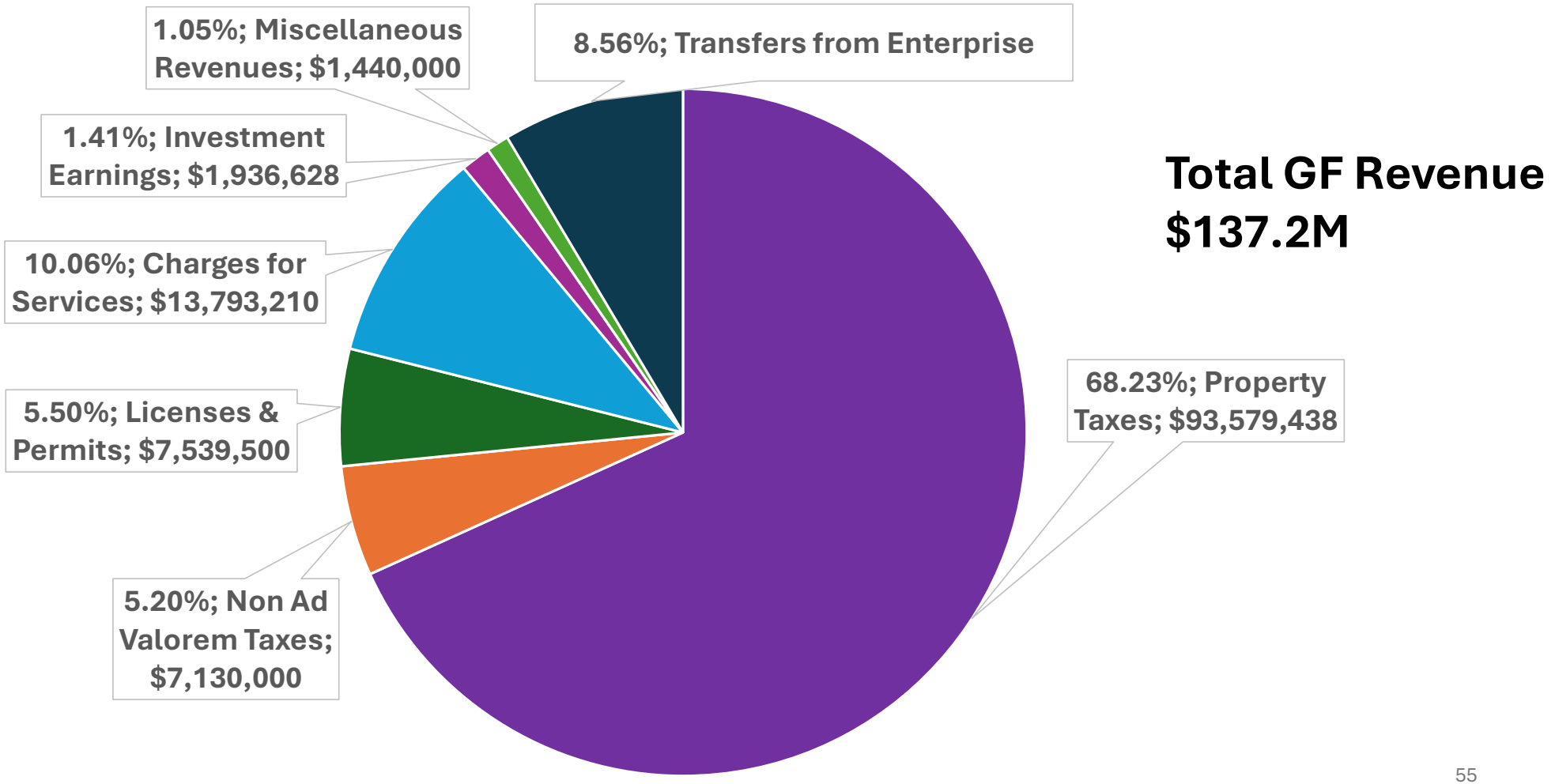
Total Impact with Homestead/
Non-Homestead is $3.4M in FY29

3.6% reduction in Property Tax Revenue

What strategies can we incorporate…

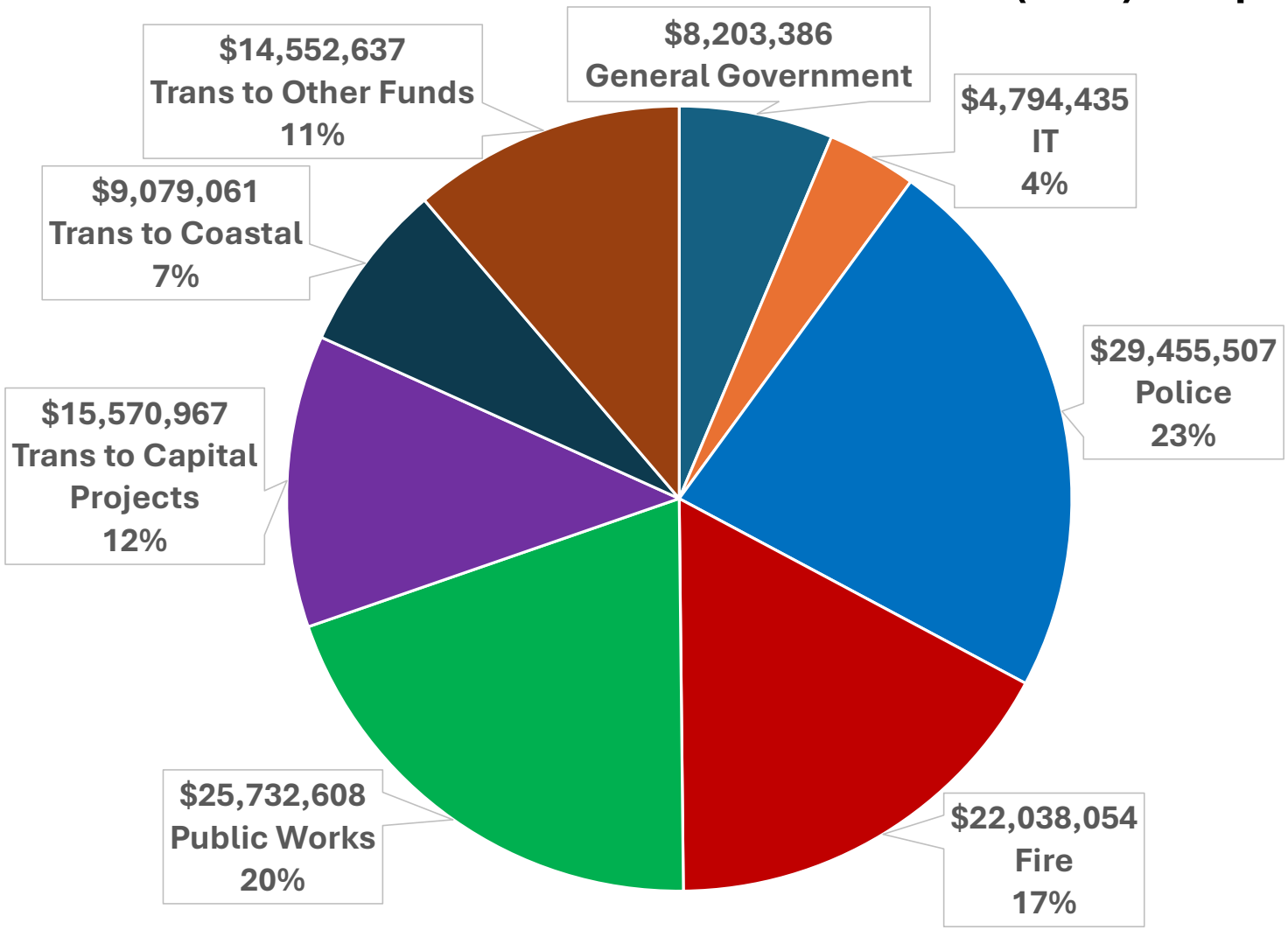
Cut Expenses, Increase Revenues, Hybrid

Palm Beach FY27 General Fund (GF) Revenue Budget



Total GF Revenue
$137.2M

Palm Beach FY27 General Fund (GF) Expenditure Budget



Total GF Exp
$137.2M

+Police
+Fire
+Public Works
+Trans to Capital
$92.8M

Total Prop Tax Rev
$93.6M

Other potential impacts

Palm Beach County

Funding of beach renourishment

Capital Projects

- AI Traffic Lights
- Transportation Improvements

Increased pressure from municipalities going bankrupt

Disaster Funding

Fed response - $25M since 2004

Downgrade in our Bond Rating

Higher borrowing costs

State

Property Tax Funding for distress Counties/Cities

School Model

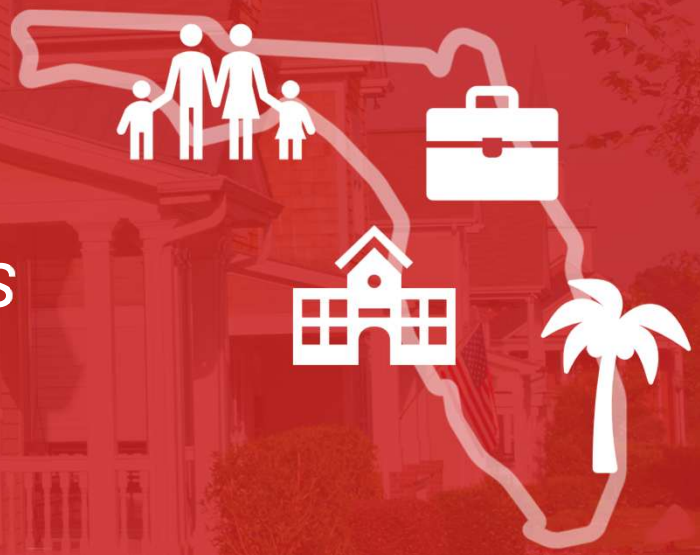
CASEY COOK

CHIEF OF LEGISTATIVE AFFAIRS

FLORIDA LEAGUE OF CITIES

WHAT'S REALLY AT STAKE:

What This Amendment Means for Your Community



Presented by **Casey Cook,** Chief of Legislative Affairs
Florida League of Cities

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Local Government At-A-Glance

411	67	67	2,082
cities, towns, and villages	counties	school districts	special districts

Cities are the only optional layer.

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How Your City is **Funded**

For the Town of Palm Beach, here's how a dollar breaks down across core services

- **30.5 cents to the county**
- **42.5 cents to the school district**
- **17.6 cents to the municipality**
- **9.4 cents to other & special districts**

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What Property Taxes *Actually* Pay For

Property taxes are typically the **primary source of funding** for core services:

Police

Fire

Roads

Infrastructure

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What's Being **Proposed**

If approved, the amendment would:

- **Increase** the homestead property tax exemption **from $50,000 to $150,000,** beginning January 1, 2027
- **Further increase** the exemption **to $250,000**, beginning January 1, 2028
- Reduces the cap on annual assessment increases for non-homestead properties from **10%** to **5%**

Does NOT change the cost of services

Does NOT create a state trust fund, so there is no replacement revenue

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What Determines a City's Ability to Absorb a Tax Change?

A revenue reduction of the same percentage can produce **very different service consequences.**

Tax-base mix

Homestead vs. non-homestead property

Existing millage

How much rate flexibility remains

Growth pattern

Fast growing, built-out, seasonal,
or declining

Service demands

Police, fire, EMS, roads, parks and utilities

Fixed obligations

Debt, pensions, contracts and capital maintenance

Infrastructure exposure

Stormwater, coastal protection, roads and hurricane recovery

One-size-fits-all tax policy does not create one-size-fits-all outcomes.

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Model Impacts: $250K Homestead Exemption

Total Taxable Value Lost - Top 5

Municipality	County	Total Taxable Value Lost
Port St. Lucie	St. Lucie	$10,028,255,347
Tampa	Hillsborough	$9,273,456,941
Cape Coral	Lee	$8,607,411,735
St. Petersburg	Pinellas	$7,473,602,624
Miami	Miami-Dade	$6,233,590,308

% Taxable Value Lost - Top 5

Municipality	County	% Taxable Value Lost
Sebastian	Indian River	44.81%
Lake Clarke Shores	Palm Beach	44.20%
High Springs	Alachua	43.91%
Brooker	Bradford	43.01%
Deltona	Volusia	42.20%

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Model Impacts: $250K Homestead Exemption

Total Taxable Value Lost - Bottom 5

Municipality	County	Total Taxable Value Lost
Otter Creek	Levy	$533,720
Jacob City	Jackson	$1,083,310
Lazy Lake	Broward	$1,331,468
Noma	Holmes	$1,381,412
Campbellton	Jackson	$1,510,835

% Taxable Value Lost - Bottom 5

Municipality	County	% Taxable Value Lost
Medley	Miami-Dade	0.06%
Indian Creek	Miami-Dade	0.22%
Pembroke Park	Broward	1.11%
Manalapan	Palm Beach	1.28%
Indiantown	Martin	1.37%

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Average Homestead Taxable Value

Average Homestead Taxable Value - Top 5

Municipality	County	Average Homestead Taxable Value
Indian Creek	Miami-Dade	$19,641,784
Jupiter Island	Martin	$5,924,932
Manalapan	Palm Beach	$5,576,749
Palm Beach	Palm Beach	$4,143,673
Belleair Shore	Pinellas	$3,688,433

Average Homestead Taxable Value – Bottom 5

Municipality	County	Average Homestead Taxable Value
Otter Creek	Levy	$14,826
Greenville	Madison	$15,895
Jacob City	Jackson	$18,361
Cross City	Dixie	$24,008
Jennings	Hamilton	$25,134

269 Florida cities have an average homestead taxable value that is below $250,000.

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Model Impacts: $250K Homestead Exemption

Municipalities with Highest Millage Adjustments

Municipality	County	2025 Millage	Adjusted Millage	Additional Millage Necessary to Recoup Lost Revenues
Highland Park	Polk	9.9759	16.2480	6.2721
High Springs	Alachua	6.9900	12.4622	5.4722
Davenport	Polk	7.2500	12.3092	5.0592
Deltona	Volusia	6.7000	11.5920	4.8920
Howey-in-the-Hills	Lake	6.9900	11.8059	4.8159

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Model Impacts: $250K Homestead Exemption

Municipalities with Lowest Millage Adjustments

Municipality	County	2025 Millage	Adjusted Millage	Additional Millage Necessary to Recoup Lost Revenues
Medley	Miami-Dade	3.8500	3.8521	0.0021
Belleair Shore	Pinellas	0.5345	0.5460	0.0115
Indian Creek	Miami-Dade	5.5000	5.5120	0.0120
Indiantown	Martin	1.8250	1.8503	0.0253
Manalapan	Palm Beach	3.0000	3.0388	0.0388

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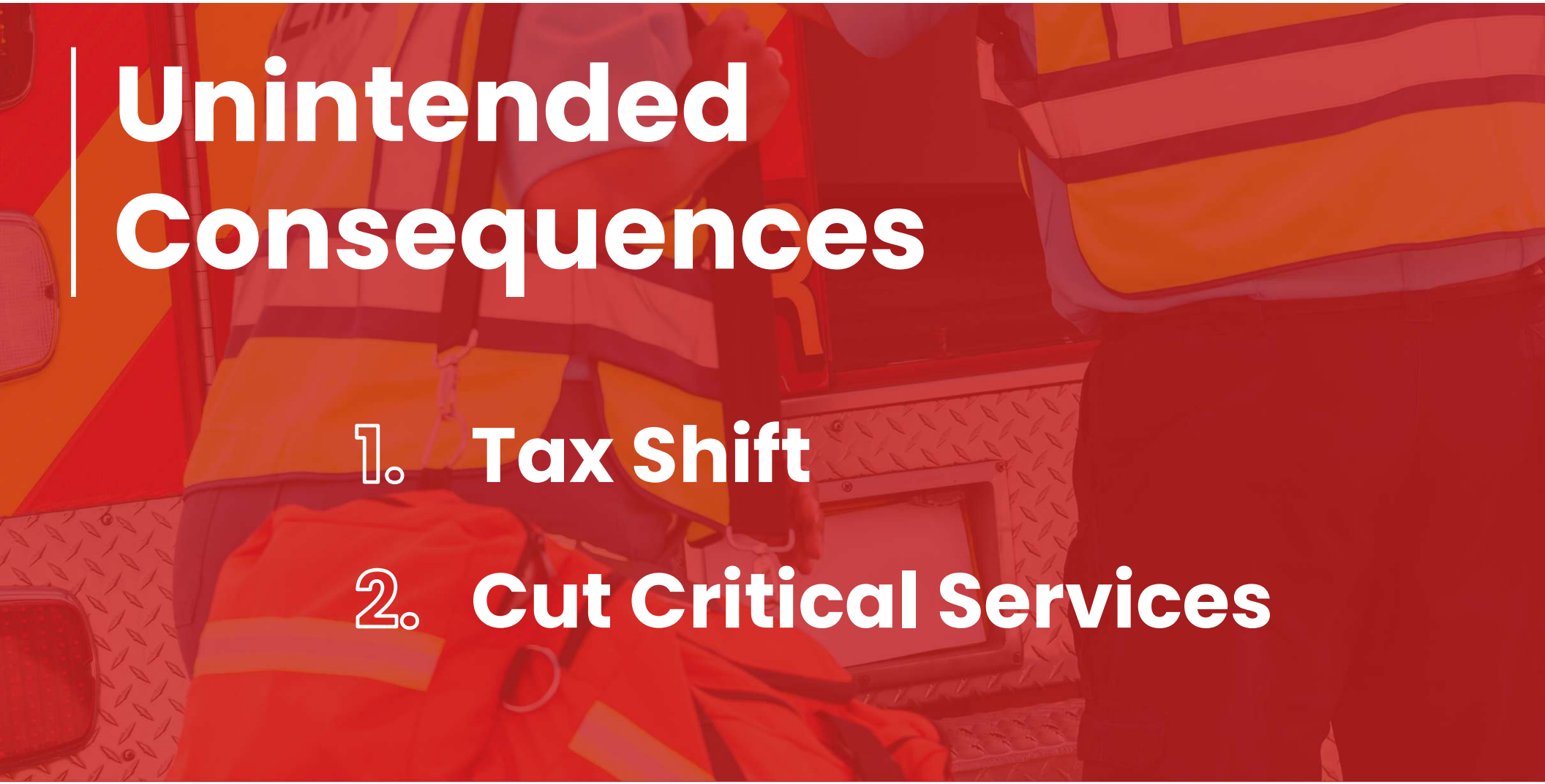

Unintended Consequences

1. Tax Shift
2. Cut Critical Services

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Who Else Pays More Under a Tax Shift

Local Businesses: Higher non-homestead property taxes, rent, and local fees

Renters: No homestead benefit, but landlords' taxes go up → rent goes up

Consumers: Costs passed along at the register

First-Time Homebuyers: Five-year requirement disqualifies many

That's not a tax cut. **That's a tax shift.**

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From Self-Reliant to **State-Dependent**

TODAY

Local decisions are made by people who live with the consequences — on the TRIM notice, or at the ballot box

UNDER PROPOSED AMENDMENT 3

Politicians in Tallahassee decide on what gets funded in communities they don't live in, and services they don't use

Even supporters acknowledge **roughly *half* of Florida's counties** won't fund basic services without state grants

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The Question for Florida

How do we provide meaningful property-tax relief while preserving the ability of very different communities to provide the services their residents expect?

Property taxes matter.

Residents should understand what they pay for, what relief means, and the tradeoffs.

One size does not fit all.

Florida's cities vary in tax base, size, growth and service demands.

Services still have to be funded.

Public safety, infrastructure and emergency response do not disappear when the tax base changes.

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