MARCIA HAWKEN

PRIVATE REAL ESTATE ADVISOR | NAPLES, FLORIDA

FLORIDA AMENDMENT 3 | QUESTIONS & ANSWERS

Your Florida home. Your timing.

Buying a Naples condo? Understand the opportunity before December 31, 2026.

Q. What changed?

Florida voters approved Amendment 3 on November 3, 2026. It increases the homestead exemption for qualifying homeowners beginning in 2027. An exemption is the part of your home's assessed value that is left out when taxes are calculated. [1]

Q. How much of my home's value could be exempt?

For eligible homeowners who are permanent Florida residents by December 31, 2026, the non-school exemption is up to **$150,000 in 2027** and **$250,000 in 2028**. These are reductions in taxable value, not cash payments. School taxes retain their separate $25,000 exemption. [1, 2]

Q. Why is December 31 so important?

It is the cutoff for establishing permanent Florida residency to receive the larger benefit without the new waiting period. People who become residents in 2027 or later generally begin with a smaller $50,000 non-school exemption, adjusted for inflation starting in 2028. The larger benefit begins in their fifth year of homestead exemption. [2]

Q. If I buy before year-end but still live out of state, do I qualify?

Purchasing alone does not qualify you. You must genuinely establish Florida as your permanent home by December 31, 2026 and meet the homestead requirements. A contract, closing or vacation visit alone does not establish permanent residency. [1, 3, 4]

Q. What if I am already a Florida resident?

If you establish permanent Florida residency by the cutoff, you may qualify for the larger exemption when you purchase and establish homestead later. You do not have to buy by December 31 solely to preserve that residency-based eligibility. [1]

Planning a permanent move? Start the conversation now.

Allow time for your home search, closing, move and residency documents. Turn over for the practical steps and deadlines.

239-269-0434 | marcia@marciahawken.com | marciahawken.com

Downing-Frye Realty, Inc. | Experience behind every decision.

Prepared November 8, 2026. General information; not individual tax or legal advice.
Confirm eligibility and current implementation guidance with the property appraiser.

MARCIA HAWKEN

PRIVATE REAL ESTATE ADVISOR | NAPLES, FLORIDA

Your year-end action plan

For buyers moving from out of state to a permanent home in Collier County.

Q. What should I do, and when?

Use this sequence to prepare. Your residency must reflect where you actually make your permanent home. No single document guarantees approval. [3, 4]

1. NOW: Confirm your eligibility.

Ask the Collier County Property Appraiser how Amendment 3 applies to your move and which documents you need.

2. WELL BEFORE YEAR-END: Plan your closing and move.

To claim homestead for 2027, generally you must own the condo and use it as your permanent home as of January 1, 2027. Allow a cushion for delays.

3. BY DECEMBER 31, 2026: Establish permanent Florida residency.

Actually make Florida your permanent home. Obtain a Florida driver's license or appropriate identification, vehicle registration if applicable, and voter registration if eligible and you vote. Collier requests applicable residency documents dated before January 1.

4. BEFORE APPLYING: Gather supporting records.

Keep your deed, residency documents and Social Security numbers for you and your spouse. Bring trust documents if applicable. Arrange removal of conflicting out-of-state residency-based property exemptions for you or your spouse and obtain proof. A Declaration of Domicile can support your application.

5. BY MARCH 1, 2027: Apply for homestead.

File early. Collier currently directs applicants to apply in person. Ask about pre-filing and confirm any remaining documentation. [3, 4]

Q. Must I live here for six months before applying?

No. Collier lists no minimum six-month residency period for homestead. Genuine permanent residency is required; your former state's income-tax residency rules are a separate issue. [3]

Keeping it as a vacation home? The larger homestead exemption does not apply. A separate 5% cap on annual non-school assessment growth may apply to non-homestead property; it does not cap your total tax bill. Actual savings depend on eligibility, assessed value and local tax rates. [2]

OFFICIAL SOURCES - CLICK TO READ

[1] Leon County Property Appraiser: Amendment 3 | [2] Seminole County Property Appraiser: Amendment 3
[3] Collier County Property Appraiser: Homestead and filing brochure | [4] Florida Statutes 196.015

239-269-0434 | marcia@marciahawken.com | marciahawken.com

Downing-Frye Realty, Inc. | Experience behind every decision.

Prepared November 8, 2026. General information; not individual tax or legal advice.
Confirm eligibility and current implementation guidance with the property appraiser.