FLORIDA AMENDMENT 3 · APPROVED NOVEMBER 3, 2026

What the New Homestead Exemption Means for You

Plain facts for Naples homeowners and buyers moving to Florida

HOMESTEAD EXEMPTION ON NON-SCHOOL PROPERTY TAXES

TODAY	2027	2028	2029 ON
~$50,000	$150,000	$250,000	Adjusted for inflation

School taxes don't change. The $25,000 school-tax exemption stays the same, so you will still get a tax bill.

WHICH APPLIES TO YOU?

You already have a Florida homestead	The larger exemption applies starting January 1, 2027. Existing homestead owners generally don't need to reapply.
You're a Florida resident by Dec. 31, 2026	You qualify for the larger exemption once you homestead a home here, even if you buy later.
You become a resident after Dec. 31, 2026	You start with the current exemption. The larger one begins in your fifth year of homestead.
Second home or rental property	No larger exemption. The yearly cap on assessment increases drops from 10% to 5%.

Dec. 31, 2026

The date that matters if you're moving here. Becoming a Florida resident and filing homestead on a property are separate steps, each with its own requirements.

General information, not tax or legal advice. Savings vary by property, and the state is still finalizing some details. For your situation, contact the Collier County Property Appraiser or a tax professional.

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