Property Tax Oversight Informational Bulletin

Definition of Multifamily Project; Findings of Availability of Affordable Housing; Time to Apply for Exemption

July 13, 2026
PTO 26-18

Effective July 1, 2026, and first applying to the 2027 tax roll, Chapter 2026-179, Laws of Florida, (HB 1389), created subparagraph 196.1978(3)(a)2, F.S., to define “multifamily project” as a development authorized under subsection 196.1978(3) that is held under common ownership or control, approved and that is built in compliance with the same site plan approval, development agreement, or order. The term excludes detached single-family homes and parcels separated by more than 200 feet of land.

Subparagraph 196.1978(3)(o)2., F.S., is renumbered as 196.1978(4)(o)2, F.S. and amended to require that a taxing authority which has elected not to exempt property tax levies for certain multifamily projects, must make a finding in its ordinance or resolution based on Shimberg Center for Housing Studies annual housing reports, regarding the availability of affordable housing within the taxing authority’s jurisdiction for each of the previous three years.

Subparagraph 196.1978(3)(o)8., F.S., is created to provide that despite any ordinance, resolution, or renewal, the owner of a property in a multifamily project that received a building permit on or after July 1, 2026, for the development of the multifamily project within 4 years before the ordinance or resolution took effect, may apply for and receive the exemption under sub-subparagraph 196.1978(3)(d)1.a. after meeting the requirements of subsection 196.1978(3). The exemption may continue each subsequent and consecutive year if the current or each successive owner(s) apply for and are granted the exemption.

Questions
This bulletin is provided by the Department of Revenue for your general information. Send any questions by email **DORPTO@floridarevenue.com**.

Reference
The full text of the implementing law (chapter 2026-179 Laws of Florida) is available at https://laws.flrules.org/2026/179.

Implementing Date
This law is effective on July 1, 2026, and first applies to the 2027 property tax roll.