



2021 Governmental Leasehold Intangible Tax Valuation Factor Table

Florida law provides that all leasehold estates or related possessory interest in property of the United States, the State of Florida, or any of its political subdivisions, municipalities, agencies, authorities, or other governmental units are taxed as intangible personal property if the leased property is undeveloped or predominantly used for a residential or commercial purpose and rental payments are due in consideration of the leasehold estate or possessory interest. Unless the leasehold estate qualifies for specific exemptions, lessees of governmentally owned property are required to file an annual intangible tax return.

In calculating the intangible tax due, the just value of a lessee's leasehold estate or possessory interest reported on the tax return is determined by the rent payments for the remaining term of the lease, at the Federal Reserve – Atlanta – discount rate on the last business day of the previous year, plus 1%. The Department of Revenue annually determines valuation factor tables based on that discount rate plus 1%.

The valuation factor table for the 2021 *Governmental Leasehold Intangible Personal Property Tax Return* (Form DR-601G) is provided below.

Valuation Factor Table – 2021 (1.25%)					
YEARS REMAINING	FACTOR	YEARS REMAINING	FACTOR	YEARS REMAINING	FACTOR
1	0.9877	34	27.5605	67	45.1965
2	1.9631	35	28.2079	68	45.6262
3	2.9625	36	28.8473	69	46.0505
4	3.8781	37	29.4788	70	46.4697
5	4.8178	38	30.1025	71	46.8836
6	5.7460	39	30.7185	72	47.2925
7	6.6627	40	31.3269	73	47.6963
8	7.5681	41	31.9278	74	48.0951
9	8.4623	42	32.5213	75	48.4890
10	9.3455	43	33.1075	76	48.8780
11	10.2178	44	33.6864	77	49.2622
12	11.0793	45	34.2582	78	49.6417
13	11.9302	46	34.8229	79	50.0165
14	12.7706	47	35.3806	80	50.3867
15	13.6005	48	35.9315	81	50.7523
16	14.4203	49	36.4755	82	51.1133
17	15.2299	50	37.0129	83	51.4700
18	16.0295	51	37.5436	84	51.8222
19	16.8193	52	38.0677	85	52.1701
20	17.5993	53	38.5854	86	52.5136
21	18.3697	54	39.0967	87	52.8530
22	19.1306	55	39.6017	88	53.1881
23	19.8820	56	40.1004	89	53.5191
24	20.6242	57	40.5930	90	53.8461
25	21.3573	58	41.0795	91	54.1689
26	22.0813	59	41.5600	92	54.4879
27	22.7963	60	42.0346	93	54.8028
28	23.5025	61	42.5033	94	55.1139
29	24.2000	62	42.9662	95	55.4211
30	24.8889	63	43.4234	96	55.7246
31	25.5693	64	43.8750	97	56.0243
32	26.2413	65	44.3210	98	56.3203
33	26.9050	66	44.7615	99	56.6126
				100	56.9013

Reference: Rule 12C-2.010, Florida Administrative Code

For More Information

This document is intended to alert you to the requirements contained in Florida laws and administrative rules. It does not by its own effect create rights or require compliance.

For forms and other information, visit the Department's website at floridarevenue.com or call Taxpayer Services at (850) 488-6800, Monday through Friday (excluding holidays).

For a detailed written response to your questions, write the Florida Department of Revenue, Taxpayer Services MS 3-2000, 5050 West Tennessee Street, Tallahassee, FL 32399-0112.

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