

 **iSubscribe** 
TO MY COMMUNITY

WHY PROPERTY TAXES MATTER



PROPERTY TAXES **FUND:**



POLICE



FIRE



STREETS & SIDEWALKS



TURKEY CREEK



SENIOR CENTER



LIBRARY

AND MORE!



WHATS BEING PROPOSED

During a special session on June 1–2, 2026, the Florida Legislature approved a proposed constitutional amendment (Amendment 3) for the November 2026 ballot. It requires **60%** voter approval to pass.

If ***approved***, Amendment 3 would:

- **Increase the homestead exemption** to \$150,000 for non-school taxes beginning January 1, 2027.
- Increase it to \$250,000 on January 1, 2028, with inflation adjustments starting in 2029.
- Require the Legislature to create a plan to **eliminate homestead property taxes**, without setting a deadline or identifying ***replacement*** revenue.
- ***Restricts*** the use of local property tax dollars.

APPLIES TO:



FLORIDA RESIDENTS
WITH A HOMESTEAD
EXEMPTION FILED
BEFORE JAN 1, 2027



REQUIRES A 5-YEAR
WAIT FOR ANYONE
ESTABLISHING
FLORIDA RESIDENCY
AFTER DEC 31, 2026

DOES NOT APPLY TO:



SECOND HOMES,
RENTALS, COMMERCIAL,
INDUSTRIAL &
AGRICULTURAL PROPERTY



SCHOOL TAXES

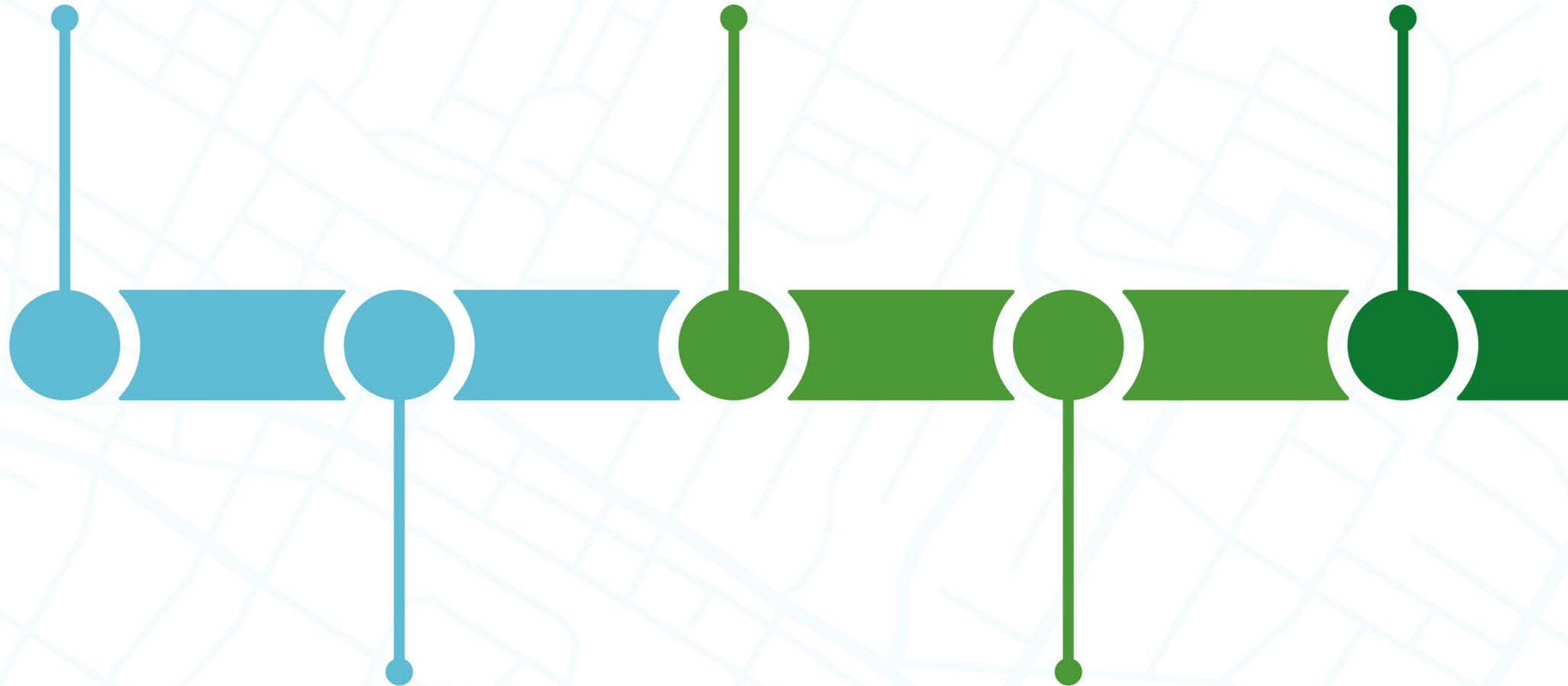
JUNE 2026
AMENDMENT
APPROVED FOR
BALLOT

JAN 2027
PROPOSED HOMESTEAD
EXEMPTION INCREASES
FROM \$50,000 TO \$150,000

JAN 2029 & BEYOND
PROPOSED HOMESTEAD
EXEMPTION INCREASES
ANNUALLY BASED ON
INFLATION.

NOV 2026
FLORIDA VOTES ON
AMENDMENT 3
*NEEDS 60% VOTER
APPROVAL TO PASS

JAN 2028
PROPOSED HOMESTEAD
EXEMPTION INCREASES
FROM \$150,000 TO
\$250,000



HOW WOULD THIS AMENDMENT CHANGE CITY OF NICEVILLE FINANCIALS?

51% of Niceville homes have a homestead exemption, meaning *more than half* of the residential tax base would be affected.

Projected Revenue Impacts if Amendment 3 is approved:

- 2027 – Homestead exemption increases to \$150,000
Estimated revenue impact: **-\$1,519,514**
Equivalent to about **20.1% of current property tax revenue**
- 2028 – Homestead exemption increases to \$250,000
Estimated revenue impact: **-\$2,539,204**
Equivalent to about **33.6% of current property tax revenue**
- 2029 – Full elimination of property taxes (if enacted)
Estimated revenue impact: **-\$4,294,726**
Equivalent to about **56.8% of current property tax revenue**

A REDUCTION IN **REVENUE** MAY MEAN A REDUCTION IN **SERVICES.**

Public safety services could be affected by potential increases in police, fire, and EMS response times due to fewer available resources

Other quality of life services, maintenance, and capital projects could be reduced, delayed, or eliminated.

Department	Current Expenditures
Police	\$4,877,926
Fire	\$4,042,833
Finance	\$82,220
Human Resources	\$170,937
Public Information	\$108,380
Information & Technology	\$1,424,518
Code Enforcement	\$160,290
Library	\$1,374,335
Recreation	\$1,007,260
Senior Center	\$470,528
Community Center	\$205,110
Parks	\$1,061,330
Streets	\$1,693,350

Current Ad Valorem	Total Must Pay Expenditures
\$7,557,836	\$10,706,814

Projected FY27 Ad Valorem	
\$6,038,322	-20.1%

Projected FY28 Ad Valorem	
\$5,018,632	-33.6%

SERVICES SHOWN IN
RED ARE NON-
ESSENTIAL AND MAY
BE AFFECTED IF
PROPERTY TAX
REVENUE DECLINES.

District	Estimated Ad Valorem Revenues Lost*			HX Parcel Count	2025 Millage Rate
	\$150K HX	\$250K HX	\$500K HX		
UNINCORPORATED MSTU	\$ 648,837.81	\$ 1,060,318.07	\$ 1,400,750.14	30,254	0.28800
Ocean City-Wright Fire Dist	\$ 1,922,130.23	\$ 3,044,912.26	\$ 3,907,699.81	9,109	2.75000
Destin Fire Dist	\$ 435,541.70	\$ 804,211.63	\$ 1,360,752.61	4,840	1.00000
Town of Cinco Bayou	\$ 25,232.44	\$ 40,569.25	\$ 52,504.09	104	3.00000
Okaloosa County BCC	\$ 14,757,428.68	\$ 23,910,676.97	\$ 31,916,748.94	51,900	3.83080
City of Crestview	\$ 2,720,481.21	\$ 3,990,480.24	\$ 4,312,361.41	5,849	6.64660
City of Destin	\$ 524,514.92	\$ 944,465.47	\$ 1,502,076.75	3,663	1.61500
Okaloosa Island Fire Dist	\$ 144,410.89	\$ 258,691.99	\$ 382,902.03	474	3.60000
North Bay Fire Dist	\$ 743,891.90	\$ 1,360,448.31	\$ 1,985,160.93	4,017	2.27000
City of Fort Walton Beach	\$ 1,532,844.94	\$ 2,303,144.27	\$ 2,913,022.94	4,846	4.32820
East Niceville Fire Dist	\$ 382,956.13	\$ 692,345.38	\$ 1,061,529.59	1,411	3.40000
City of Laurel Hill	\$ 28,988.72	\$ 38,324.49	\$ 41,838.00	167	3.50000
Florosa Fire District SW	\$ 353,319.37	\$ 549,107.40	\$ 669,374.08	1,929	2.38770
City of Mary Esther	\$ 385,500.72	\$ 573,091.17	\$ 701,062.59	1,085	5.02610
City of Niceville	\$ 1,515,514.27	\$ 2,539,204.42	\$ 3,813,939.76	4,466	4.50000
NW DISTRICT	\$ 80,759.93	\$ 130,552.76	\$ 173,936.02	51,900	0.02070
Town of Shalimar	\$ 46,139.71	\$ 83,671.63	\$ 117,819.58	254	2.20000
City of Valparaiso	\$ 494,762.60	\$ 786,891.82	\$ 1,056,490.82	1,212	5.65040
TOTALS	\$ 26,743,256.17	\$ 43,111,107.53	\$ 57,369,970.09		

**Estimates derived using 2026 preliminary Taxable Value to be lost at the \$150K, \$250K, and \$500K exemption amounts multiplied by the 2025 Millage Rate. Amounts are subject to change dependent upon any change in the number of Homestead Accounts, Taxable Values or Millage Rates.*

HX = Homestead Exemption

It's a Tax Shift, **NOT** a Tax Cut.

Amendment 3 removes revenue. The cost of services does not change. Instead, the costs shift to other taxes, fees, and local prices.

Who else **Pays More** Under a Tax Shift?

Local businesses, renters, consumers, and new florida residents.

LOCAL DOLLARS STAY LOCAL.

It's part of what we call *Home Rule* — a system that allows Florida communities to set priorities, fund local services, and hold local leaders accountable

Home Rule gives local communities the ability to make decisions about their own needs and how to spend local dollars instead of having those decisions made somewhere else.

- ✗ Property taxes don't go to Washington or Tallahassee.
- ✓ **They stay here, and they support the services you use every day.**

HOW AMENDMENT 3 COULD CHANGE YOUR PROPERTY TAX BILL



MARKET VALUE: \$ 307,647

ASSESSED VALUE: \$103,593

TAXING AUTHORITY	YOUR PROPERTY TAXES
X OKALOOSA COUNTY BCC	\$175.74
SCHOOL – RLE	\$224.03
SCHOOL – DISC	\$160.95
X CITY OF NICEVILLE	\$206.44
X NW DISTRICT	\$0.95
TOTAL: \$768.11	\$383.13

PROPOSED SAVINGS UNDER AMENDMENT:

\$1.05/DAY

\$384.98 ANNUALLY

MARKET VALUE: \$330,403

ASSESSED VALUE: \$171,038

TAXING AUTHORITY

YOUR PROPERTY TAXES

~~X~~ OKALOOSA COUNTY BCC

SCHOOL – RLE

SCHOOL – DISC

~~X~~ CITY OF NICEVILLE

~~X~~ NW DISTRICT

~~\$460.91~~

~~\$456.95~~

~~\$328.29~~

~~\$541.42~~

~~\$2.49~~

TOTAL: ~~\$1,790.06~~ \$785.24

**PROPOSED
SAVINGS UNDER
AMENDMENT:**

\$2.75/DAY

**\$1,004.81
ANNUALLY**

MARKET VALUE: \$ 354,479

ASSESSED VALUE: \$253,360

TAXING AUTHORITY	YOUR PROPERTY TAXES	
X OKALOOSA COUNTY BCC	\$776.27	\$12.88
SCHOOL – RLE	\$714.54	
SCHOOL – DISC	\$513.35	
X CITY OF NICEVILLE	\$911.87	\$15.12
X NW DISTRICT	\$4.19	\$0.07
TOTAL:	\$2920.22	\$1,255.96

**PROPOSED
SAVINGS UNDER
AMENDMENT:**

\$4.55/DAY

**\$1,664.27
ANNUALLY**

HOW CAN I BE PROACTIVE?

DO educate everyone you know about the implications of eliminating property taxes.

DO register to vote, stay engaged in upcoming elections, and participate in the decision-making process.

DO ask questions, seek credible information, and make sure you understand both the intended goals and potential impacts of any proposal.

DO think about the future of your community and how your decisions can help support the services and quality of life you want for Niceville.

THINK OF PROPERTY TAXES AS A SUBSCRIPTION

TO YOUR LOCAL GOVERNMENT SERVICES.

Do you subscribe?



#ISubscribeToNiceville

SCAN HERE FOR A
PRINTABLE
VERSION OF THIS
PRESENTATION AND
MORE RESOURCES
ON PROPERTY
TAXES.



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