Amendment 3 is a Tax Shift!

70% of Property Taxes collected statewide comes from Non-Homesteaded Property Owners!

The increased exemption in Amendment 3 will not apply to Non-Homesteaded parcels!

The Briefing for Tuesday, September 29, 2026

The Last Briefing was Sunday, September 27, 2026

There are 35 days until the General Election - November 3, 2026.

What's the weather outlook?

10-Day Weather Forecast for Tallahassee, FL – The Weather Channel

College Football Scores and Schedules

https://www.espn.com/college-football/schedule

Week 5 - College Football Rankings

Miami is ranked 4th; Florida ranks 8th

A continue focus of The Briefing is the impact of Amendment 3, if it passes. The following My View shows who benefits and who does not. You can copy the article and send it to your local news outlets.

Amendment 3 - The Rest of the Story .docx

What's The Statewide impact of Amendment 3?

When deciding how to vote on Amendment 3 – consider this!

My View!

Amendment 3, proposing an increase in the current homestead exemption, will be on the November 3rd General Election ballot. Amendment 3 requires approval from at least 60% of voters to pass. Amendment 3 was placed on the ballot by the Florida Legislature during a 2 day Legislative Special Session.

The bottom-line effect of Amendment 3 – it will shift the property tax "burden" from Homesteaded property to non-homesteaded parcels. Homesteaded property owners will benefit-all other property owners will pay more! It's a tax shift!

Floridians with less resources will end up paying more for housing! The impact on renters will be significant as non-homesteaded property owners pass increases onto renters. Many renters, an estimated 904,000 renting households, earn less than 60% of the median income and pay more than 40% of their income on housing.

Here are the facts:

- Currently, **47%** of all real property parcels currently benefit from Homestead exemptions. Properties that qualify for the Homestead exemption properties will get the increased property tax break proposed in Amendment 3.
- Currently, **53%** of all taxable properties will not benefit. All other property owners that are not eligible for the Homestead exemption (including commercial, rental, and vacant land) will not benefit!
- New home buyers will not benefit from Amendment 3 for five years.
- **68 to 70%** of property tax revenue statewide comes from non-homestead properties. So an owner of property that does not qualify for a Homestead Exemption will be subjected to the "Tax Shift" and pay more.

There are other significant concerns with Amendment 3.

The amendment does not protect funding for law enforcement, emergency services, and fire services. Funding for other important programs -road maintenance, water projects, libraries, parks, animal and mosquito control - will be considered ancillary services and face reduction or elimination. This is why Florida's Sheriffs, Police Chiefs, and Fire Chiefs strongly oppose Amendment 3.

Amendment 3 will have a disproportionate impact on Florida's fiscally constrained counties which already struggle to provide services. Currently, 29 counties receive substantial funding from the state to offset the impact of previously adopted property tax amendments. Offsetting the funding as has been done in the past, however, is not assured if Amendment 3 passes.

If Amendment 3 is defeated, the Florida Taxation and Budget Reform Commission (TBRC) established by the Florida Constitution will convene in 2027. The TBRC will conduct a comprehensive review of the state's tax and spending policies, including the laws that govern local government taxes. The Commission will review the state budget process, revenue needs, expenditure procedures, tax structure, and government efficiency.

Here's the bottom line on Amendment 3 –Amendment 3 is a Tax Shift! Current owners of homesteaded property will benefit, while the majority of property owners, renters, and non-homeowners will pay more. On the basis of that alone, voters should reject Amendment 3 and allow the Taxation and Budget Reform Commission to recommend a plan that is fair for all Floridians.

Chris Doolin is the President of Christian B. Doolin & Associates. Mr. Doolin is a life-long Floridian and represents the Small County Coalition and the Small School District Consortium.

On The Docket

TUESDAY, SEPTEMBER 29

- RETIREMENT COMMISSION - Tuesday, 8:30 a.m. The Department of Management Services State Retirement Commission is meeting. Location: Embassy Suites Ft. Lauderdale, 1100 SE 17th Street, Fort Lauderdale.
- CABINET - Tuesday, 9 a.m. Gov. Ron DeSantis, Attorney General James Uthmeier, Agriculture Commissioner Wilton Simpson and Chief Financial Officer Blaise Ingoglia will hold a state Cabinet meeting. Location: Cabinet Meeting Room, Lower Level, The Capitol, Tallahassee.

- VIRTUAL SCHOOL - Tuesday, 9 a.m. The Florida Virtual School Board of Trustees is meeting online. Location: Visit: https://www.youtube.com/channel/UCSp-oyR-9hroo-cmIumUXCg
- BROWARD TRUSTEES - Tuesday, 11 a.m. The District Board of Trustees of Broward College is holding its regular meeting. Location: Willis Holcombe Center, 111 East Las Olas Boulevard, Room 1208, Fort Lauderdale.
- DEPARTMENT OF EDUCATION - Tuesday, 5 p.m. The Florida Department of Education is holding a series of meeting on Science State Academic Standards. Location: Armwood High School, 12000 East US Highway 92, Seffner.

WEDNESDAY, SEPTEMBER 30

- SELECT FLORIDA - Wednesday, 9 a.m. The Select Florida Board of Directors is meeting. Location: Palm Beach Atlantic University, Rinker Business Hall, 1095 S. Olive Ave, West Palm Beach.
- CLEMENCY BOARD MEETS - Wednesday, 9 a.m. Gov. Ron DeSantis and the state Cabinet are scheduled to meet as the Board of Executive Clemency. Location: Cabinet Meeting Room, Lower Level, The Capitol, Tallahassee.
- SOUTH FLORIDA PLANNING - Wednesday, 10 a.m. The South Florida Regional Planning Council Executive Committee is meeting to conduct annual reviews of legal counsel and the executive director. Location: 1 Oakwood Boulevard, Suite 250, Hollywood.
- BOARD OF GOVERNORS - Wednesday, 10 a.m. The Florida Board of Governors of the State University System is meeting. Location: University of Florida, J. Wayne Reitz Union, Grand Ballroom, 686 Museum Rd, Gainesville.
- CORKSCREW WATERSHED - Wednesday, 1 p.m. - The South Florida Water Management District is holding a meeting on the Corkscrew Watershed Initiative study. Location: Big Cypress Basin Service Center, 2660 Horseshoe Drive North, Suite 101A, Naples.
- HOUSING FINANCE - Wednesday, 2 p.m. The Florida Housing Finance Corporation is holding a workshop on 2026-216 Live Local SAIL Financing applications for construction of large-scale developments of significant regional impact. Location: Florida Housing Finance Corporation, 227 N. Bronough Street, Tallahassee.
- DEPARTMENT OF EDUCATION - Wednesday, 4 p.m. The Florida Department of Education is holding a series of meeting on Science State Academic Standards. Location: Visit: https://teams.microsoft.com/meet/232938469493391?p=6VUUqaMu3jXe9vaQgh Meeting ID: 232 938 469 493 391 Passcode: Fx2GU6bR
- LAKE WALES MINIMUM LEVELS - Wednesday, 5 p.m. The South Florida Water Management District is holding a workshop on the proposal minimum levels for Lake Wales in Polk County. Location: Lake Wales Public Library, 290 Cypress Garden Lane, Lake Wales.

THURSDAY, OCTOBER 1

- REVENUE ESTIMATING - Thursday, 10 a.m. The Revenue Estimating Conference will review the long-term revenue analysis. Location: 301 Senate Office Building, The Capitol.
- NORTH FLORIDA PLANNING - Thursday, 10 a.m. The Northeast Florida Regional Council Board of Directors is meeting. Location: Flagler County Library, 2199 Commerce Pkwy, Bunnell.

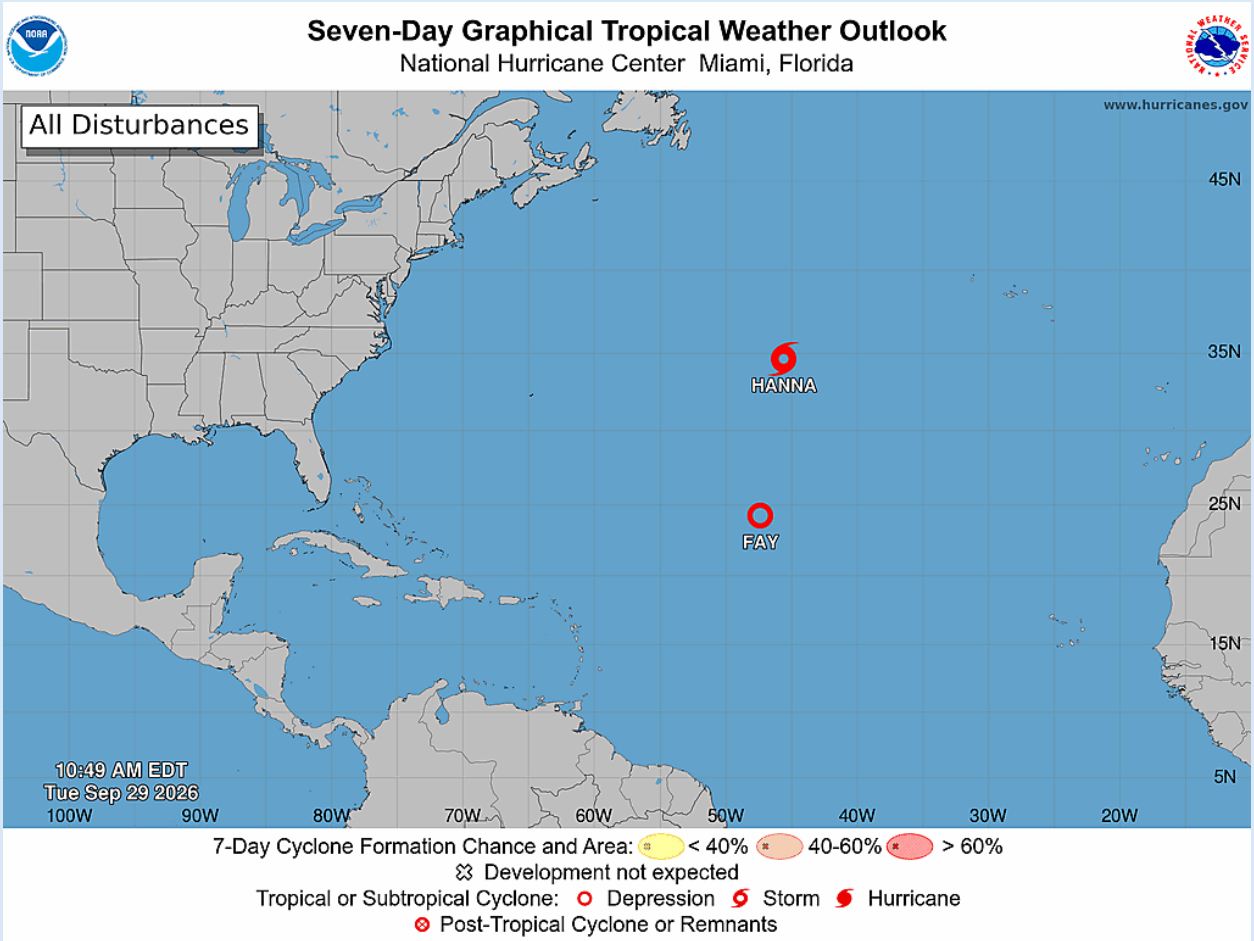
- HISTORICAL MARKERS - Thursday, 10 a.m. The Division of Historical Resources Florida Historical Marker Council is to review submitted historical marker applications. Location: R.A. Gray Building, Room 307, 500 South Bronough Street, Tallahassee.
- SUPREME COURT RELEASES OPINIONS - Thursday, 11 a.m. The Florida Supreme Court is scheduled to release opinions.
- TRIUMPH GULF COAST - Thursday, 10:30 a.m. CT The Triumph Gulf Coast Board is meeting. Location: Walton County Commission Chambers, South Walton County Annex, 31 Coastal Centre Blvd., Santa Rosa Beach.

FRIDAY, OCTOBER 2

- FINANCE REPORTS - Friday State candidates and political committees face a deadline for filing reports showing finance activity between Sept. 11 and Sept. 17. Location: Department of State, Division of Elections, Bureau of Election Records, R.A. Gray Building, Room 316, 500 South Bronough Street, Tallahassee.

Tropical Weather Outlook

https://www.nhc.noaa.gov/



Headlines Around The State

Tuesday - SEP. 29, 2026

Politico: Florida AG seeks injunction to hamper OpenAI development

WLRN: What's behind the high electricity bills crushing Floridians?

WLRN: Survey: Floridians sour on prospects for the property insurance market

Post: Florida's minimum wage going up this week. Is it enough to live on?

Herald: Toxic mounds triggered a crisis in Florida. What's the state of cleanup?

The Capitolist: Florida Regulators Say Unlicensed Insurer Collected More Than $100,000

WLRN: To earn Florida Bright Futures, students will need to capture higher test scores next year

FlaPol: Florida sees slight uptick in new unemployment filings for third week in September

USA Today: These Florida counties had the lowest unemployment rates in August

Post: Burmese pythons are adapting to Florida and are climbing trees

Sentinel: Jolly slams 'corrupt homeowners insurance system' after news organizations report

TCPalm: Why Florida property insurance is the key issue in governor's election

CBS Miami: Florida gubernatorial candidates clash over property insurance fixes a month before the midterm elections

FlaPol: David Jolly says he'll use executive orders to cap insurance profits

Times: Clashing ideas of David Jolly and Byron Donalds put Florida at crossroads

Herald: Hope Florida led people with disabilities to dead ends as state misused $10M

FlaPol: Miami-Dade Republicans defend Amendment 3, calling warnings of weaker services 'fear tactics'

CBS Miami: 3 Miami-Dade officials say they support Florida's property tax cut amendment, while opponents warn of deep cuts

Yahoo News: As Florida's property tax vote looms, Tampa Bay's water district stands to lose millions

WUSF: Floridians can give input on new science education standards during a listening tour this week

Here are key dates for 26-27

2026 Events

Nov 3 –	General Election
Nov. 17-19-	Rural Summit – Ocala – Sponsored by FREDA
Nov. 30 – Dec. 3	Legislative Committee Meetings
Dec 2-4 –	Florida Association of Counties Legislative Conference
Dec 2 -	Small County Coalition Breakfast –
Dec 2-4 –	FSBA Legislative Conference – Tampa
Dec 3 -	Small District– SSDCC Legislative Meeting in Tampa

2027 Events

January 4 – 7	Legislative Committee Meetings
January 11 – 14	Legislative Committee Meetings
February 1 – 4	Legislative Committee Meetings
February 8 – 11	Legislative Committee Meetings
February 15 – 18	Legislative Committee Meetings
March 2 -	Legislature convenes
March 16 -	Small County Coalition/Small School District Joint Legislative Reception
March 17 -	Small School District Council Consortium Legislative Briefing
March 17 -	Florida Association Counties – Legislative Day
March 17-18-	Rural Days 2027 – Tentative
April 30 -	Legislative Session 60 Days – Sine Die!
June 9 – 11	FSBA/FADSS Annual Summer Conference, Kissimmee, FL
June 10 -	Small School District Council Consortium – Annual Meeting
June 22-25	FAC Annual Summer Meeting - Hilton Orlando
June 22 -	Small County Coalition Annual Meeting Breakfast – Orlando
Nov. 30 – Dec. 3	FSBA/FADSS 82nd Annual Joint Conference, Kissimmee, FL

Briefing is prepared by Chris Doolin

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The Briefing is compiled to provide information to elected officials and staff in counties that are members of the Small County Coalition and the Small School District Council Consortium. It is also sent to Professional Colleagues and Associates. For Questions Email – cdoolin@DoolinandAssoc.com

If you want to see all of the latest briefings – you can go www.smallcountycoalition.org or www.ssdcc.org and click on the red Briefing button

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