AMENDMENT 3: WHAT IT DOES TO YOUR TAX BILL

11 Sarasota County communities, measured parcel by parcel. Passed by Florida voters on 3 November 2026. Updated 12 November 2026 with Sarasota County's 2026 tax rates.

Start here: an exemption is not money off your bill

It's a slice of your home's assessed value that doesn't get taxed. A $250,000 exemption doesn't mean $250,000 off what you pay. It means $250,000 of your assessed value is set aside, and you're taxed on what's left.

So what it saves you depends on your tax rate, which is why the same exemption is worth different amounts in different communities. The non-school rate is 5.3778 per $1,000 in unincorporated Sarasota County and 8.4145 in the City of North Port. Gran Paradiso, IslandWalk, Renaissance, Sunstone and Brightmore are in the City of North Port for tax purposes, even though they have Venice mailing addresses.

The exemption amounts

Today	$51,411 of assessed value. $25,000 of that comes off every tax including school; the other $26,411 comes off non-school taxes only.
1 Jan 2027	$150,000 comes off non-school taxes. The $25,000 against school taxes stays exactly as it is.
1 Jan 2028	$250,000 comes off non-school taxes.
2029 on	Adjusted for inflation each year.
Separately	The cap on how fast a non-homestead assessed value can rise drops from 10% a year to 5%. Second homes, rentals, commercial. No exemption involved.

Voters passed it on 3 November 2026. It first shows up on the August 2027 TRIM notice and the tax bill mailed in November 2027.

What that looks like on a real bill

A homesteaded home assessed at $350,000. Yearly property taxes based on value, at 2026 rates.

	Unincorporated Sarasota	City of North Port
Assessed value	$350,000	$350,000
Taxed on today, non-school	$298,589	$298,589
Non-school tax today	$1,606	$2,512
Taxed on in 2028, non-school	$100,000	$100,000
Non-school tax in 2028	$538	$841
Saving on that line	**$1,068 a year**	**$1,671 a year**
School tax, unchanged	$1,927 a year	$1,927 a year
Total, today	$3,533	$4,439
Total, 2028	$2,465	$2,768

Neither column includes CDD, fire, solid waste or stormwater. Those are flat charges (non-ad valorem). They're on the same bill and the exemption doesn't touch them.

How many homes here would actually owe nothing

Every homesteaded parcel in 11 communities, modeled at the full $250,000 exemption in 2028. The figure repeated statewide is roughly 60%. It isn't 60% anywhere here.

Community	Homesteads	Median assessed	Owe zero non-school tax in 2028
Gulf Gate Woods	84	$262,704	**37 homes, 44%**
Gran Paradiso	1,212	$340,759	**365 homes, 30%**
Renaissance	487	$347,600	**110 homes, 23%**
Palmero	127	$404,987	**24 homes, 19%**
Grand Palm	718	$350,809	**132 homes, 18%**
Brightmore	103	$363,400	**19 homes, 18%**
IslandWalk	1,764	$351,791	**257 homes, 15%**
Sunstone	144	$325,100	**21 homes, 15%**
Talon Preserve	351	$526,100	**27 homes, 8%**
Sarasota National	936	$384,914	**66 homes, 7%**
Sunrise Preserve	282	$495,622	**17 homes, 6%**

A home reaches zero when the $250,000 exemption covers its whole assessed value. For most homes that means assessed at or below $250,000, but a senior, veteran, widow or disability exemption stacks on top of the $250,000 and lifts that threshold. Checked against real Gran Paradiso addresses on the live calculator: $249,400 returns zero, $292,600 returns $358, $315,900 returns $555.

Why the spread: the exemption is a fixed dollar amount, not a percentage. $250,000 removes a $246,600 assessment entirely and leaves $38,600 of a $288,600 one. Higher assessed values mean fewer homes reach zero.

The part of your bill that doesn't change, with real numbers

One verified 2026 TRIM notice per community, near that community's median assessed value. These are single parcels, not averages.

Gran Paradiso $2,721	West Villages ID $1,949.16, North Port fire rescue $362.52, solid waste $332.75, roads and drainage $30.93 and $46.00. Parcel assessed $340,774.
Sarasota National $2,311	Sarasota National CDD $1,496.99, fire rescue $366.80, solid waste $263.96, stormwater $183.63. Parcel assessed $401,166.
IslandWalk $1,412	West Villages ID $562.78, North Port fire rescue $485.73, solid waste $332.75, roads and drainage $30.93. Parcel assessed $340,699.
Palmero $859	No CDD. Fire rescue $469.76, solid waste $263.96, stormwater $125.10. Parcel assessed $404,987.
Gulf Gate Woods $768	No CDD. Fire rescue $315.70, solid waste $263.96, stormwater $187.88. Parcel assessed $263,852.
Talon Preserve $717	No CDD. Fire rescue $314.67, solid waste $263.96, stormwater $138.01. Parcel assessed $468,400.

Gran Paradiso, IslandWalk and Palmera at Wellen Park share the West Villages district, yet the district line runs $563 in IslandWalk, $1,949 in Gran Paradiso and up to $4,365 in Palmera. That's nearly 8 to 1, because each phase pays off different bonds. Talon Preserve, Palmero and Gulf Gate Woods have no CDD.

The deadline most people haven't heard about

If you're a permanent Florida resident by 31 December 2026, you get the full exemption from the start. If you establish Florida residency on or after 1 January 2027, you start at $50,000 and become eligible for the full amount in your fifth year. That's 4 years of waiting, not one.

It turns on residency, not on buying. You can become a Florida resident in December and buy a house in March.

One caution. The judge who ordered the ballot summary rewritten in August found the state's own wording wrong on this point, ruling it also depends on when you first claim a homestead exemption. If this affects you, call the Sarasota County Property Appraiser at 941-861-8200 before you do anything. It's free, and theirs is the answer that counts.

Four things people are getting wrong

1	That property taxes are being eliminated. They aren't. School taxes stay, and so does everything above the exemption amount.
2	That the CDD goes away. It doesn't. On a Gran Paradiso bill the CDD line is bigger than the saving.
3	That the previous owner's exemption transfers with the house. It doesn't. Every new owner files their own.
4	That missing 1 January costs you one year. If you're already a Florida resident, yes. If you're moving here from out of state, it's 4 years.

There's a second side to this, and it's fair to say so

The amendment doesn't guarantee any level of service funding. A judge ordered the ballot summary rewritten in August partly for implying that it did. It does restrict spending: counties and cities must use property tax revenue only for public safety, education and schools, infrastructure, natural resources, bond debt service and retirement benefits. That's a limit on what the money can be spent on, not a promise of how much there will be.

The state's own estimate of the revenue reduction is $4.95 billion in fiscal year 2027-28, $8.78 billion the following year and $11.86 billion the year after (Revenue Estimating Conference, House final bill analysis). What each local government does about that is a budget decision still to be made.

See your own address, line by line:
floridahomevalueai.com/property-tax-calculator

Community figures modeled from the Sarasota County certified tax roll, 10,154 parcels, using the county's 2026 certified tax rates by tax district. Verified against 2026 TRIM notices and against the live calculator. This is arithmetic on public records. It isn't tax advice, legal advice or an appraisal, and it assumes the amendment is carried out as written. For anything about your own situation, the Sarasota County Property Appraiser at 941-861-8200 is the right call.

Michael Putnam · Putnam Realty Group · Broker Brian Putnam Jr. · 941-662-9941