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What Happens if Florida Eliminates Property Taxes?

A proposal gaining attention in Florida would eliminate property taxes—an idea that may sound appealing at first glance. But property taxes fund many of the services communities rely on every day.

In Lee County, property taxes help support the Sheriff's Office, fire departments, public schools, roads, libraries, parks, and hurricane preparedness. Without this revenue, local governments would still have to fund those services somehow.

That raises an important question: **What replaces the funding?**

Possible alternatives could include higher sales taxes, increased fees, or cuts to public services. Because sales taxes affect lower-income residents and seniors more heavily, shifting the tax burden could have unintended consequences for many Floridians.

Any plan to eliminate property taxes would require a **constitutional amendment and approval from 60% of Florida voters in 2026**. Before such a major change is considered, voters deserve a clear and transparent plan explaining how essential services would continue to operate.

The push to eliminate or significantly reduce property taxes is still unresolved. The Florida House of Representatives passed a proposed constitutional amendment, HJR 203, that would phase out most non-school property taxes on homesteaded homes and ultimately let voters decide the issue. However, the Florida Senate has not advanced the measure and has signaled concern that the proposal is too sweeping without a plan to replace the billions of dollars in revenue that currently fund local services. As a result, the idea remains under debate in Tallahassee and is far from becoming law, but the issue could return in a special session later in 2026.

Residents who want to weigh in on the proposal should contact their state legislators and ask how essential local services would be funded if property taxes were eliminated. Staying informed and participating in the public discussion now will help ensure voters have straightforward answers before any constitutional amendment appears on the 2026 ballot.