The Value of Orlando Property Taxes and Potential Impact of Amendment 3

September 14, 2026

Proposed Property Tax Amendment 3

Below is a summary of the state property tax reform proposal on the ballot in November

- Raises the homestead exemption to $150,000 in 2027 and $250,000 in 2028
- Contemplates a full elimination of homesteaded property taxes in the future
- Lowers the assessment growth cap for non-homesteaded property from 10% to 5%

$150K

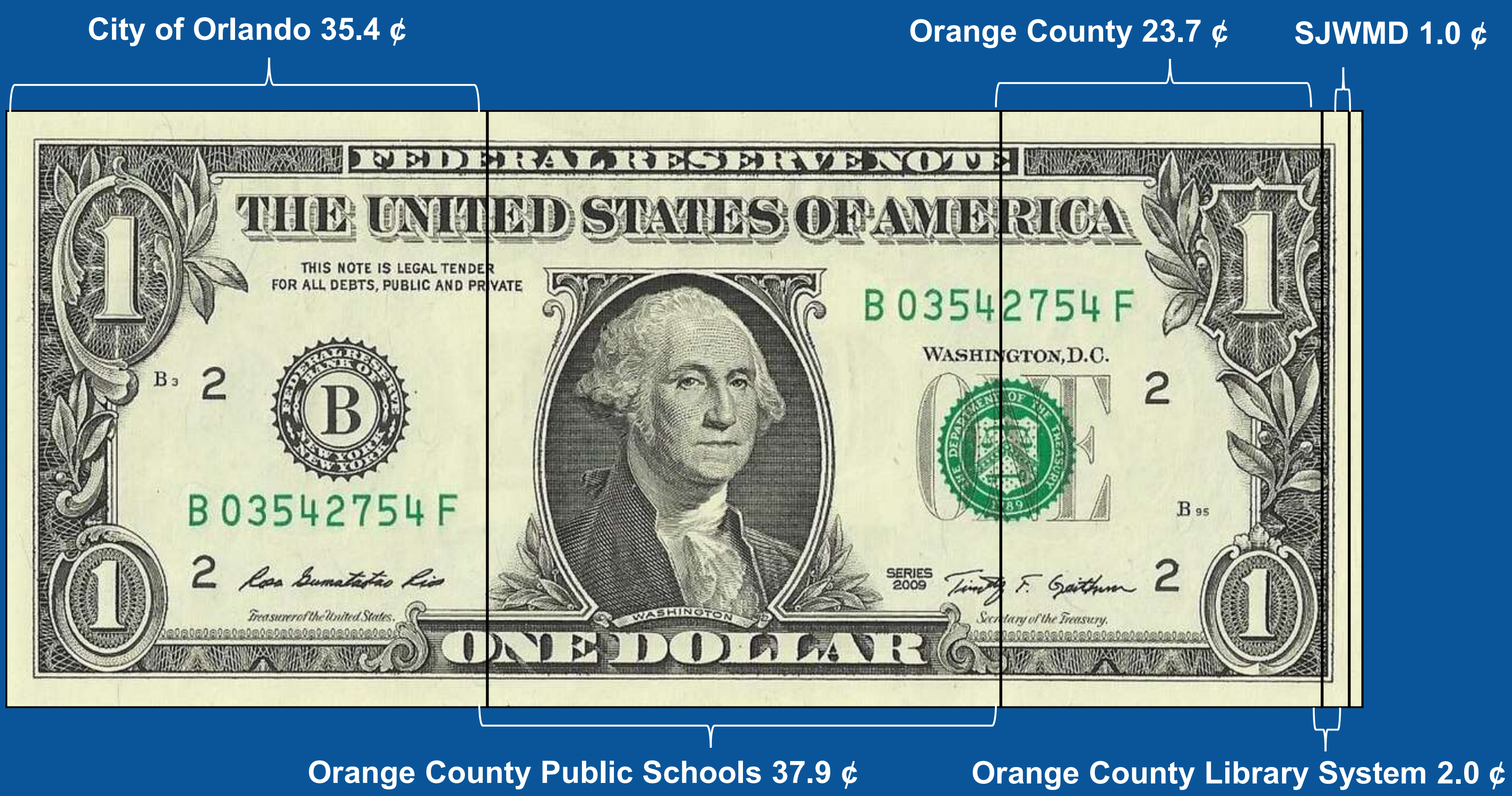
2027

$250K

2028

Property Taxes

Breakdown Example of $1 Property Tax Bill



A Reminder of What Your Tax Dollars Provide

Here's what Orlando homeowners get from their city every single day

Police

24/7 protection and patrol from over 900 first responders

Fire & Rescue

24/7 fire, rescue, and EMS response from over 600 first responders

Parks & Recreation

123 parks, 61 fields, 56 playgrounds, and 19 neighborhood centers

Infrastructure

1,200 miles of sidewalks, 900 miles of streets, and 500+ traffic signals

Community & Culture

Support for small businesses, nonprofits, year-round events and holiday lighting

$6.77 What's worth $7 a day?

One specialty coffee

Two bottled sports drinks

A fast-food breakfast sandwich

A smoothie

A convenience store snack and drink

For about $7 a day, Orlando households get around-the-clock public safety, maintained roads and sidewalks, parks and playgrounds and neighborhood centers.

Save our Homes

While home prices have been increasing, homeowners already receive significant property tax protections

The voter-approved constitutional amendment known as Save our Homes limits annual increases in a homesteaded property’s assessed value to 3% or the rate of inflation, whichever is lower.

This helps protect homeowners from large increases in taxable value, even when their property values rise.

3%

maximum annual increase in homestead property assessed value

Impact of Save our Homes

While property values have gone up dramatically over the past 10 years, the existing 3% Save Our Homes cap has helped limit the impact for existing homeowners in homesteaded properties

	Median Home 10 Years Ago (2016)	Median Home Today (2026)	Home Purchased 10 Years Ago Today Protected by 3% Maximum Increase
Median Home Price - Appraiser Assessed Value	$207,000	$416,300	$263,400
Homestead Exemption	–$50,000	–$50,000	–$50,000
Taxable Assessed Value	$157,000	$366,300	$213,400
City's Millage Rate (set annually by City Council)	0.00665	0.00665	0.00665
City Property Taxes	$1,044/year	$2,436/year	$1,419/year
Cost per month	$87	$203	$118
Cost per day	$2.90	$6.77	$3.93

Note that this is the city's portion only, based on June median sales price data in the respective year.

Everything costs more than it did ten years ago

Household expenses have grown in recent years, but so have the city's

Building a Fire Station

$4.9M -> $12.7M

Firefighter Protective Coat and Pants

$2,586 -> $5,677

Police Officer Ballistic Vests

$734 -> $915

Annual Street Lighting Costs

$5.6M -> $6.9M

Pool Chemicals Per Gallon

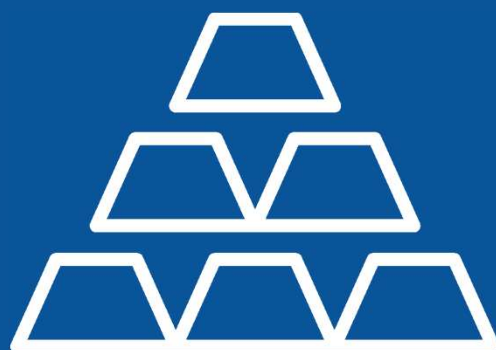
$3.74 -> $9.50

For 12 years, the city has not increased its millage rate

Orlando works hard to make every taxpayer dollar count

Over this time, the city has:

Balanced our budget every year



Maintained operating reserves consistent with financial best practices

Earned some of the highest financial ratings in the country

Accommodated the city's growth welcoming 50,000 new residents in five years

What’s at Stake?

If Amendment 3 passes, the City of Orlando will experience a significant loss of revenue in the year’s ahead

$30M

FY 2028

$50M

FY 2029

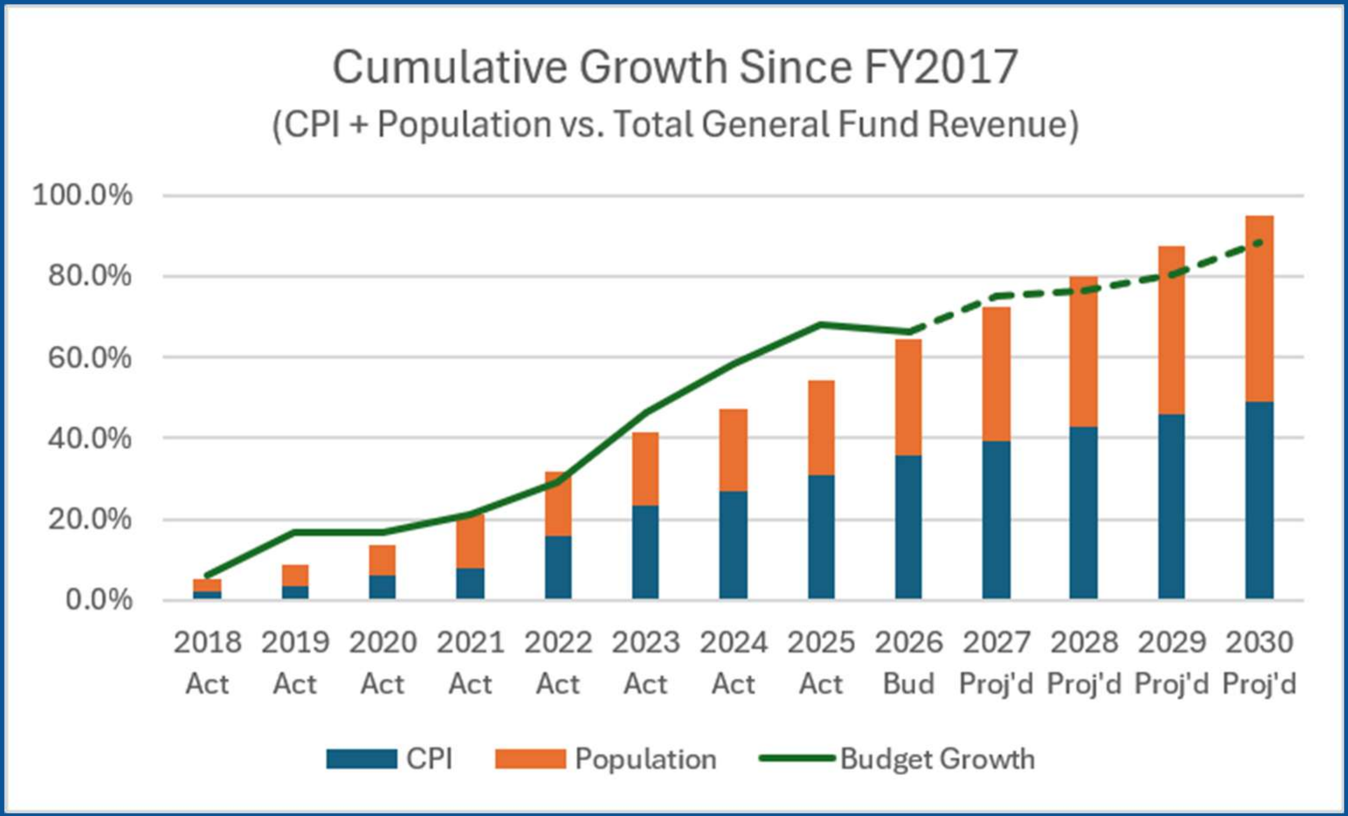
$80M

Future possibility if homestead property taxes are eliminated entirely

The proposed amendment does not provide a revenue replacement for lost property taxes, nor does it protect police and fire from revenue shortfalls.

What's at Stake?

Our revenue growth has roughly been keeping pace with inflation and population growth overall. If reform passes, our revenues would begin to fall behind what is needed to maintain levels of service

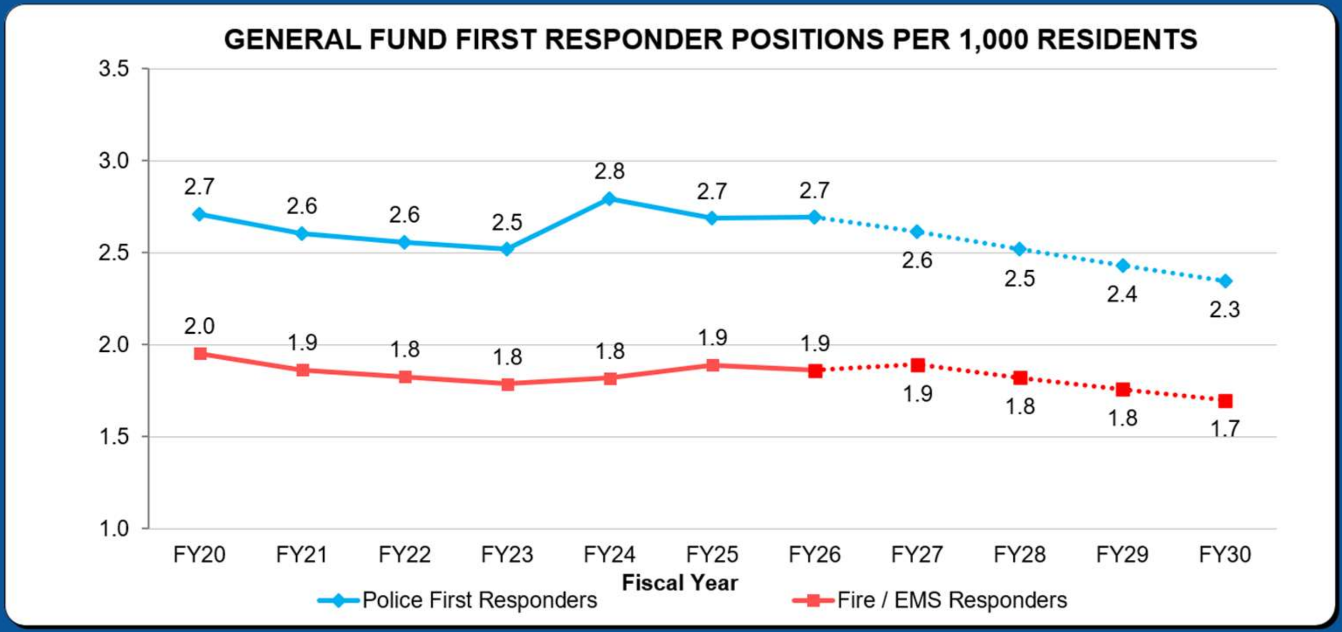


What’s at Stake?

That significant loss of revenue means the city may have to make difficult decisions

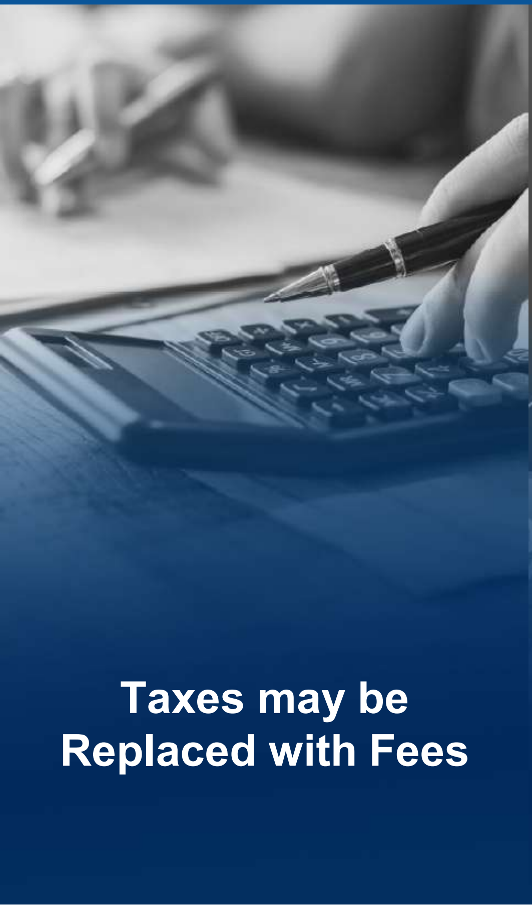
What’s at Stake?

If positions were not added after FY27, population growth estimates suggest the first responders per resident would fall below any level seen in recent history



What’s at Stake?

The loss of revenue would likely need to be replaced



Taxes may be Replaced with Fees

Potential Millage Rate Increase

Individuals & Small Businesses May Have to Absorb More Costs

Costs Increases for Goods and Services

What's at Stake?

Most Orlandoans are renters

A majority of residents in Orlando are renters who won't see any cost savings from Amendment 3.

Since Amendment 3 shifts the tax burden from certain homesteaders, renters and small business owners may see taxes go up.

60%

of residents in the City of Orlando are renters

Additional Information

City Property Tax Reform Page:
Orlando.gov/propertytaxes

City Budget Information:
Orlando.gov/budget

Today’s Budget Hearing is the first of two hearings on the millage rate and budget for FY 2027. If the reform amendment passes, it would begin to impact the City next cycle for FY 2028.