

### Comparison of Various Portability Proposals

<b>Resolution #</b>	<b>Portability limits</b>	<b>Eligibility Limits</b>	<b>Local Option</b>	<b>Within County only</b>	<b>Capped Portability</b>
Miami-Dade “Empty Nester” Portability	New homestead assessment is the lesser of the just value of the new home or the assessed value of the prior home	<ol style="list-style-type: none"> <li>1. Homestead owner must be 55 or older or totally and permanently disabled.</li> <li>2. Homestead purchased must have a lower fair market value than the prior homestead.</li> <li>3. New homestead must be smaller in square footage than previous homestead.</li> <li>4. Homestead owners may make use of this provision only one time</li> </ol>	No – applies statewide	Within County only	No caps to the amount that can be transferred to the new homestead
SJR 184 by Sen. Burt Saunders HJR 417 by Rep. Marcello Llorente	New Homestead cannot be assessed below previous homestead.	<ol style="list-style-type: none"> <li>1. Seller of new home cannot have previously received a valuation less than just value.</li> <li>2. Homestead purchased must have a lower fair market value than the prior homestead.</li> <li>3. New homestead cannot exceed 110% of the prior homestead square footage</li> </ol>	No – applies statewide	Within County only	No caps to the amount that can be transferred to the new homestead
SJR 112 by Sen. Mike Bennett SJR 138 by Sen. Mike Haridopolos HJR 33 by Rep. Carl Domino	New Homestead cannot be assessed below previous homestead	None – every Homestead is eligible	No – applies statewide	No – differentials can be transferred to any county	No caps to the amount that can be transferred to the new homestead

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SJR 384 by Sen. Skip Campbell HJR 239 by Rep. Tim Ryan	New Homestead cannot be assessed below previous homestead	None – every homestead is eligible	Yes – and requires a referendum	Unclear – county option to enact, but specifies eligibility when a property owner sells the property and purchases another homestead within the state	Limited up to \$250,000, may be less as specified in the ordinance
SJR 598 by Sen. Steve Geller		1. Only if previous homestead is taken by eminent domain. 2. Only applies to first replacement home after taking. 3. Assessment of new homestead must equal or exceed assessment of taken homestead	No – applies statewide	No – differentials can be transferred to any county	No caps to the amount that can be transferred to the new homestead