

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2023-349

Introducer/Sponsor(s): Council Member Morgan

Date of Introduction: May 23, 2023

Committee(s) of Reference: NCSPHS, R, F

Date of Analysis: May 25, 2023

Type of Action: Ordinance Code amendment

Bill Summary: The bill amends Ordinance Code Chapter 780 – Property Tax – to create a new Part 6 – Local Option Affordable Housing Tax Exemption. The bill would provide an ad valorem tax exemption for portions of multifamily projects containing 50 or more residential units, where 20 percent of the project is used to provide affordable housing.

Background Information: In its 2023 session the Florida Legislature passed the “Live Local Act” which addressed the affordable housing crisis in Florida, including by creating a new Section 196.1979, Florida Statutes, which authorizes property tax relief for certain properties providing affordable housing to households earning up to 60 percent of the area median income and households whose income does not exceed 30 percent of the area median income. That relief would take the form of an ad valorem tax exemption for portions of multifamily projects of up to 75 percent of taxable value if less than 100 percent of the multifamily project is used to provide affordable housing and up to 100 percent of taxable value if 100 percent of the multifamily project is used to provide affordable housing.

This bill adopts the local option affordable housing tax exemption in Jacksonville, establishes the criteria to qualify for the exemption (which mirror the state requirements), sets out application procedures, and requires annual reporting.

Policy Impact Area: Affordable housing

Fiscal Impact: Undetermined.

Analyst: Clements