2026 Constitutional Amendments & Local Referenda
2026 General Election · November 3, 2026

No. 1 Constitutional Amendment
Article III, Section 19

Budget Stabilization Fund

Proposing an amendment to the State Constitution to increase the amount of funds that may be retained in the budget stabilization fund from 10% to 25% of general revenue collections, require the legislature to transfer the lesser of $750 million or the amount required to reach 25% of the general revenue collections each year unless certain conditions are met, and allow the legislature to withdraw funds for critical state needs.

- Yes
- No

No. 2 Constitutional Amendment
Article VII, Section 3 Article XII

Exemption of Tangible Personal Property on Agricultural Land from Taxation

Proposing an amendment to the State Constitution to exempt tangible personal property habitually located or typically present on land classified as agricultural, used in the production of agricultural products or for agritourism activities, and owned by the landowner or leaseholder of the agricultural land from ad valorem taxation. If approved this amendment would first apply for tax years beginning January 1, 2027.

- Yes
- No

No. 3 Constitutional Amendment
Article VII, Sections 4, 6 and 9 Article XII

Increased Homestead Exemption; Lower Cap on Increases in Non-Homestead Property Assessments

This amendment increases the homestead exemption, for all non-school taxes, to $150,000 in 2027 and $250,000 in 2028, and adjusts for inflation thereafter. It requires the Legislature to prescribe a uniform procedure for counties and municipalities, for their respective levies, to increase the homestead exemption up to full assessed value, and allows special districts, subject to referendum approval, to do the same.

Persons who are not Florida residents on December 31, 2026, will receive the existing homestead exemption upon qualifying for a homestead exemption, with the increased homestead exemption beginning with the fifth year of exemption, to the extent permitted by the U.S. Constitution.

This amendment reduces the annual cap on assessment increases for non-homestead properties from 10% to 5%.

This amendment requires counties and municipalities to use property taxes solely for public safety, education and schools, infrastructure, natural resources, bond debt service, retirement benefits for employees, and operations and administration. Other expenditures may be approved by county officers or county or municipal governing bodies unless prohibited by general law, notwithstanding Article VII, Section 9(a) of the Florida Constitution, which allows counties and municipalities to levy property taxes for their respective purposes.

This amendment takes effect January 1, 2027.

- Yes
- No

St. Johns County Land Conservation Referendum
ST. JOHNS COUNTY GENERAL OBLIGATION BONDS TO CONSERVE LAND, NATURAL RESOURCES, FARMS AND FORESTS To acquire and manage lands that protect water quality; conserve wildlife habitat, natural areas, farms and forests; provide outdoor recreation, and reduce flooding, shall St. Johns County issue general obligation bonds in one or more series in an aggregate principal amount not exceeding $100 million, maturing within 20 years of each issuance, bearing interest not exceeding legal maximum rates, payable from ad valorem property taxes levied up to 0.15 mills, providing for full public disclosure? ⬭ Yes, For Bonds ⬭ No, Against Bonds

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<u>Precinct 511 – City of St. Augustine Beach</u>

*The charter amendment below will **only** appear on the ballots of voters who reside within the limits of the City of St. Augustine Beach*

City of St. Augustine Beach Charter Amendment
ENACTING TERM LIMITATIONS FOR CITY COMMISSIONERS AND REQUIREMENTS FOR REELECTION OR APPOINTMENT OF FORMER COMMISSIONERS. Amending the Charter by providing term limits for city commissioners of three consecutive four-year terms, providing an exception to the term limit in cases of appointment to the commission, deleting provisions no longer applicable, allowing a former commissioner to return to office by appointment or election two years after his or her last date of service on the commission, and providing an effective date. ⬭ Yes ⬭ No