



City of Coral Gables
CITY COMMISSION MEETING
November 10, 2015

ITEM TITLE:

An emergency ordinance of the City of Coral Gables, Florida, amending the Code of the City of Coral Gables, Florida, by amending Chapter 66, "Taxation," Article VI, "Ad Valorem Taxation," Division 2, "Homestead Exemption for Low-income Elderly Persons," adopting property tax exemption under State Amendment 11 for qualifying income seniors, 65 years of age or older, who are living in a residence for 25 years or more, with a homestead property valued under \$250,000.00; Providing for submission of appropriate documentation to the Miami-Dade County Property Appraiser; Providing for repealer provision, severability clause, codification, and providing for an effective date. *(This ordinance does not affect the 2015 Tax Year or the FY 2016 City Budget; it would affect the 2016 Tax Year and the FY 2017 City Budget).*

DEPARTMENT HEAD RECOMMENDATION:

Approval.

BRIEF HISTORY:

On September 28, 1999, the City of Coral Gables amended the City Code to provide for the additional Homestead Exemption for qualifying seniors in the amount of \$25,000.

On November 6, 2012, voters of the State of Florida approved an amendment to the Florida Constitution which authorized the amendment of Florida Statute Section 196.075 allowing local government authorization to provide for a Homestead Tax Exemption in the amount of fifty-thousand (\$50,000) dollars for any person who has the legal or equitable title to real estate, maintains their permanent residence on the property, is 65 or older, and whose household income does not exceed the income limitation.

On January 22, 2013, the City of Coral Gables increased the Homestead Exemption to \$50,000 for qualifying senior citizens in accordance with the provisions of Section 196.075 of the Florida Statutes and amended Code Chapter 66 in order to provide some additional financial assistance to the qualified seniors residing in the City.

In addition, the amendment to the Florida Constitution also allows local governments authorization to provide for an exemption equal to the assessed value of the property to any person who has the legal or equitable title to real estate with a just value less than \$250,000 and has maintained thereon the permanent residence of the owner for at least 25 years, who has attained age 65, and whose household income does not exceed the income limitation.

The proposed ordinance authorizes this additional long term senior exemption for qualified seniors. The Property Appraiser has estimated that the impact of this exemption would affect 30 seniors with a revenue loss to the City of approximately \$3,500. Adoption of this ordinance will be effective for the 2016 tax year and will be reflected in the Fiscal Year 2017 Budget.

This ordinance is an emergency as Miami-Dade County requires all ordinances adopted by December 1, 2015 in order for the ordinance to take effect for tax year 2016.

APPROVED BY:

Department Director	City Attorney	City Manager

ATTACHMENT(S): Proposed Ordinance