

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA URGING THE FLORIDA LEGISLATURE TO ADDRESS CERTAIN CONSIDERATIONS WHEN PROPOSING OR REVIEWING LEGISLATION REGARDING PROPERTY TAXES AND ADDING CERTAIN PROPOSALS TO THE CITY'S 2026 LEGISLATIVE PRIORITIES

WHEREAS, this legislative session there have been almost a dozen bills or constitutional amendment proposals focused on property tax relief filed with the State Legislature to date; and

WHEREAS, the City of Coral Gables has adopted legislative priorities for 2026 that include expanded property tax relief for certain vulnerable Floridians, including people with disabilities, Alzheimer's patients, and low-income caregivers; and

WHEREAS, as the State Legislature considers various proposals regarding property taxes in Florida, the City Commission wishes to provide input on certain areas of potential relief for Coral Gables residents, and formally provide suggestions regarding the property tax process; and

WHEREAS, the City will continue to work closely with our State Representatives, State Senators, and elected officials to ensure that the City's legislative priorities and interests are well represented;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon the adoption hereof.

SECTION 2. That the City Commission hereby urges the State Legislature to consider the following points when proposing or reviewing legislation regarding property taxes:

1. Consider bills that find that resiliency-related improvements should not be added to the taxable value of property. This should include the following improvements:
 - Roof replacement or enhancements for windstorm resistance
 - Impact-rated exterior doors, garage doors, and windows
 - Rewiring where existing wiring is deteriorated or over 50 years old
 - Re-plumbing potable water lines where existing plumbing is leaking, galvanized, contains lead or toxins, or is over 50 years old
 - Re-plumbing or lining sewer lines where existing pipes are leaking, over 50 years old, or made of clay, lead, or galvanized pipe
 - Replacement of rotting or termite-damaged wood, or paneling
 - Replacement of air conditioning or heating systems, or water heating systems
 - Installation of room air conditioners or mini-split air conditioning systems

2. Consider prohibiting reassessment of original homesteaded square footage when, following additions or improvements, the post-construction total is 2,000 square feet or less and any additions do not exceed 650 feet.
3. Consider prohibiting local Property Appraisers from using sales of properties with higher-end features, higher land values, or those located in more expensive communities or neighborhoods when assessing properties with lower-cost features, lower land values, or those properties located in less expensive areas.
4. Consider requiring counties to notify residential property owners of Homestead Exemption and Save Our Homes portability filing requirements upon issuance of a Certificate of Completion or Certificate of Occupancy.

SECTION 3. That these suggested proposals for consideration be added to the City's 2026 legislative priorities.

SECTION 4. That this Resolution shall become effective immediately upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS _____ DAY OF JANUARY, 2026.

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

BILLY Y. URQUIA
CITY CLERK

CRISTINA M. SUÁREZ
CITY ATTORNEY