



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#20-0064

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: March 3, 2020

TITLE: Ordinance Amending Chapter 15, Business Tax Receipts and
Miscellaneous Business Regulations of the Code of Ordinances of the City
of Fort Lauderdale, Florida to Include an Additional Homestead Tax
Exemption for Low-Income Seniors – **(Commission Districts 1, 2, 3 and
4)**

Recommendation

It is recommended that the City Commission adopt an ordinance amending Chapter 15, Business Tax Receipts and Miscellaneous Business Regulations, Article III, Section 15-135 of the Code of Ordinances of the City of Fort Lauderdale, Florida to include the long-term residency low-income senior exemption as an additional homestead tax exemption for a senior person 65 or older.

Background

In accordance with Section 6(d), Article VII of the State Constitution, the governing authority of any municipality may adopt an ordinance to grant either or both of the following additional homestead tax exemptions:

- 1) A low-income senior exemption, which offers a homestead exemption not exceeding \$50,000 for a senior person 65 and older not exceeding specific income requirements (Florida Statute § 196.075).
- 2) A long-term residency low-income senior exemption, which allows an additional homestead exemption for a person 65 or older that has resided at their household for not less than 25 years and does not exceed specific income requirements (Florida Statute § 196.075). The exemption only applies if the just value of the property on record with the Property Appraiser's Office is less than \$250,000 (Florida Statute § 196.075).

Currently, the City of Fort Lauderdale provides a low-income senior exemption but does not offer the long-term residency low-income senior exemption. The Broward County Property Appraiser's Office has identified 42 seniors who have had homestead exemptions since 1995 within the City of Fort Lauderdale; however, it is not determined if those seniors

have resided on the property for 25 years. If all 42 were deemed eligible, then the estimated taxable value for this exemption would be \$863,980. At the City's current millage rate of 4.1193 per \$1,000 of taxable value, this would result in an estimated revenue loss of \$3,559.

Exhibit 1 provides a comparison of the senior exemptions offered in various municipalities in Broward County. In summary, 15 municipalities allow a \$25,000 low-income senior exemption and 16 municipalities allow a \$50,000 low-income senior exemption, and 16 municipalities allow the long-term residency low-income senior exemption.

The exemption must be authorized by a super majority (a majority plus one) vote of the members of the City Commission.

Resource Impact

At the City's current millage rate of 4.1193 per \$1,000 of taxable value, this would result in an estimated revenue loss of \$3,559.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods
- Objective: Ensure a range of affordable housing options

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community*.

Attachments

Exhibit 1 – Broward County Comparison of Senior Exemptions

Exhibit 2 – Ordinance

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