



The Chamber Update

A Closer Look at Current Events and Issues

Issue: Amendment 3

Between now and Election Day we will share the latest information and resources on one of Florida's biggest ballot issues, the proposed Amendment 3, which affects Florida state property taxes. Find helpful resources to explain the proposed changes, as well as perspectives on how the amendment could affect businesses in the state.

Note: At this time, The Osceola Chamber has not taken a position on Amendment 3 and the purpose of this email is to educate.

Latest News

Florida Judge Rules Amendment 3 Ballot Language "Defective"

A Florida circuit judge ruled Monday that the ballot language for the Legislature's property tax amendment (Amendment 3) is "defective." The amendment is still on track to appear on the November ballot, but Attorney General James Uthmeier has ten days to rewrite the title and summary.

See the full Amendment 3 ruling here.

Note: *To pass, Amendment 3 must receive 60% of the vote on the November 3 ballot.*

Resources

The James Madison Institute's 2026 Florida Amendment Guide

The James Madison has created a pro/con guide to the three

amendments that will appear on Florida's November Ballot, including Amendment 3.

The Florida Chamber's Property Tax Primer

The *Florida Property Tax Primer* white paper from The Florida Chamber provides an overview of Florida's property tax system, including homestead and non-homestead classifications, current revenue collections, and the potential impacts of property tax reform or repeal.

The Florida Chamber's Property Tax Amendment Brief

Here The Florida Chamber provides a side-by-side comparison of current Florida law and the proposed constitutional changes voters will consider in Amendment 3 on the November 2026 ballot. The brief outlines proposed changes to homestead exemptions, non-homestead properties, residency requirements, local government funding, school funding, and implementation timelines.

Florida Association of Counties' Property Tax Map

This tool from the Florida Association of Counties shows the estimated reduction in county property tax levy by fiscal year.

GrayRobinson's Amendment 3 History & Summary

GrayRobinson created this comprehensive summary of the proposed amendment's history, including its path to the ballot, and how it has evolved over time.

Osceola County's Amendment 3 Resource

The County encourages all residents to understand the full legislation, ask questions, and make an informed decision when you vote in November 2026. This is a resource guide.

Osceola County Manager's Reply to State CFO

This is Osceola County Manager Don Fisher's letter to Florida State CF Blaise Ingoglia outlining the County's budgeting process.

Osceola County Amendment 3 Workshop Presentation

This is the presentation used at the Osceola County Board of County Commissioners August 31st Amendment 3 Workshop showing the County's potential fiscal impact and reduction framework.

Osceola County Property Comparison Infographic

This infographic compares the property tax outlook for homesteaded vs. non-homesteaded properties within Osceola County.

The City of Kissimmee's Proposed Budget Presentation

This is the City of Kissimmee's budget proposal presentation that takes into account the possible passage of Amendment 3.

City of Kissimmee Summary of property tax revenue in the first two years of Amendment 3

This is a summary of the reduction of property tax revenues for the City of Kissimmee in the first two years of implementation of Amendment 3, along with excerpts from the Florida League of Cities' analysis on current property tax revenues vs. expenditures for public safety, parks, and roads.

City of St. Cloud Property Tax Outlook

The City of St. Cloud released a chart comparing Homestead vs. Non-Homestead properties over a nine-year period.

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