New Florida Law Requires More Accurate Property Tax Estimates on Residential Real Estate Listings

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CLEARWATER, Fla. — A new Florida law will require more accurate property tax estimates on online residential real estate listings beginning February 1, 2027, helping prospective homebuyers better understand their potential property taxes before purchasing a home.

The Disclosure of Estimated Ad Valorem Taxes legislation, championed by the Property Appraisers' Association of Florida — PAAF — over multiple legislative sessions, was ultimately incorporated into the House Tax Package — HB 7031E — and became law on June 29, 2026. The new law addresses one of the most common sources of confusion for homebuyers by ending the longstanding practice of using a seller's current property taxes as an estimate of what the new owner will owe. Following a change in ownership, a property's assessed value generally resets to market value, often resulting in property taxes that are significantly higher than the seller's.

Beginning February 1, 2027, online residential real estate listing platforms that choose to display estimated property taxes must use a standardized methodology based on the property's listing price and information published by the Florida Department of Revenue. Listing platforms that do not provide an estimate may no longer display the seller's current property taxes and instead must direct consumers to the county property appraiser's tax estimator or website.

As Legislative Chair of the Property Appraisers' Association of Florida, Pinellas County Property Appraiser Mike Twitty helped lead the Association's legislative efforts after property appraisers across Florida identified widespread consumer confusion caused by historical property taxes displayed on online residential listing platforms. Under Twitty's leadership, PAAF developed the proposal that became the Disclosure of Estimated Ad Valorem Taxes legislation, originally filed as SB 856 by Senator Nick DiCeglie and HB 827 by Representative Adam Anderson. The Association worked closely with both sponsors throughout the legislative process before the proposal was ultimately incorporated into the House Tax Package and signed into law.

— Florida's property appraisers recognized there was an opportunity to improve transparency for homebuyers before a purchase rather than explaining the difference afterward,' said Mike Twitty. — Prospective homebuyers deserve property tax information that reflects what they are actually likely to pay' not what the previous owner paid. Working together with legislators and industry partners, we developed a practical statewide solution that better equips homebuyers to make informed decisions.'

— Buying a home is one of the largest financial decisions most Floridians will ever make, and buyers deserve information they can trust,' said Senator Nick DiCeglie. — This legislation improves transparency by helping prospective homeowners better understand what their property taxes are likely to be before they close on a home. I appreciate PAAF for bringing this issue forward and working with us to develop a practical solution that benefits Florida homebuyers.'

— This legislation is about giving families better information so they can make informed decisions,' said Representative Adam Anderson. — By replacing potentially misleading seller's historical property taxes with a more realistic estimate, we're helping eliminate unwelcome financial surprises after closing. I'm grateful for the leadership of Florida's property appraisers in identifying this need and helping craft this legislation.'

Twitty also expressed his appreciation to Representative Wyman Duggan, Chairman of the House Ways and Means Committee, for recognizing the importance of the legislation and incorporating the proposal into the House Tax Package.

— Chairman Duggan's willingness to include this proposal in the House Tax Package was instrumental in ensuring this important consumer protection measure reached the Governor's desk,' Twitty said. — His leadership brought together a thoughtful tax package that included a common-sense solution to a longstanding issue affecting Florida homebuyers.'

Twitty also thanked Senator Nick DiCeglie, Representative Adam Anderson, the bill's House and Senate co-sponsors, the Florida Department of Revenue, Zillow, Florida Realtors, the Florida Association of Mortgage Professionals, legislative staff, and the many industry stakeholders who collaborated to develop a balanced statewide solution.

Over the coming months, Florida s county property appraisers will continue working closely with the Florida Department of Revenue and online listing platforms to support a smooth implementation before the law takes effect on February 1, 2027.

Together, these changes will help provide Florida homebuyers with more accurate property tax information and greater confidence throughout the homebuying process.

The full bill can be see here.

About the Pinellas County Property Appraiser s Office

The Pinellas County Property Appraiser s Office is led by a constitutionally elected officer responsible for determining the fair and equitable market value of more than 450,000 parcels and tangible personal property accounts, administering property tax exemptions, maintaining property ownership records and parcel maps, and serving as a trusted resource for taxpayers throughout Pinellas County.

Mike Twitty also serves as Legislative Chair of the Property Appraisers Association of Florida, representing Florida s 67 county property appraisers on statewide legislative initiatives.