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1	A bill to be entitled
2	An act relating to ad valorem taxation of multiple parcel
3	buildings; creating s. 193.0237, F.S.; providing an
4	effective date.
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6	Be It Enacted by the Legislature of the State of Florida:
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8	Section 1. Section 193.0237, Florida Statutes, is created
9	to read:
10	193.0237 Assessment of multiple parcel buildings.--
11	(1) An ad valorem tax or non-ad valorem assessment,
12	including a tax or assessment imposed by a county, municipality,
13	special district, or water management district, may not be
14	assessed separately against the land upon which a multiple parcel
15	building is located. The value of the land containing a multiple
16	parcel building, regardless of ownership, shall not be separately
17	assessed by the property appraiser but shall be allocated among
18	and included in the assessment of all the parcels in the multiple
19	parcel building.
20	(2) As used in this section, the term:
21	(a) "Multiple parcel building" means a building, other than
22	a condominium or cooperative, that contains separate parcels that
23	are vertically located, in whole or in part, on or over the same
24	land.
25	(b) "Parcel" means a portion of a multiple parcel building,
26	which portion is identified in a recorded instrument by a legal
27	description that is sufficient for record ownership and
28	conveyance by deed separately from any other portion of the
29	building.
30	(c) "Recorded instrument" means a declaration, covenant,
31	easement, deed, plat, agreement or other legal instrument, other

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32 than a lease or mortgage or lien, describing one or more parcels
33 in a multiple parcel building and recorded in the public records
34 of the county in which the multiple parcel building is located.

35 (3) If a recorded instrument for a multiple parcel building
36 provides a method for allocating all of the land value to the
37 assessed values of the parcels in the building, then the property
38 appraiser shall allocate the land value among the parcels for
39 assessment purposes as provided in the recorded instrument. If a
40 land value allocation method is not provided in a recorded
41 instrument, then the property appraiser shall allocate all of the
42 land value among the parcels in a multiple parcel building for
43 assessment purposes in accordance with the relative vertical and
44 horizontal size each parcel bears to the size of the entire
45 multiple parcel building.

46 (4) A condominium or cooperative may be created within a
47 parcel in a multiple parcel building, and any land value
48 allocated to the assessed value of that parcel in accordance with
49 this section shall be further allocated among the condominium
50 units in that parcel in the manner required in s. 193.023(5), or
51 among the cooperative units in the manner required in s. 719.114.

52 (5) Each parcel in a multiple parcel building shall be
53 assigned a separate tax folio number, except to the extent that a
54 condominium or cooperative is created within any such parcel, in
55 which case a separate tax folio number shall be assigned to each
56 condominium unit or cooperative unit rather than to the parcel in
57 which they were created.

58 (6) The separate assessed valuations of each of the parcels
59 in a multiple parcel building shall not, in the aggregate, exceed
60 the just valuation, as required by s.4, Art. VII of the State
61 Constitution, of the building and the land upon which it is

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62 located as if such land and building constituted a single
63 property for purposes of taxation.

64 (7) This section applies to any land on which a multiple
65 parcel building is substantially completed as of January 1 of the
66 respective assessment year.

67 Section 2. This act applies to assessments for the calendar
68 year 2015 and subsequent years.

69 Section 3. This act shall take effect upon becoming a law.