

## REASONING

1. Our proposal gives the same protection to all properties and places a fixed cap on taxable values.
2. It places a ceiling on the annual increase of the taxable value and therefore to tax increases.
3. It establishes an exemption that changes in agreement with the change of city and county market value.

These first three points will effectively end the lack of equity in the current system that allows for properties of equal value to pay very different taxes.

Additionally it will stop rental property owners from having to increase rental payments due to extraordinary increases in property taxes instead of making it based on the law of supply and demand as in any free market economy.

They will effectively end the situation of confinement where thousands of homeowners cannot move because they cannot afford the cost of losing their current protection.

They will put an end to the tragedy of thousands of families losing their homes or having to emigrate to other places due not being able to afford the rent, the mortgage or property taxes.

4. Gives the power to the electors to regulate the taxes and avoids that those who, being able to avoid this crisis, did not do it.

5. Allows that owners with the Save our Homes exemption could choose the one that brings them more benefits.

All these measures will help to put an end to the catastrophic economic situation of the State of Florida. It will put more money in consumer's pockets. This will result in a reactivation of the real estate market and of all the economic sectors linked to it resulting in thousands of workers who have jobs returning to their livelihoods and a return to economic stability.

## WHO ARE WE?

Fair Property Tax For All, Inc is a non-partisan citizens' group that began in the area of the Miami-

Dade County and already it includes the entire State of Florida

## EXECUTIVE MEMBERS

**PRESIDENT:** Dr. José H. Valladares, prestigious doctor and surgeon of Miami-Dade County, who for many years has devoted his personal time and efforts in fighting for and advancing the cause for fair property taxation in the State of Florida as well as educating the people about the pitfalls of the current obsolete system.

**VICE-PRESIDENT:** Hernán Santiesteban, civic leader, tireless worker who fights for the necessary reform so that property taxes may be equitable and efficient.

**VICE-PRESIDENT:** Gregory Rodríguez, businessman who in spite of his youth has devoted himself with very much love to this goal of property tax reform in order that they are fair and the people can afford them.

**SECRETARY:** Dr. Eladio Jose Armesto, prominent attorney, editor and owner of the newspaper Nuevo Patria, who using his legal expertise has been fighting for many year for property tax reform.

**TREASURER:** Gregorio Rodríguez, businessman who for more than 30 years has offered his services in Miami-Dade and other areas and one of the activists who heads the fight for fair and non-discriminatory taxes for the State of Florida.

## BOARD OF DIRECTORS

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## GLOSSARY

**MILLAGE RATE:** Tariff that is applied to the taxable value for taxes.

**TAXING AUTHORITIES:** The authorities that set the millage rates are members of the school boards, city and county commissioners and members of the fire and water departments. In addition we have to pay the service to the debts of the school boards, the cities and counties, the firemen. As if these figures were small enough, we have to pay "millage" to the district of interior navigation of Florida (FIND), to the project of construction of the Everglades, to the fund for children (Children's Trust) and to the public libraries.

**ASSESSMENT:** Evaluation, appraisal.

**TAXABLE VALUE:** Value subject to taxes.

**ASSESSED VALUE:** It is the valuation estimated by the public appraiser that in properties without exemption is equal to the market value and to the taxable value. In the properties with a right to exemption, the appraiser establishes the year following the purchase of the property the new one assessment and taxable value. After this adjustment, the new assessment cannot be raised more than 3% per year.

**MARKET VALUE:** Value of market. It is an estimated value, based fundamentally on the price in which similar properties have sold within the same area in a certain period of time.

**AVERAGE PRICE:** It is the average price of properties sold in a specified time period.

**MEDIAN VALUE:** This is the one placed in the middle way of a list of the value of all the properties in an area.

**LOW INCOME:** The authorities consider owners of low income only the 65-year-old persons or more that their nuclear family income is not greater than \$24,214 without including Social Security pension. Annually this quantity is adjusted.

**PORTABILITY:** The ability to transfer one's Homestead exemption to another property in the case that one should move. At present the tax law does not provide for this.

## FAIR PROPERTY TAX FOR ALL TABLE

Exemption = \$211,080 in Miami-Dade

### NOTE

Our Proposal was drafted into a bill courtesy of Representative Julio Robaina (R) district 117 and endorsed by Representative Luis R. Garcia (D) district 107 to be presented to the House. It was designated HJR15D. Senator Rudy Garcia (R) district 40 offered to present this bill to the Senate. These are gestures for which we have all been grateful. However, we have been unsuccessful. Unfortunately our proposal was never presented. We are now placed us in the position of having to obtain signatures in order to be able to place our proposal on the ballot. It is important for you to periodically check our website at [www.fairpropertytaxforall.org](http://www.fairpropertytaxforall.org) to check on the status of this dynamic ever-changing issue.

To put this referendum on the ballot, we need the support of the majority of the legislators and citizens in order for this amendment to become a law. It is thus necessary for us to ask everyone to assist us in this cause in whatever means possible with the understanding that this will benefit the entire state.

[www.fairpropertytaxforall.com](http://www.fairpropertytaxforall.com) (Spanish)

[www.fairpropertytaxforall.org](http://www.fairpropertytaxforall.org) (English)

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### Regular

Market Value	Exemption	Tax. Value	Tax
\$211,000	\$211,080	\$0	\$0
\$220,000	\$211,080	\$8,920	\$134
\$250,000	\$211,080	\$38,920	\$584
\$300,000	\$211,080	\$88,920	\$1,334
\$350,000	\$211,080	\$138,920	\$2,084
\$400,000	\$211,080	\$188,920	\$2,834
\$450,000	\$211,080	\$238,920	\$3,584
\$500,000	\$211,080	\$288,920	\$4,334
\$550,000	\$211,080	\$338,920	\$5,084
\$600,000	\$211,080	\$388,920	\$5,834
\$650,000	\$211,080	\$438,920	\$6,584
\$700,000	\$211,080	\$488,920	\$7,334
\$750,000	\$211,080	\$538,920	\$8,084
\$800,000	\$211,080	\$588,920	\$8,834
\$850,000	\$211,080	\$638,920	\$9,584
\$900,000	\$211,080	\$688,920	\$10,334
\$950,000	\$211,080	\$738,920	\$11,084
\$1,000,000	\$211,080	\$788,920	\$11,834

### LOW INCOME OWNERS

Low Income Exemption = \$316,620 in Miami-Dade

Market Value	Exemption	Taxable	Tax
\$316,620	\$316,620	\$0	\$0
\$320,000	\$316,620	\$3,380	\$51
\$350,000	\$316,620	\$33,380	\$501
\$450,000	\$316,620	\$133,380	\$2,001
\$500,000	\$316,620	\$183,380	\$2,751
\$550,000	\$316,620	\$233,380	\$3,501
\$600,000	\$316,620	\$283,380	\$4,251
\$650,000	\$316,620	\$333,380	\$5,001
\$700,000	\$316,620	\$383,380	\$5,751
\$750,000	\$316,620	\$433,380	\$6,501
\$800,000	\$316,620	\$483,380	\$7,251
\$900,000	\$316,620	\$583,380	\$8,751
\$1,000,000	\$316,620	\$683,380	\$10,251

## SAVE THE AMERICAN DREAM!

At last a fair proposal to reduce property taxes!

Due to the faults in the current property tax system and the inability of local authorities to produce adjusted millage rates, an astronomical increase of property taxes has taken place. This is perhaps the fundamental precipitant of the current economic crisis in Florida. The Citizens' Coalition of Florida has presented the following proposition to reform the system of property taxation:

### OUR PROPOSAL

1. Tax limits on all real estate properties of one and a half per cent (1.5%) of the taxable value of the property.
2. Limit the annual increase of the taxable value to three per cent (3%) or to the per cent of the Consumer Prices Index (CPI), whichever is less. The value added by improvements or additions will be added to the market value.
3. The exemption will be based on the median value of a single family home. This formula will be applied at the level of city or county. Every year the exemption will change in the same quantity that market value changes, less the percentage of increase of the taxable value. Those who qualify as low-income owners will have an additional exemption equivalent to 50% of the median value.
4. Changing taxes beyond what is established in this law can only be done by means of the decision of citizens in regular elections.
5. Owners with exemptions will be allowed to choose between "Save Our Homes" and that of Fair Property Tax for All, Inc.