

**HOUSE OF REPRESENTATIVES STAFF ANALYSIS**

**BILL #:** HB 499  
**SPONSOR(S):** Antone  
**TIED BILLS:**

Property Appraiser Assessments

**IDEN./SIM. BILLS:** SB 1270, SB 1826

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REFERENCE	ACTION	ANALYST	STAFF DIRECTOR
1) Finance & Tax Committee		Monroe	Diez-Arguelles
2) Local Government Council			
3) Governmental Operations Committee			
4) Fiscal Council			
5) _____			

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**SUMMARY ANALYSIS**

Section 193.023, F.S. provides that in creating the real property tax roll the Property Appraiser must physically inspect each parcel every three years. This bill would modify that provision by allowing property appraisers to utilize satellite imagery, aerial photographs and similar imagery to satisfy the requirement that the property be inspected every three years. The bill allows property appraisers to choose between these methods or physical inspections and retains a provision stating that the property appraiser shall physically inspect any parcel upon the request of the taxpayer or owner.

This bill has no significant fiscal impact.

## FULL ANALYSIS

### I. SUBSTANTIVE ANALYSIS

#### A. HOUSE PRINCIPLES ANALYSIS:

The bill does not appear to implicate any of the House Principles.

#### B. EFFECT OF PROPOSED CHANGES:

The bill amends s. 193.023, F.S., to authorize county property appraisers to utilize satellite imagery, aerial photographs, and similar imagery to satisfy the requirement that property must be inspected every 3 years for purposes of assessing the value of real property. Property appraisers would retain the option of conducting physical inspections of property to satisfy the requirement. In addition, the bill retains a provision stating that the property appraiser shall physically inspect any parcel upon the request of the taxpayer or owner.

#### **Background:**

Section 4, Article VII, of the Florida Constitution, requires a just valuation of all real property for ad valorem taxation, with certain exceptions. Florida Property Appraisers have the statutory responsibility to list and determine the just value of all real property in each county each year for purposes of ad valorem taxation.

Section 193.023, F.S., provides that Property Appraisers must complete an assessment of the value of all property no later than July 1 of each year, except that the Department of Revenue may for good cause extend the time for completion of assessment of all property.

This section provides that in making the assessment of the value of real property, the Property Appraiser must physically inspect the property every 3 years to ensure that the tax roll meets all the requirements of law. In addition, the property appraiser must physically inspect any parcel of taxable real property upon the request of the taxpayer or owner. In valuing property in accordance with constitutional and statutory requirements, the property appraiser may adjust the assessed value placed on any parcel or group of parcels based on mass data collected, on ratio studies prepared by an agency authorized by law, or pursuant to regulations of the Department of Revenue.

Section 195.022, F.S., requires the Department of Revenue to provide aerial photographs every 3 years to the state's 67 property appraisers. The counties rely on the use of aerial photography for discovery, location, and identification of property characteristics. A schedule of counties to be flown each year (approximately one third of the state) has been developed to insure that this requirement is met. This is accomplished through an interlocal agreement with the Department of Transportation to provide photo enlargements to the counties. However, due to workload and resource allocation, the Department of Transportation is often unable to fly all counties that have been scheduled. As a result, the Department of Revenue contracts with private aerial photography firms to fly the remaining counties.

According to representatives of the Department of Revenue and the Florida Association of Property Appraisers, many of the state's property appraisers are currently unable to comply with the statutory requirement that they physically inspect property every 3 three years. This is due to the significant growth in the number of parcels of property, combined with limitations in staffing resources within the property appraisers' offices. The Department of Revenue indicated that Florida currently has approximately 9 million parcels of property.

The International Association of Assessing Officers publishes advisory standards to assist assessing officers in the improvement and standardization of their offices. The 2002 Standard on Mass Appraisal of Real Property recommends that property be physically reviewed and individually reappraised every four to six years.

C. SECTION DIRECTORY:

**Section 1** amends s. 193.023(2), F.S., to allow property appraisers to utilize satellite imagery, aerial photographs and similar imagery to satisfy the requirement that the property be inspected every three years.

**Section 2** provides that this act shall take effect upon becoming law.

## II. FISCAL ANALYSIS & ECONOMIC IMPACT STATEMENT

A. FISCAL IMPACT ON STATE GOVERNMENT:

1. Revenues:

None

2. Expenditures:

None

B. FISCAL IMPACT ON LOCAL GOVERNMENTS:

1. Revenues:

None

2. Expenditures:

While local property appraisers will face increased technology costs in using these new methods of inspection, the need for fewer employees to do physical inspections should produce savings in reduced personnel costs and increased productivity.

C. DIRECT ECONOMIC IMPACT ON PRIVATE SECTOR:

None.

D. FISCAL COMMENTS:

None.

## III. COMMENTS

A. CONSTITUTIONAL ISSUES:

1. Applicability of Municipality/County Mandates Provision:

Not Applicable.

2. Other:

None.

B. RULE-MAKING AUTHORITY:

None.

C. DRAFTING ISSUES OR OTHER COMMENTS:

As drafted, the bill states that the property appraiser may “review satellite imagery, aerial photographs, or similar imagery” in lieu of making a physical inspection. However, there are no standards in the bill addressing either the quality of these images or their vintage.

**IV. AMENDMENTS/COMMITTEE SUBSTITUTE & COMBINED BILL CHANGES**