

**Tax Deferral Program
HB 955**

Recreational and Commercial working waterfront

- Requires direct access to a location over, on or adjacent to a navigable body of water
- Must provide access for water-dependent commercial or recreational activities to a navigable body of water

Allows for an ad valorem tax deferral for recreational and commercial working waterfront properties

- Any county may adopt an ordinance to allow for these deferrals so long as they are in accordance with the guidelines of this bill
- BCC may authorize the deferral of ad valorem taxation and non-ad valorem assessments for recreational and commercial working waterfront properties.
- Deferrals only apply to taxes levied by the county granting the deferral
- Deferral remains in effect regardless of any change in authority of the county
- Use and ownership of the property as a working waterfront must be maintained over the period for which the deferral is granted
- If the property is located in a redevelopment area, the taxes eligible for deferral shall be reduced
- The property owner must file an annual application for tax deferral with the tax collector and demonstrate compliance with the requirements of the deferral, including proof of insurance to cover all liens and property value
- The total amount of deferred taxes, non-ad valorem assessments and interest, plus the total amount of all other unsatisfied liens on the property, may not exceed 85% of the assessed value of the property-owner must immediately pay the difference if that occurs
- The primary financing on the property may not exceed 70% of the assessed value of the property-owner must immediately pay the difference if that occurs

Payment

- Interest on the deferment shall accrue at a rate of one-half of 1% plus the average yield to maturity of the long-term fixed-income portion of the FRS investments
 - The interest rate may not exceed 9.5%
- If there is a change in ownership or use of the property, or the owner fails to carry proper insurance, the total amount of deferred taxes and interest for all previous years becomes due and payable November 1 of that same year
- All or any part of the deferred taxes and accrued interest may be paid at anytime, with partial payments being first applied towards the accrued interest