CITY OF ST. AUGUSTINE
EST. 1565

FAQ - PROPERTY TAXES

Why are local property taxes important?

Local property taxes fund essential services that make our community livable, including police, fire rescue, roads, parks, resiliency initiatives, CRA, tree canopy and compost programs, Galimore Pool and other public services. These services are tailored to local needs and managed by leaders directly accountable to the people they serve.

What is Save Our Homes?

Save Our Homes is a voter-approved constitutional amendment that limits annual increases in a homesteaded property's taxable value to 3% or the rate of inflation, whichever is lower. It helps protect full-time Florida residents from large increases in taxable value when property values rise.

What portion of my property taxes goes to the City of St. Augustine?

When property taxes are collected by the St. Johns County Tax Collector, the revenue is distributed among several governmental entities. Approximately 38% of a typical property tax bill is allocated to the City of St. Augustine, while the remaining amount is distributed to St. Johns County, the School District, and other taxing authorities, such as Anastasia Mosquito Control District, Florida Inland Navigation District (FIND) and St. Johns River Water Management District (SJRWMD).

What do City property taxes fund?

For Fiscal Year 2026, the City of St. Augustine expects to receive approximately $25 million in ad valorem (property tax) revenue. These funds support essential services such as law enforcement, fire and emergency services, roads and streets, parks and grounds maintenance, community redevelopment areas (CRAs), and other local government operations.

Which City services are funded through enterprise funds rather than property taxes?

Enterprise funds are supported primarily by user fees paid by the customers who use those services, rather than by property taxes. In the City of St. Augustine, enterprise-funded operations generally include the Water and Wastewater Utility, Stormwater Utility, Marina, Sanitation services and Visitor Information Center (VIC). These operations are funded through service charges and fees, they are not supported by the City's property tax revenue.

Has the City of St. Augustine raised property taxes recently?

A property's tax bill is determined by two factors: its taxable value and the millage rate. The millage rate is the amount of tax charged for every $1,000 of taxable property value. While a property owner's tax bill may increase if the taxable value of their property increases, the City of St. Augustine has maintained the same millage rate since 2009 despite rising operating costs and inflation.

What is the proposed property tax amendment that will appear on the November ballot?

The proposed constitutional amendment would increase Florida's homestead exemption from the current $50,000 to $150,000 beginning January 1, 2027, and to $250,000 beginning January 1, 2028.

When would the changes take effect if the amendment passes?

If approved by voters, the increased homestead exemption would take effect in phases. The exemption would increase to $150,000 on January 1, 2027, and to $250,000 on January 1, 2028, subject to the provisions of the amendment.

How much voter approval is required for the amendment to pass?

Because this is a constitutional amendment, it must receive at least 60% approval from Florida voters to take effect.

Will the amendment affect school district taxes?

No. Based on the proposal currently under consideration, the expanded homestead exemption would not apply to school district taxes. It would apply to city, county, and other eligible local taxing authorities.

Will the State of Florida provide funding to local governments to offset any reduction in property tax revenue?

At this time, no state funding mechanism has been approved as part of the proposed constitutional amendment to offset potential revenue reductions for cities and counties.

What City of St. Augustine departments could be affected if property tax revenues decrease?

City staff have not identified any specific departments for reductions. Based on information presented during public City Commission meetings, the proposed constitutional amendment is estimated to reduce City property tax revenue by approximately $2.1 million in 2027 and $4.2 million in 2028, if approved by voters. Property tax revenue helps fund services including police, fire, street maintenance, parks and grounds maintenance, public works, community services, code enforcement, planning, historic preservation, facilities, property maintenance, and administration. If revenues decrease, City staff would evaluate staffing levels, service levels, vacant positions, and other budget options before making recommendations to the City Commission.

If the amendment passes, could the City generate revenue from other sources?

City staff have indicated they are evaluating a variety of options to address potential future revenue reductions. These may include reviewing user fees, parking fines, evaluating other revenue sources, and reviewing service levels and expenditures. Any future changes would require consideration by the City Commission through the public budget process.

What happens if property taxes are substantially reduced or eliminated in the future?

Property taxes are currently a primary source of funding for many local government services. If property taxes were substantially reduced or eliminated in the future, local governments would need to evaluate alternative revenue sources, service levels, expenditures, or a combination of these options. The specific impacts would depend on future state and local policy decisions.

For more information on the City of St. Augustine's budget, please visit:
www.CityStAug.com/budget