

Senate Bill No. 1796

An act relating to property tax administration; amending s. 195.0995, F.S.; providing that if the Department of Revenue finds that more than 10 percent of sales qualified or disqualified by a county do not fall within applicable criteria, the department shall issue a postaudit notification of defects instead of a review notice; amending s. 195.096, F.S.; revising the requirements placed on the department in its review of assessment rolls; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (2) of section 195.0995, Florida Statutes, is amended to read:

195.0995 Use of sales transactions data; qualification; review.—

(2) The department shall randomly sample all sales in the county to determine whether those sales were properly qualified or disqualified. If the department finds that more than 10 percent of sales qualification decisions do not fall within the applicable criteria, the department shall issue a post-audit notification of defects and shall follow the procedures set forth in s. 195.097 ~~review notice pursuant to s. 193.1142(4) requiring the property appraiser to satisfactorily explain or remedy the problem before approval of the assessment roll.~~

Section 2. Paragraph (c) of subsection (2) of section 195.096, Florida Statutes, is amended to read:

195.096 Review of assessment rolls.—

(2) The department shall conduct, no less frequently than once every 2 years, an in-depth review of the assessment rolls of each county. The department need not individually study every use-class of property set forth in s. 195.073, but shall at a minimum study the level of assessment in relation to just value of each classification specified in subsection (3). Such in-depth review may include proceedings of the value adjustment board and the audit or review of procedures used by the counties to appraise property.

(c) In conducting assessment ratio studies, the department must use all practicable steps, including stratified statistical and analytical reviews and sale-qualification studies, to maximize the representativeness or statistical reliability of samples ~~a representative or statistically reliable sample of~~ properties in tests of each classification, stratum, or roll made the subject of a ratio study published by it. The department shall document and retain records of the measures of representativeness of the properties studied in compliance with this section. Such documentation must include a record of findings used as the basis for the approval or disapproval of the tax roll in each county pursuant to s. 193.1142. In addition, to the greatest extent practicable, the department shall study assessment roll strata by subclassifications such as value groups and ~~or~~ market areas for each classification;

~~subclassification~~, or stratum to be studied, to maximize assure the representativeness of ratio study samples. For purposes of this section, the department shall rely primarily on an assessment-to-sales-ratio study in conducting assessment ratio studies in those classifications of property specified in subsection (3) for which there are adequate market sales. The department shall compute the median and the value-weighted mean for each classification or subclassification studied and for the roll as a whole.

Section 3. This act shall take effect July 1, 2005.

Approved by the Governor June 10, 2005.

Filed in Office Secretary of State June 10, 2005.