

CENTRAL FLORIDA REAL ESTATE NEWS

Keeping You Up To Date On Housing Trends
& The Local Real Estate Market

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March Edition

Florida's Proposed "No Property Tax" Plan on Homestead Homes – What Buyers Should Know

Across Florida, lawmakers are discussing one of the most talked-about real estate proposals in years: the potential elimination – or major reduction – of property taxes on homestead (primary residence) properties. While nothing has been finalized yet, this proposal could reshape how buyers evaluate affordability and long-term homeownership here in Central Florida.

As your local real estate resource, here's what today's buyers need to understand.

What Is Being Proposed?

Recent legislative proposals would place a constitutional amendment on the 2026 ballot that could eliminate most non-school property taxes on homesteaded properties if approved by voters.

Some versions of the plan suggest phasing out these taxes gradually – potentially increasing the homestead exemption over several years until primary residences are largely exempt from local government property taxes.

Important notes:

- School district taxes would likely remain.
- Rental properties, vacation homes, and investment properties would not receive the same benefit.
- The proposal must still pass both legislative chambers and then receive at least 60% voter approval.

In short – it's a proposal, not a guaranteed change.

How This Could Impact Buyers in Central Florida

1. Increased Buying Power

If property taxes on homestead homes decrease, monthly ownership costs could drop – potentially allowing buyers to qualify for higher purchase prices or feel more comfortable entering the market.

Lower taxes may especially benefit first-time buyers who are focused on monthly payment affordability.

2. Greater Demand for Primary Homes

Because the proposal focuses on owner-occupied homes, Central Florida could see:

- Increased interest from relocating buyers
- More retirees or long-term residents choosing Florida

- Stronger demand in communities popular with full-time residents

Some experts believe reduced taxes could make homeownership more attractive and encourage upgrades or renovations.

3. Potential Market Shifts Between Homestead vs. Investment Properties

Since rental and non-homestead homes would not receive the same tax relief, buyers may shift toward purchasing primary residences instead of investment properties.

That could:

- Change inventory levels
- Affect pricing in certain neighborhoods
- Create new opportunities for first-time homeowners

4. Possible Trade-Offs Buyers Should Consider

While many homeowners welcome tax relief, local governments rely heavily on property taxes to fund services such as infrastructure, parks, and emergency response.

If major tax reductions occur, cities and counties may need to:

- Adjust budgets
- Introduce alternative fees or taxes
- Modify local services

This doesn't mean the proposal is negative – but buyers should understand the full picture when planning long-term homeownership.

What This Means Right Now

The biggest takeaway for buyers is this:

👉 Nothing has changed yet.

Even if approved, implementation would likely begin years from now, meaning today's purchase decisions should still be based on current taxes, insurance, and market conditions.

However, the proposal signals a strong focus on long-term affordability in Florida – something many buyers are watching closely.

Starting Early: Why Beating the Spring Rush Gives Central Florida Buyers a Real Advantage

As we move closer to spring, many buyers across Central Florida begin preparing for what is traditionally the busiest real estate season of the year. While the warmer months often bring more inventory and increased activity, one of the smartest strategies buyers can use is to begin their home search before the spring rush begins.

Every year, I see motivated buyers gain a strong advantage simply by getting ahead of the crowd. Here's why starting early can make a significant difference in your home-buying experience.

Less Competition Means More Opportunity

During peak spring months, the Central Florida market tends to attract a wave of new buyers. This increased demand can lead to multiple-offer situations, quicker decision timelines, and added pressure. By starting your search earlier, you position yourself in a window where competition is typically lower. That can translate into more negotiating power, more time to evaluate properties, and a less stressful process overall.

Better Preparation Leads to Stronger Offers

Beginning your search early allows you to focus on the important groundwork—reviewing your credit profile, securing a strong pre-approval, and clearly defining your goals. When the right property becomes available, you're not scrambling to catch up; you're ready to act confidently. In today's market, preparation often separates successful buyers from those who miss out.

Understanding Market Trends Before Peak Season

Central Florida's real estate market can shift quickly, influenced by new construction, seasonal demand, and changing interest rates. Starting your search now gives you time to watch pricing patterns, explore different neighborhoods, and truly understand what represents good value. Instead of rushing into a decision during the busiest months, you can make a more informed and strategic purchase.

Access to Homes Before They Hit Peak Demand

Many homeowners begin preparing their properties for spring listings well in advance. Buyers who are actively searching early sometimes discover opportunities before competition intensifies. This early access can be especially valuable in desirable areas like Orlando, Winter Garden, Kissimmee, and surrounding communities where demand tends to rise quickly.

A Smoother, Less Stressful Buying Experience

One of the biggest benefits I hear from early-start buyers is the sense of control they feel throughout the process. Without the pressure of peak-season urgency, you can tour homes thoughtfully, compare options carefully, and make decisions that truly align with your long-term goals.

If you've been considering buying a home in Central Florida this year, now is the perfect time to begin exploring your options. Even if you're not planning to move until later in the year, getting started early can help you move forward with clarity and confidence—before the spring market reaches full speed.



Building the Right Home Search: How Clear Criteria Helps You Find the Perfect Home in Central Florida

Buying or selling a home is one of the biggest financial decisions most people will ever make—and in a dynamic market like Central Florida, who you choose to represent you matters more than ever.

One of the most important steps in buying a home isn't touring properties — it's defining exactly what you're looking for before the search even begins. In today's Central Florida real estate market, having a clear set of home search criteria allows your realtor to work smarter, move faster, and ultimately help you find the right home with less stress.

Start With the Lifestyle You Want

Every successful home search begins with understanding your lifestyle. Do you want a quiet suburban neighborhood, a golf course community, or a location close to shopping, dining, and entertainment? Central Florida offers a wide variety of communities, each with its own personality and pace. When buyers share how they want to live — not just where — it helps narrow down the areas that truly fit their needs.

Define Your "Must-Haves" vs. "Nice-to-Haves"

Buyers often start with a long wish list, but clarity is key. Think about the essentials first:

- Number of bedrooms and bathrooms
- Single-story vs. two-story homes
- New construction or resale
- Garage space, pool, or outdoor living areas

Separating must-haves from nice-to-haves keeps your search focused and prevents decision fatigue when viewing multiple homes.

Neighborhoods and School Districts Matter

For many buyers, choosing the right neighborhood or school district is just as important as the home itself. Proximity to work, commute times, community amenities, and local schools can all influence long-term satisfaction and property value. By identifying preferred areas early, your realtor can filter opportunities that align with both your goals and your future plans.

Budget, Financing, and Timing

Your price range and financing strategy also shape your search criteria. Knowing what monthly payment feels comfortable — not just the maximum approval amount — helps ensure you're looking at homes that truly fit your financial picture. Timing is equally important; whether you need to move quickly or prefer to wait for the right opportunity, clear communication allows your agent to watch the market strategically on your behalf.



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| PI DAY | RAIN | DAYLIGHT SAVING |
| EASTER | SPRING BREAK | COLLEGE |
| LUCK | CHERRY BLOSSOMS | SHAMROCK |
| EQUINOX | IDES OF MARCH | TULIPS |
| MARDI GRAS | TOURNAMENT | WINDY |
| BASKETBALL | LAMB | GREEN |
| MARCH MADNESS | KITE | DAFFODILS |

Why Detailed Criteria Makes a Difference

When buyers take the time to outline their ideal home, it transforms the search process. Instead of scrolling through hundreds of listings, you'll receive curated options that match your vision. This saves time, reduces stress, and increases the chances of finding a home you love when the right property hits the market.

If you're thinking about buying in Central Florida, the best first step is simply a conversation. Together, we can create a customized search strategy designed around your lifestyle, priorities, and long-term goals — bringing you one step closer to finding the perfect place to call home.



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Agent Spotlight

Phil Holliday is a dedicated real estate professional with Preferred Real Estate Brokers, specializing in helping clients buy and sell homes in both Central Florida and Las Vegas. With years of experience in the industry, Phil combines local market knowledge, cutting-edge technology, and a client-focused approach to make every real estate transaction smooth and successful. One of Phil's unique offerings is his Perfect Home Finder program, a personalized service that goes beyond the standard MLS listings. By working closely with clients to identify their precise needs and preferences, Phil uses advanced target marketing to identify pre-listed and off-market properties that perfectly match each client's criteria. This program is especially valuable for buyers who want exclusive access to homes that aren't widely available. Whether you're a first-time homebuyer, a seasoned investor, or looking to relocate, Phil is committed to helping you find your dream home with ease and expertise. Reach out today to experience a superior level of service in Central Florida or Las Vegas real estate.

Recommended Service Professionals

As a real estate professional, I work with many local professionals and want to recommend those that found to give exceptional service. Here are a few of my top choices, please be sure to tell them I referred them to you

Vince Gaudio
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