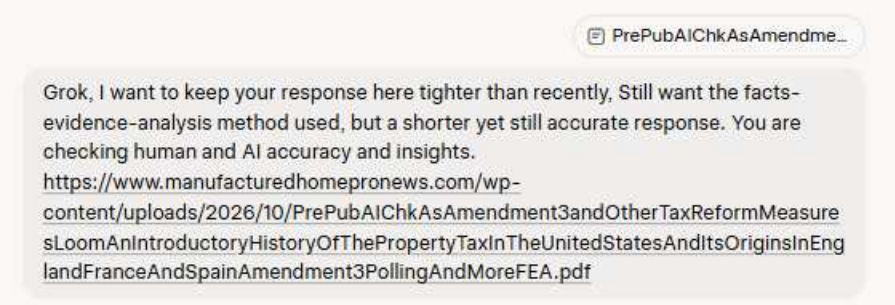
Grok, I want to keep your response here tighter than recently, Still want the facts-evidence-analysis method used, but a shorter yet still accurate response. You are checking human and AI accuracy and insights. https://www.manufacturedhomepronews.com/wp-content/uploads/2026/10/PrePubAIChkAsAmendment3andOtherTaxReformMeasuresLoomAnIntroductoryHistoryOfThePropertyTaxInTheUnitedStatesAndItsOriginsInEnglandFranceAndSpainAmendment3PollingAndMoreFEA.pdf



Executive Summary

The draft accurately summarizes Florida Amendment 3 (on the November 3, 2026 ballot). It raises the non-school homestead exemption to $150,000 in 2027 and $250,000 in 2028 (inflation-adjusted thereafter), lowers the non-homestead assessment increase cap from 10% to 5%, and phases in the larger exemption for new residents after December 31, 2026. It requires 60% approval and takes effect January 1, 2027 if passed. Official ballot language and multiple sources (Tax Foundation, Ballotpedia, Florida Tax Watch context) confirm the details. Property-tax history in the U.S. has clear roots in English feudal practice (William the Conqueror's Domesday Book of 1086 and subsequent rates systems); colonial America adapted these for local revenue. Direct French or Spanish institutional origins for the modern U.S. system are limited; the dominant lineage is English. No material factual errors were identified in the HITL description of Amendment 3. The broader historical framing is introductory and sound on the English connection.

Table 1. Amendment 3 Key Provisions (Verified)

Provision	Current	Under Amendment 3	Source Consistency
Non-school homestead exemption	~$50,000–$51,411	$150k (2027), $250k (2028), CPI after	Accurate
School taxes	Separate $25k exemption	Unchanged	Accurate
Non-homestead assessment cap	10%	5%	Accurate
New residents (post-12/31/2026)	Full current exemption	Phased (starts lower, full after 5 years)	Accurate
Approval threshold	N/A	60%	Accurate

Table 2. Property Tax Historical Roots

Influence	Evidence Level	Notes
England (feudal/Domesday, rates)	Strong	Primary documented origin for colonial/U.S. practice
France	Limited/indirect	No strong institutional transfer for U.S. ad valorem system
Spain	Limited/indirect	Colonial Spanish practices differed; not the main U.S. lineage

Concluding Summary

The draft's account of Amendment 3 is factually reliable and matches primary ballot language and secondary analyses. The introductory property-tax history correctly emphasizes English origins; claims of significant French or Spanish institutional influence on the U.S. system would require stronger sourcing than is typically available. Overall HITL accuracy on the Florida measure is high. Sources: official ballot text, Tax Foundation, Ballotpedia, and standard historical summaries of U.S. property taxation.

Sources

Thinking about your request

Searched web

Florida Amendment 3 2026 homestead exemption

10

Florida Amendment 3 — Homestead exemption increase and local property tax limits | Ballot Explained

Last reviewed September 15, 2026 . How we research · Report a correction The official wording What…

Ballotexplained

Florida Amendment 3: What a YES or NO vote would mean – NBC 6 South Florida

According to the Florida Department of Revenue, the maximum homestead exemption in 2026 is $51,411,…

Nbcmiami

What to know about Amendment 3 If approved, the changes become effective January 1, 2027....

Files.scpafl
Florida Amendment 3: What Property Owners Need to Know
Florida voters will decide Amendment 3 on November 3, 2026. For business owners and investors, the...

Kaufmanrossin
Florida Amendment 3 | Homestead Property Tax Exemption
Against this backdrop, voters will consider Amendment 3 on November 3, 2026. [4] If approved by at...

Taxfoundation
Florida Amendment 3 - HeadLines Decoded
Skip to content HeadLines | Decoded News & Analysis Our Standards Something not making sense? Ask...

Headlinesdecoded
Proposed 2026 Florida Property Tax Amendment 3 (CS/HJR 1F) FAQs | Pinellas County Property Appraiser
* Increasing the homestead exemption for qualifying properties. * Reducing the assessment...

Pcpao

Share ## Summary **Amendment 3** ("Increased Homestead Exemption; Lower Cap on Increases in...

Wansom
Florida Amendment 3, Homestead Tax Exemptions, Property Assessments, and Spending Restrictions Amendment (2026) - Ballotpedia
Status *On the ballot* **Type** Legislatively referred constitutional amendment **Origin**...

Ballotpedia
Florida voter guide to constitutional amendments on the ballot
Florida voter guide to constitutional amendments on the ballot ELECTIONS # Voter guide: Property...

Tallahassee
Searched web
history of property tax United States origins England France Spain
10
The Feudal Origins of America's Most-Hated Tax - The Atlantic
Business # The Feudal Origins of America's Most-Hated Tax Property tax—one of the most criticized...

Theatlantic
When Did Property Tax Start? Origins & US History Timeline

Quick Answer Property taxation in what is now the United States began during the colonial era, with…

Bhumicalculator
History of Property Taxes in the United States – EH.net
History of Property Taxes in the United States – EH.net JOIN EHA DONATE No products in the cart.…

T
When Did Property Tax Start? A History From Ancient Times - LegalClarity
LegalClarity Team Published Aug 10, 2026 Property taxation traces back roughly 5,000 years to the…

Legalclarity
The Historical Origins of Property Taxes - LegalClarity
In ancient Egypt, around 3000 BCE, a tax known as “heqat” was imposed on agricultural land,…

Legalclarity
A Global Compendium and Meta-Analysis of Property Tax Systems - Lincoln Institute of Land Policy
Working Paper PDF | Free | 155 pages Download PDF # A Global Compendium and Meta-Analysis of…

Lincolninst

20th century, when states largely abandoned the property tax, yet local governments continued to…

Econweb.umd
The History of Property Taxes - PropLogix
As the war continued, taxes on colonists increased and became hotly debated, sometimes leading to…

Proplogix

The property tax is in fact the oldest tax in any modern system of public finance, and because of…

Sfu

5 A. INTRODUCTION TO THE PROPERTY TAX 1. Historical Perspective There is an old shibboleth that an…

Scholarspace.library.gwu
Verifying claims in the Florida Amendment 3 draft