

R9 AJ DISCUSS/TAKE ACTION: IMPACT OF MIAMI-DADE TAX COLLECTOR'S OFFICE  
ELECTION TO OPERATE ASA "FEE OFFICE."

Applicable Area:



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Joseph Magazine

DATE: February 26, 2025

TITLE: DISCUSS/TAKE ACTION: IMPACT OF MIAMI-DADE TAX COLLECTOR'S OFFICE ELECTION TO OPERATE AS A "FEE OFFICE."

**RECOMMENDATION**

Given the magnitude of this change and its potential impact on the City's budget and finances, I am requesting that the Administration provide a brief presentation at the February 26, 2025 City Commission meeting. This presentation will provide an opportunity for the Commission to better understand the implications of the Tax Collector's decision to operate as a "Fee Office," and help inform the decisions we may need to make ahead of the FY 2026 budget process.

**BACKGROUND/HISTORY**

On January 13, 2025, the City Manager issued a letter to the Commission (LTC #015-2025) advising that the City had received a communication from Interim Director of the Miami-Dade County Office of the Tax Collector, Gerardo Gomez, dated December 20, 2024. The letter outlined the Miami-Dade County Tax Collector's election to operate as a "Fee Office" under the provisions of Florida Statute 192.091.

**Key Points:**

- Effective October 1, 2025, the Office of the Tax Collector will begin imposing a 2% commission on the total amount of real and tangible personal property taxes and special assessments collected and remitted within Miami-Dade County.
- As required by state law, any surplus commission collected will be redistributed to the City.
- The Tax Collector's Office estimates that the FY 2025 commission would have amounted to approximately \$4.5 million, based on Certified Taxable Values as of July 1, 2024.
- This change will impact all municipalities within Miami-Dade County, including the City of Miami Beach, and necessitate a planned increase in budgeted expenditures of up to \$4.5 million starting with the FY 2026 budget.
- This development comes at a time when other significant changes are occurring within the City's taxable property values, including the passage of Amendment 5 by voters in November 2024, which increased the homestead property exemption, thereby constraining the growth of taxable property values for the upcoming fiscal year.

**ANALYSIS**

**FISCAL IMPACT STATEMENT**

TBD

**Does this Ordinance require a Business Impact Estimate?**  
(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:  
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

**FINANCIAL INFORMATION**

**CONCLUSION**

N/A

**Applicable Area**

Citywide

**Is this a "Residents Right to Know" item,  
pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond  
Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481,  
includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s): N/A

**Department**

Office of Commissioner Joseph Magazine

**Sponsor(s)**

Commissioner Joseph Magazine

**Co-sponsor(s)**

**Condensed Title**

Discuss/Action, Impact of Miami-Dade Tax Collector Operations Change. (Magazine)

**Previous Action (For City Clerk Use Only)**