



2019 NEW HOMESTEAD EXEMPTIONS FACT SHEET

Fulton County voters adopted new homestead exemptions in 2018 that became effective on January 1, 2019. This summary of the exemptions is based on the wording within the various House and Senate bills.

(1) FULTON COUNTY SENIOR HOMESTEAD EXEMPTION (HB1064)

- ◆ Homeowners age 65 or older regardless of income.
- ◆ Basic exemption increased from \$30,000 to \$50,000 assessed value.
- ◆ Exemption is in addition to the senior freeze or the CPI exemption.

**(2) CPI EXEMPTIONS FOR FULTON COUNTY SCHOOLS (SB317)
CITY OF JOHNS CREEK (HB708)
CITY OF MOUNTAIN PARK (HB711)**

- ◆ Base year value is the lesser of the value of 2016, 2017, or 2018. This value must represent the complete structure. (Example: If the home is partially completed in 2016 and is fully completed in 2017, the 2016 value will not be used)
- ◆ Base year value is multiplied by **1.0423* for 2019**. For **subsequent years**, the value will increase by the **CPI or 3%** whichever is less.
- ◆ The amount of the exemption is the total of the difference between the assessed value and the base value plus the applicable exemption amount.
- ◆ Applies to the first 5 acres and homesteaded building.
- ◆ Does not apply to Bonds.

(3) CPI EXEMPTION FOR CITY OF ATLANTA (HB820)

- ◆ Base year value is the lesser of the value of 2016, 2017, or 2018. This value must represent the complete structure. (Example: If the home is partially completed in 2016 and is fully completed in 2017, the 2016 value will not be used)
- ◆ Base year value is multiplied by **1.0423* for 2019**. For **subsequent years**, the value will increase by the **CPI or 2.6%** whichever is less.
- ◆ The amount of the exemption is the total of the difference between the assessed value and the base value plus the applicable exemption amount.
- ◆ Applies to the first 5 acres and homesteaded building.
- ◆ Does not apply to Atlanta Bonds.

(4) ATLANTA PUBLIC SCHOOLS BASIC EXEMPTION INCREASE (SB485)

- ◆ *Base homestead exemption increases from \$30,000 to \$50,000 after the first \$10,000 in assessed value.*
- ◆ *Does not apply to Atlanta School Bonds.*

**(5) CPI EXEMPTIONS FOR THE CITY OF ALPHARETTA (HB712) **
CITY OF ROSWELL (HB707) **
CITY OF MILTON (HB710) ****

- ◆ *Base year value is the lesser of the value of 2016, 2017, or 2018. This value must represent the complete structure. (Example: If the home is partially completed in 2016 and is fully completed in 2017, the 2016 value will not be used)*
- ◆ *Base year value is multiplied by **1.0423*** for 2019. For **subsequent years**, the value will increase by the **CPI or 3%** whichever is less.*
- ◆ *The amount of the exemption is the total of the difference between the assessed value and the base value plus the applicable exemption amount.*
- ◆ *Applies to the first 5 acres and homesteaded building.*
- ◆ *Does not apply to Bonds.*

() Inflation rate for December 2015 through December 2017*

*(**) Fulton County does not collect taxes for these cities. Therefore, any concerns about the city tax bills must be addressed with the individual city.*