

Gwinnett County's Generous Value Offset Exemption keeps property taxes lower for homeowners

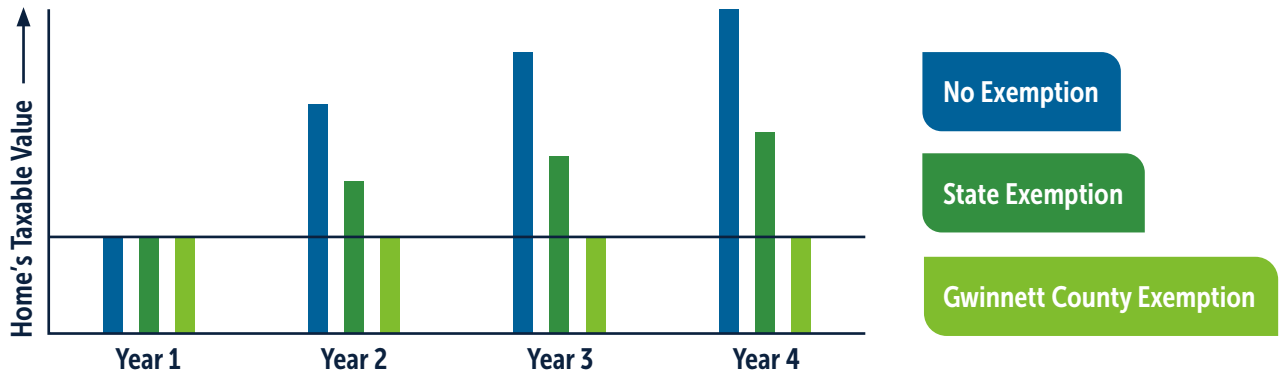
Gwinnett County Government is one of the few local governments in the state of Georgia that already offers a better tax exemption for homeowners than the one introduced in House Bill 581. The **County's existing Value Offset Exemption—in place since 2001**—offers **better protection against rising property values** and **keeps County government taxes lower** for homeowners.

By opting out of the statewide exemption, Gwinnett County can avoid unnecessary administrative costs—ultimately benefiting our taxpayers.

What's the difference between the state's exemption and the County's exemption?

With the state's new exemption, the taxable value of your home is adjusted annually for inflation. For example, if the inflation rate is 3%, your home's taxable value may increase by 3%.

Gwinnett County government's existing Value Offset Exemption freezes the taxable value of your home when you are granted your homestead exemption. Therefore, even as property values rise, your home's taxable value is locked in place, keeping your property taxes paid to Gwinnett County government the same.



If I have the existing Gwinnett County Value Offset Exemption, why have my taxes increased over the past several years?

Gwinnett County's Value Offset Exemption *only* applies to the County government portion of your property tax bill—not to school or city taxes—and as a result, school and city taxes have increased as property market values have increased.

Schools and cities will make their own decisions on whether to opt out of the new statewide exemption. You are encouraged to attend school board and city public hearings to give input.

Property tax example for a household in the City of Suwanee

Tax Year	Market Value	Gwinnett County Tax	Gwinnett Board of Education Tax	City of Suwanee Tax
2021	\$420,300	\$1,254.71	\$3,510.56	\$828.83
2022	\$575,700	\$1,254.71	\$4,678.49	\$1,135.28
2023	\$693,300	\$1,254.71	\$5,649.85	\$1,367.19
2024	\$746,500	\$1,254.71	\$6,059.83	\$1,472.10

Since 2021, the Value Offset Exemption has saved this homeowner \$5,691.11 in County taxes.