



GWINNETT COUNTY
BOARD OF COMMISSIONERS

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Nicole L. Hendrickson, Chairwoman
Kirkland Dion Carden, District 1
Ben Ku, District 2
Jasper Watkins III, District 3
Matthew Holtkamp, District 4

Unofficial

Informal Presentation Minutes

Tuesday, January 21, 2025 – 11:00 AM

Present: Nicole L. Hendrickson, Kirkland D. Carden, Ben Ku, Jasper Watkins III, Matthew Holtkamp

1. Law Department

House Bill 581

Deputy County Attorney, Jenny Carter, provided the Board with an overview on House Bill 581. Ms. Carter discussed impacts to homeowners, explained opt-out procedures and deadlines, and provided the schedule for the required Public Hearings to be held. No official action taken.

House Bill 581 Homestead Exemption

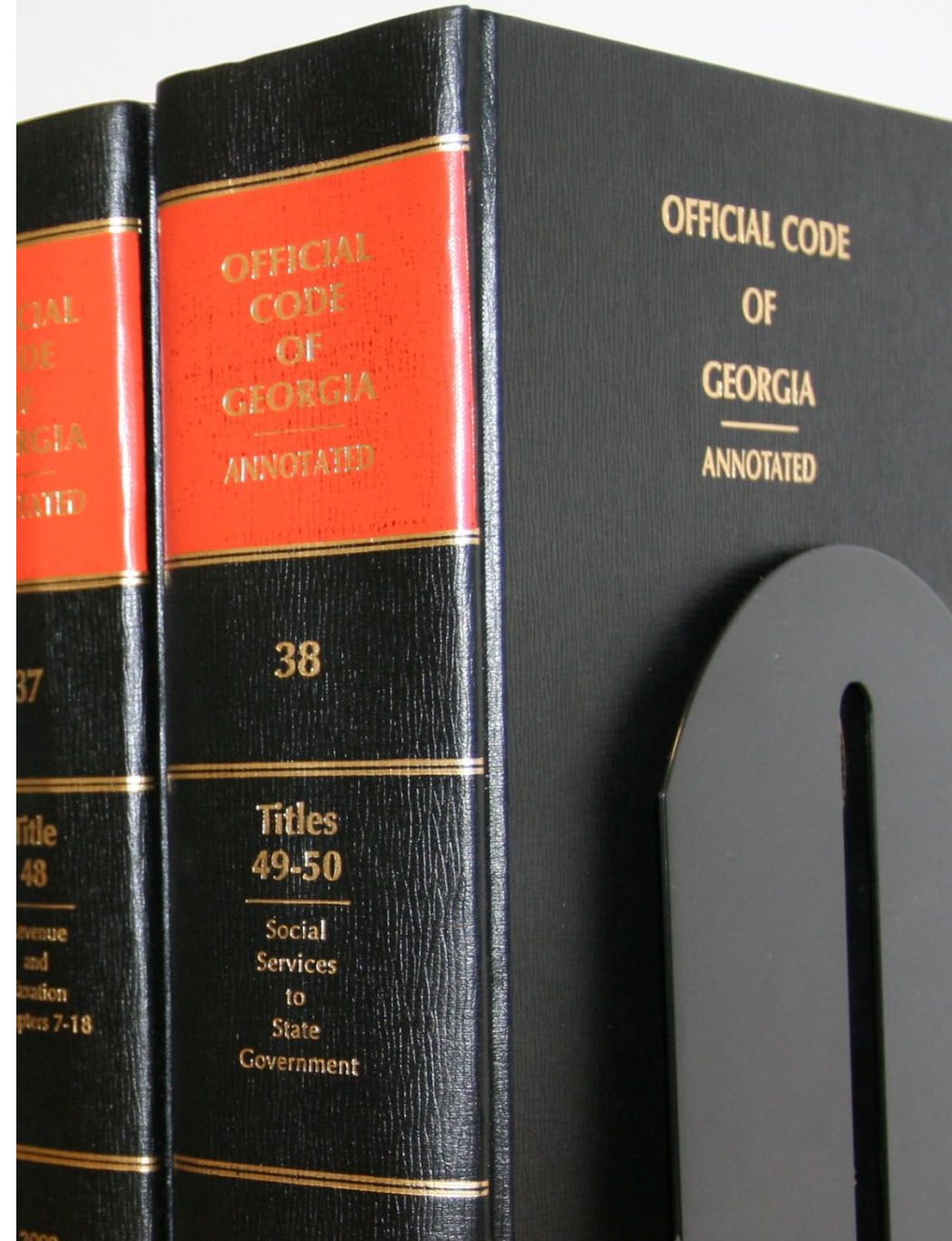
January 21, 2025



Gwinnett

Overview of HB 581

- Effective January 1, 2025
- Modifies assessment notice, tax bill, appraisal and appeal requirements
- Authorizes a special sales and use tax for property tax relief
- Creates statewide adjusted base year homestead exemption



New Statewide Adjusted Base Year Homestead Exemption

- Establishes a base year assessed value that is adjusted each year based upon the inflation rate of the prior year, making it subject to increases
- Protects homeowners from tax increases due to property market values that increase at greater than the rate of inflation
- Includes process for jurisdictions to opt out

Gwinnett County's Existing Value Offset Exemption

- Established in 2001 to protect homeowners from tax increases due to increased property market values
- The assessed value of a homestead property remains constant for the Gwinnett County government portion of the tax bill, even if there is an increase in the property's market value
- Gwinnett County homeowners with the Value Offset Exemption have saved approximately \$1.09 billion

Property Tax Example: Unincorporated Auburn

VOE Information	
Base Year	2017
2017 Fair Market Value	\$205,800
Base Assessed Value	\$82,320

Tax Year	Market Value	County Tax Due	School Tax Due
2021	\$225,500	\$1,066.83	\$1,846.97
2022	\$340,400	\$1,066.83	\$2,734.90
2023	\$379,500	\$1,066.83	\$3,057.87
2024	\$407,500	\$1,066.83	\$3,273.25

Since 2021, VOE has saved this homeowner **\$3,116.76** in County taxes

Property Tax Example: Household in the city of Suwanee

VOE Information	
Base Year	2013
2013 Fair Market Value	\$298,300
Base Assessed Value	\$119,320

Tax Year	Market Value	County Tax Due	School Tax Due	City Tax Due
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, VOE has saved this homeowner **\$5,691.11** in County taxes

Existing Gwinnett County Value Offset Exemption

Base year locked

Earliest base year of 2000

Base value ***protected 100% against inflation***

More favorable to homeowner

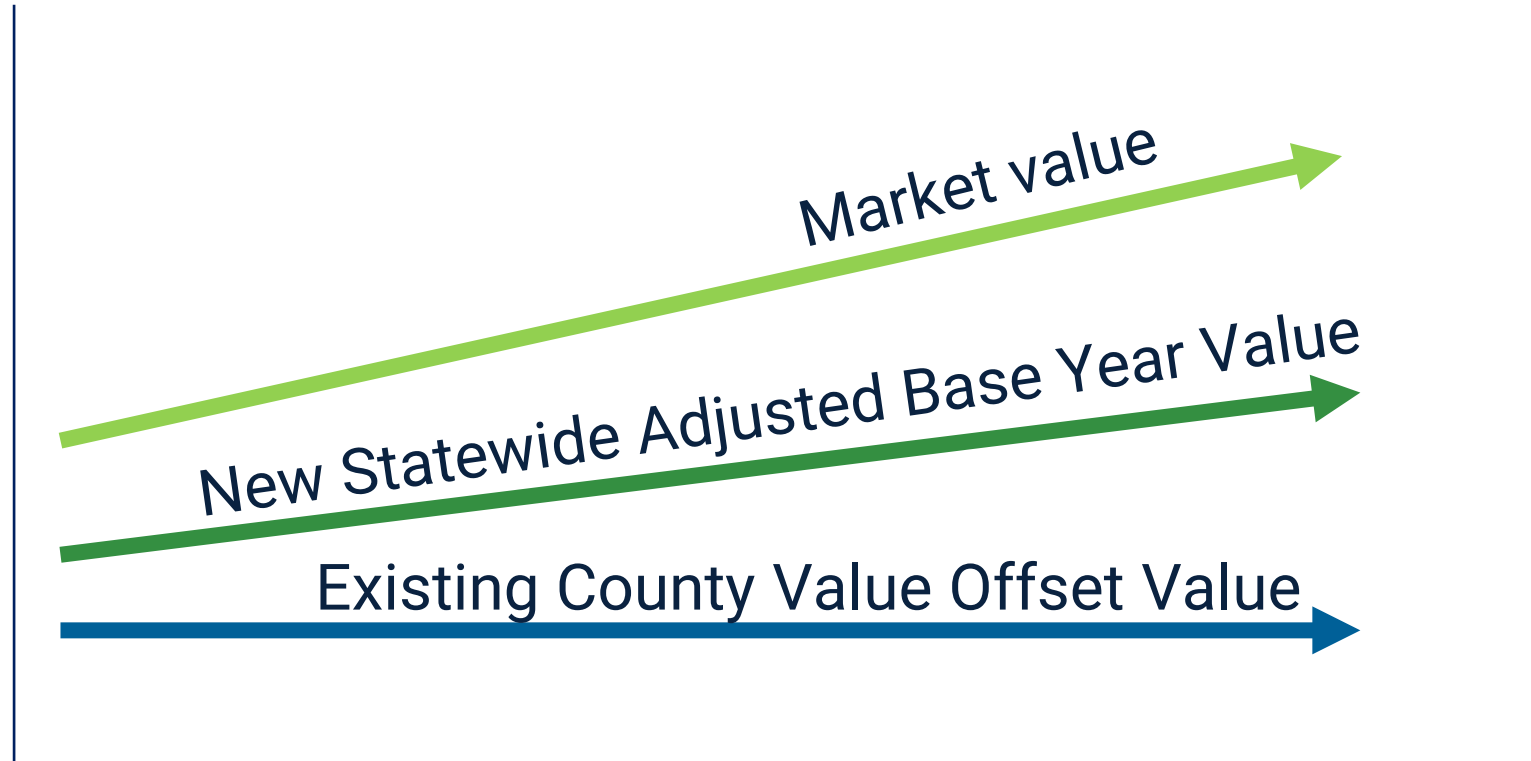
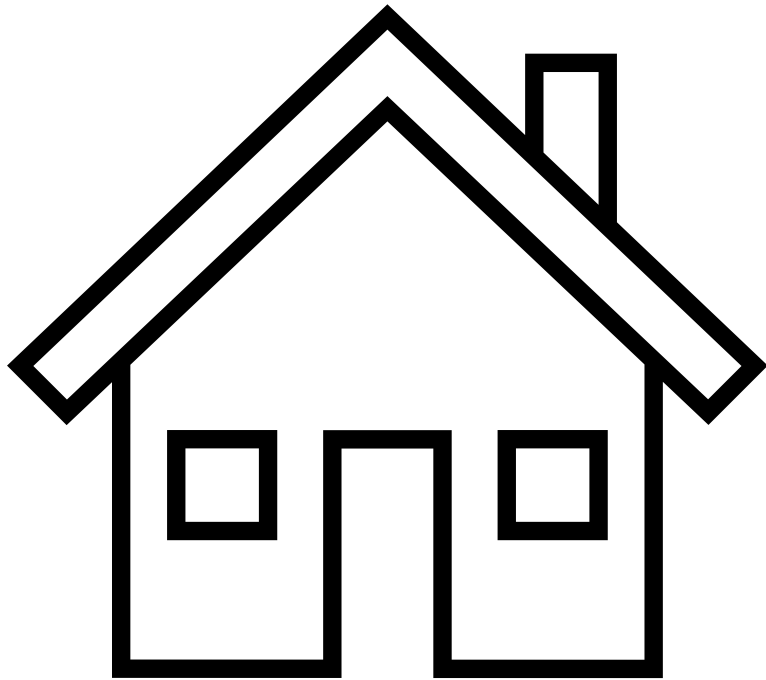
New Statewide Adjusted Base Year Exemption

Base year locked

Initial base year of 2024

Base value ***increased annually*** up to the rate of inflation

Impact of Homestead Exemptions



Process to Opt Out

- Notice and Public Hearings
 - Advertisement of Notice of Intent to Opt Out
 - Press Release
 - 3 Public Hearings
- Adoption of resolution by the taxing jurisdiction
- Resolution and supporting documentation must be filed with Secretary of State by March 1, 2025

Schedule

- Public Hearings
 - January 28th at 6:30 pm
 - February 4th at 2:30 pm
 - February 18th at 11:00 am
- Consider resolution to opt out during February 18th 2:00 pm business meeting
- File resolution with Secretary of State by March 1st deadline



Questions

