

Senate Bill 395

By: Senator Thompson of the 33rd

**AS PASSED SENATE**

**A BILL TO BE ENTITLED  
AN ACT**

1 To provide for a homestead exemption from certain City of Austell ad valorem taxes for  
2 municipal purposes in an amount equal to the amount by which the current year assessed  
3 value of a homestead exceeds the base year assessed value of such homestead; to provide for  
4 definitions; to specify the terms and conditions of the exemption and the procedures relating  
5 thereto; to provide for applicability; to provide for a referendum, effective dates, and  
6 automatic repeal; to repeal conflicting laws; and for other purposes.

7 **BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:**

8 **SECTION 1.**

9 As used in this Act, the term:

10 (1) "Ad valorem taxes for municipal purposes" means all municipal ad valorem taxes for  
11 municipal purposes levied by, for, or on behalf of the City of Austell, including, but not  
12 limited to, taxes to pay interest on and to retire municipal bonded indebtedness.

13 (2) "Base year" means the taxable year immediately preceding the taxable year in which  
14 the exemption under this Act is first granted to the most recent owner of such homestead.

15 (3) "Homestead" means homestead as defined and qualified in Code Section 48-5-40 of  
16 the O.C.G.A., with the additional qualification that it shall include only the primary  
17 residence and not more than five contiguous acres of land immediately surrounding such  
18 residence.

19 **SECTION 2.**

20 Each resident of the City of Austell is granted an exemption on that person's homestead from  
21 all City of Austell ad valorem taxes for municipal purposes in an amount equal to the amount  
22 by which the current year assessed value of that homestead exceeds the base year assessed  
23 value of that homestead. This exemption shall not apply to taxes assessed on improvements  
24 to the homestead or additional land that is added to the homestead after January 1 of the base  
25 year. If any real property is removed from the homestead, the base year assessed value shall

1 be recalculated accordingly. The value of that property in excess of such exempted amount  
2 shall remain subject to taxation.

### 3 **SECTION 3.**

4 A person shall not receive the homestead exemption granted by Section 2 of this Act unless  
5 the person or person's agent files an application with the governing authority of the City of  
6 Austell, or the designee thereof, giving such information relative to receiving such exemption  
7 as will enable the governing authority of the City of Austell, or the designee thereof, to make  
8 a determination as to whether such owner is entitled to such exemption.

### 9 **SECTION 4.**

10 The governing authority of the City of Austell, or the designee thereof, shall provide  
11 application forms for the exemption granted by Section 2 of this Act which shall require such  
12 information as may be necessary to determine the initial and continuing eligibility of the  
13 owner for the exemption.

### 14 **SECTION 5.**

15 The exemption shall be claimed and returned as provided in Code Section 48-5-50.1 of the  
16 O.C.G.A. The exemption shall be automatically renewed from year to year so long as the  
17 owner occupies the residence as a homestead. After a person has filed the proper application  
18 as provided in Section 3 of this Act, it shall not be necessary to make application thereafter  
19 for any year and the exemption shall continue to be allowed to such person. It shall be the  
20 duty of any person granted the homestead exemption under Section 2 of this Act to notify the  
21 governing authority of the City of Austell, or the designee thereof, in the event that person  
22 for any reason becomes ineligible for that exemption.

### 23 **SECTION 6.**

24 The exemption granted by this Act shall not apply to or affect state ad valorem taxes, county  
25 ad valorem taxes for county purposes, or county or independent school district ad valorem  
26 taxes for educational purposes. The homestead exemption granted by Section 2 of this Act  
27 shall be in addition to and not in lieu of any other homestead exemption applicable to  
28 municipal ad valorem taxes.

### 29 **SECTION 7.**

30 The exemption granted by Section 2 of this Act shall apply to all taxable years beginning on  
31 or after January 1, 2003.

### 32 **SECTION 8.**

1 Unless prohibited by the federal Voting Rights Act of 1965, as amended, the municipal  
2 election superintendent of City of Austell shall call and conduct an election as provided in  
3 this section for the purpose of submitting this Act to the electors of the City of Austell for  
4 approval or rejection. The municipal election superintendent shall conduct that election on  
5 the earliest date of the November, 2002, state-wide general election and shall issue the call  
6 and conduct that election as provided by general law. The municipal superintendent shall  
7 cause the date and purpose of the election to be published once a week for two weeks  
8 immediately preceding the date thereof in the official organ of Cobb County. The ballot shall  
9 have written or printed thereon the words:

10 "( ) YES Shall the Act be approved which provides a homestead exemption from  
11 certain City of Austell ad valorem taxes for municipal purposes in an  
12 ( ) NO amount equal to the amount by which the current year assessed value of a  
13 homestead exceeds the base year assessed value of such homestead?"

14 All persons desiring to vote for approval of the Act shall vote "Yes," and those persons  
15 desiring to vote for rejection of the Act shall vote "No." If more than one-half of the votes  
16 cast on such question are for approval of the Act, Sections 1 through 7 of this Act shall  
17 become of full force and effect on January 1, 2003. If the Act is not so approved or if the  
18 election is not conducted as provided in this section, Sections 1 through 7 of this Act shall  
19 not become effective and this Act shall be automatically repealed on the first day of January  
20 immediately following that election date. The expense of such election shall be borne by the  
21 City of Austell. It shall be the municipal election superintendent's duty to certify the result  
22 thereof to the Secretary of State.

## 23 **SECTION 9.**

24 Except as otherwise provided in Section 8 of this Act, this Act shall become effective upon  
25 its approval by the Governor or upon its becoming law without such approval.

## 26 **SECTION 10.**

27 All laws and parts of laws in conflict with this Act are repealed.