

House Bill 560 (AS PASSED HOUSE AND SENATE)

By: Representatives Martin of the 47<sup>th</sup>, Jones of the 46<sup>th</sup>, and Geisinger of the 48<sup>th</sup>

A BILL TO BE ENTITLED  
AN ACT

1 To amend Code Section 48-5-299 of the Official Code of Georgia Annotated, relating to  
2 ascertainment of taxable property, so as to change certain provisions regarding the  
3 circumstances under which county boards of tax assessors can change the valuation of real  
4 property established on appeal; to repeal conflicting laws; and for other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 style="text-align:center">**SECTION 1.**

7 Code Section 48-5-299 of the Official Code of Georgia Annotated, relating to ascertainment  
8 of taxable property, is amended by striking subsection (c) and inserting in its place a new  
9 subsection (c) to read as follows:

10 "(c) Real property, the value of which was established by an appeal in any year, that has  
11 not been returned by the taxpayer at a different value during the next two successive years,  
12 may not be changed by the board of tax assessors during such two years for the sole  
13 purpose of changing the valuation established or decision rendered in an appeal to the  
14 board of equalization or superior court. In such cases, before changing such value or  
15 decision, the board of assessors shall first conduct an investigation into factors currently  
16 affecting the fair market value. The investigation necessary shall include, but not be limited  
17 to, a visual on-site inspection of the property to ascertain if there have been any additions,  
18 deletions, or improvements to such property or the occurrence of other factors that might  
19 affect the current fair market value ~~and~~. If a review to determine if there are any errors in  
20 the description and characterization of such property in the files and records of the board  
21 of tax assessors discloses any errors, such errors shall not be the sole sufficient basis for  
22 increasing the valuation during the two-year period."

23 style="text-align:center">**SECTION 2.**

24 All laws and parts of laws in conflict with this Act are repealed.