

Senate Bill 267

By: Senator Chapman of the 3rd

A BILL TO BE ENTITLED  
AN ACT

1 To provide for a homestead exemption from City of Woodbine 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 (a) As used in this Act, the term:

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

13 (2) "Base year" means:

14 (A) Except as otherwise provided in subparagraph (B) of this paragraph, the taxable  
15 year immediately preceding the taxable year in which the exemption under this Act is  
16 first granted to the most recent owner of such homestead; or

17 (B) With respect to any person who applies for and is granted the homestead  
18 exemption under this Act for the 2010 tax year, the base year assessed value of the  
19 homestead shall be the 2006 assessed value of the homestead.

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

24 (b)(1) Each resident of the City of Woodbine is granted an exemption on that person's  
25 homestead from City of Woodbine ad valorem taxes for municipal purposes in an amount  
26 equal to the amount by which the current year assessed value of that homestead exceeds

27 the base year assessed value of that homestead. This exemption shall not apply to taxes  
28 assessed on improvements to the homestead or additional land that is added to the  
29 homestead after January 1 of the base year. If any real property is added to or removed  
30 from the homestead, the base year assessed value shall be adjusted to reflect such  
31 addition or removal and the exemption shall be recalculated accordingly. The value of  
32 that property in excess of such exempted amount shall remain subject to taxation. In the  
33 event the homestead is partially or completely destroyed by a natural disaster or by  
34 criminal act of a person other than the owner or member of the owner's family, the owner  
35 shall continue to receive the exemption provided for under this paragraph calculated  
36 according to the existing base year assessed value without the need of establishing a new  
37 base year assessed value as long as the structure is repaired or rebuilt in such a manner  
38 as to be, in the determination of the board of tax assessors, of similar size and value as  
39 the initial structure within two years of the date the home was partially or completely  
40 destroyed in such disaster.

41 (2) The child or unremarried surviving spouse of the deceased individual who has been  
42 granted the exemption provided for in paragraph (1) of this subsection shall continue to  
43 receive the exemption provided under paragraph (1) of this subsection, so long as that  
44 child or unremarried surviving spouse occupies the home as a residence and homestead.

45 (c) Any person who, as of December 31, 2009, has applied for and is eligible to receive  
46 \$2,000.00 state-wide homestead exemption granted under Code Section 48-5-44 of the  
47 O.C.G.A., as amended, shall be eligible automatically for the exemption granted by this Act  
48 without applying therefor. Otherwise, a person shall not receive the homestead exemption  
49 granted by subsection (b) of this section unless the person or person's agent files an  
50 application with the governing authority of the City of Woodbine, or the designee thereof,  
51 giving such information relative to receiving such exemption as will enable the governing  
52 authority of the City of Woodbine, or the designee thereof, to make a determination  
53 regarding the initial and continuing eligibility of such owner for such exemption. The  
54 governing authority of the City of Woodbine, or the designee thereof, shall provide  
55 application forms for this purpose.

56 (d) The exemption shall be claimed and returned as provided in Code Section 48-5-50.1 of  
57 the O.C.G.A. The exemption shall be automatically renewed from year to year as long as the  
58 owner occupies the home as a residence and homestead. After a person has filed the proper  
59 application as provided in subsection (c) of this section, it shall not be necessary to make  
60 application thereafter for any year and the exemption shall continue to be allowed to such  
61 person. It shall be the duty of any person granted the homestead exemption under  
62 subsection (b) of this section to notify the governing authority of the City of Woodbine, or

63 the designee thereof, in the event that person for any reason becomes ineligible for that  
64 exemption.

65 (e) The exemption granted by subsection (b) of this section shall not apply to or affect state  
66 ad valorem taxes, county ad valorem taxes for county purposes, or county or independent  
67 school district ad valorem taxes for educational purposes. The homestead exemption granted  
68 by subsection (b) of this section shall be in addition to and not in lieu of any other homestead  
69 exemption applicable to municipal ad valorem taxes for municipal purposes.

70 (f) The exemption granted by subsection (b) of this section shall apply to all taxable years  
71 beginning on or after January 1, 2010.

72 **SECTION 2.**

73 Unless prohibited by the federal Voting Rights Act of 1965, as amended, the municipal  
74 election superintendent of the City of Woodbine shall call and conduct an election as  
75 provided in this section for the purpose of submitting this Act to the electors of the City of  
76 Woodbine for approval or rejection. The municipal election superintendent shall conduct  
77 that election on the Tuesday after the first Monday in November, 2009, and shall issue the  
78 call and conduct that election as provided by general law. The municipal superintendent  
79 shall cause the date and purpose of the election to be published once a week for two weeks  
80 immediately preceding the date thereof in the official organ of Camden County. The ballot  
81 shall have written or printed thereon the words:

82 "( ) YES Shall the Act be approved which provides a homestead exemption from City  
83 of Woodbine ad valorem taxes for municipal purposes in an amount equal  
84 ( ) NO to the amount by which the current year assessed value of a homestead  
85 exceeds the base year assessed value of such homestead?"

86 All persons desiring to vote for approval of the Act shall vote "Yes," and all persons desiring  
87 to vote for rejection of the Act shall vote "No." If more than one-half of the votes cast on  
88 such question are for approval of the Act, Section 1 of this Act shall become of full force and  
89 effect on January 1, 2010. If the Act is not so approved or if the election is not conducted  
90 as provided in this section, Section 1 of this Act shall not become effective and this Act shall  
91 be automatically repealed on the first day of January immediately following that election  
92 date. The expense of such election shall be borne by the City of Woodbine. It shall be the  
93 municipal election superintendent's duty to certify the result thereof to the Secretary of State.

94 **SECTION 3.**

95 Except as otherwise provided in Section 2 of this Act, this Act shall become effective upon  
96 its approval by the Governor or upon its becoming law without such approval.

97

**SECTION 4.**

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