

House Bill 833

By: Representatives Ridley of the 22nd, Thomas of the 21st, Scoggins of the 14th, Byrd of the 20th, Ballinger of the 23rd, and others

A BILL TO BE ENTITLED
AN ACT

1 To provide a homestead exemption from Cherokee County school district ad valorem taxes
2 for educational purposes in an amount equal to the amount by which the current year
3 assessed value of a homestead exceeds the adjusted base year assessed value of such
4 homestead; to provide for definitions; to specify the terms and conditions of the exemption
5 and the procedures relating thereto; to provide for applicability; to provide for compliance
6 with constitutional requirements; to provide for a referendum, effective dates, automatic
7 repeal, mandatory execution of election, and judicial remedies regarding failure to comply;
8 to provide for related matters; to repeal conflicting laws; and for other purposes.

9 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

10 **SECTION 1.**

11 (a) As used in this Act, the term:

12 (1) "Ad valorem taxes" means all ad valorem taxes levied by, for, or on behalf of the
13 Cherokee County school district for educational purposes, except for any ad valorem
14 taxes levied to pay interest on and to retire bonded indebtedness.

15 (2) "Adjusted base year assessed value" means the sum of:

16 (A) The previous adjusted base year assessed value;

17 (B) An amount equal to the difference between the current year assessed value of the
18 homestead and the base year assessed value of the homestead, provided that such
19 amount shall not exceed the total of the previous adjusted base year assessed value of
20 the homestead multiplied by the inflation rate for the prior year; and

21 (C) The value of any substantial property change, provided that no such value added
22 improvements to the homestead shall be duplicated as to the same addition or
23 improvement.

24 (3) "Base year assessed value" means:

25 (A) With respect to an exemption under this section which is first granted to a person
26 on such person's homestead for the 2026 taxable year, the assessed value for taxable
27 year 2025, including any final determination of value on appeal pursuant to Code
28 Section 48-5-311 of the O.C.G.A., of the homestead; or

29 (B) In all other cases, the assessed value, including any final determination of value on
30 appeal pursuant to Code Section 48-5-311 of the O.C.G.A., of the homestead from the
31 taxable year immediately preceding the taxable year in which the exemption under this
32 section is first granted to the applicant.

33 (4) "Homestead" means homestead as defined and qualified in Code Section 48-5-40 of
34 the O.C.G.A., as amended, with the additional qualification that it shall include not more
35 than five contiguous acres of homestead property.

36 (5) "Inflation rate" means the annual inflationary index rate as determined for a given
37 year by the Cherokee County tax commissioner in accordance with subsection (f) of this
38 section.

39 (6) "Previous adjusted base year assessed value" means:

40 (A) With respect to the year for which the exemption under this section is first granted
41 to a person on such person's homestead, the base year assessed value; or

42 (B) In all other cases, the adjusted base year assessed value of the homestead as
43 calculated in the taxable year immediately preceding the current year, including any

44 final determination of value on appeal pursuant to Code Section 48-5-311 of the
45 O.C.G.A.

46 (7) "Substantial property change" means any increase or decrease in the assessed value
47 of a homestead derived from additions or improvements to, or the removal of real
48 property from, the homestead which occurred after the year in which the base year
49 assessed value is determined for the homestead. The assessed value of the substantial
50 property changes shall be established following any final determination of value on
51 appeal pursuant to Code Section 48-5-311 of the O.C.G.A.

52 (b)(1) Subject to the limitations provided in this section, each resident of the Cherokee
53 County school district is granted an exemption on that person's homestead from ad
54 valorem taxes in an amount equal to the amount by which the current year assessed value
55 of that homestead, including any final determination of value on appeal pursuant to Code
56 Section 48-5-311 of the O.C.G.A., exceeds its previous adjusted base year assessed value.

57 (2) Except as provided for in subsection (c) of this section, no exemption provided for
58 in this subsection shall transfer to any subsequent owner of the property, and the assessed
59 value of the property shall be as provided by law.

60 (c) No person shall receive the exemption granted by subsection (b) of this section unless
61 such person or person's agent files an application with the tax commissioner of Cherokee
62 County as will enable the tax commissioner to make a determination regarding the initial
63 and continuing eligibility of such person for such exemption; provided, however, that any
64 person who had previously applied for a homestead exemption, was allowed such
65 homestead exemption for the 2025 tax year, and remains eligible for a homestead
66 exemption for that same homestead property in the 2026 tax year shall be automatically
67 allowed the exemption granted under subsection (b) of this section for that homestead
68 without further application. The tax commissioner shall provide application forms for this
69 purpose.

70 (d) The exemption shall be claimed and returned as provided in Code Section 48-5-50.1
71 of the O.C.G.A., as amended. The exemption shall be automatically renewed from year
72 to year so long as the person granted the homestead exemption under subsection (b) of this
73 section occupies the residence as a homestead. After such person has filed the proper
74 application as provided in subsection (c) of this section, it shall not be necessary to make
75 application thereafter for any year, and such exemption shall continue to be allowed to such
76 person. It shall be the duty of any such person granted the homestead exemption under
77 subsection (b) of this section to notify the tax commissioner of Cherokee County in the
78 event that such person for any reason becomes ineligible for such exemption. The
79 unmarried surviving spouse of the person who has been granted the exemption provided
80 for in subsection (b) of this section shall continue to receive the exemption provided under
81 subsection (b) of this section, so long as that unmarried surviving spouse continues to
82 occupy the home as a residence and homestead.

83 (e)(1) The exemption granted by subsection (b) of this section shall not apply to or affect
84 any state ad valorem taxes, county ad valorem taxes for county purposes, independent
85 school district ad valorem taxes for educational purposes, or municipal ad valorem taxes
86 for municipal purposes.

87 (2) Except as otherwise provided in paragraph (3) of this subsection, the homestead
88 exemption granted by subsection (b) of this section shall be in addition to and not in lieu
89 of any other homestead exemption applicable to ad valorem taxes.

90 (3) The homestead exemption granted by subsection (b) of this section shall not be
91 applied in addition to any other base year value homestead exemption provided by law
92 with respect to the Cherokee County school district. In any such event, the Cherokee
93 County tax commissioner shall apply only the base year value homestead exemption that
94 is larger or more beneficial for the taxpayer with respect to the Cherokee County school
95 district.

96 (f) For the purposes of this section, the Cherokee County tax commissioner shall
97 promulgate a standardized method for determining annual inflationary index rates which
98 reflect the effects of inflation and deflation on the cost of living for residents of Cherokee
99 County for a given calendar year. Such method may utilize the Consumer Price Index as
100 reported by the Bureau of Labor Statistics of the United States Department of Labor or any
101 other similar index established by the federal government if the Cherokee County tax
102 commissioner determines that such federal index fairly reflects the effects of inflation and
103 deflation on residents of the Cherokee County school district.

104 (g) The exemption granted by subsection (b) of this section shall apply to all taxable years
105 beginning on or after January 1, 2026.

106 **SECTION 2.**

107 In accordance with the requirements of Article VII, Section II of the Constitution of the State
108 of Georgia, this Act shall not become law unless it receives the requisite two-thirds' majority
109 vote in both the Senate and the House of Representatives.

110 **SECTION 3.**

111 The election superintendent of Cherokee County shall call and conduct an election as
112 provided in this section for the purpose of submitting this Act to the electors of the Cherokee
113 County school district for approval or rejection. The election superintendent shall conduct
114 that election on the Tuesday following the first Monday in November of 2025 and shall issue
115 the call and conduct that election as provided by general law. The election superintendent
116 shall cause the date and purpose of the election to be published once a week for two weeks
117 immediately preceding the date thereof in the official organ of Cherokee County. The ballot
118 shall have written or printed thereon the words:

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SECTION 5.

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