DOAA
Georgia Department
of Audits & Accounts

Greg S. Griffin
State Auditor

March 2, 2026

Honorable Chuck Hufstetler
Chairman, Senate Finance
121-C State Capitol
Atlanta, GA 30334

SUBJECT: Fiscal Note
Senate Bill 576 (LC 44 3319)

Dear Chairman Hufstetler:

The bill provides for different ad valorem tax rates for tangible real property owned by community housing providers and other housing providers. Housing providers own single-family residential properties, do not reside at the property, and offer the property as a residence to others for a fee. A housing provider is classified as a community housing provider if it meets one of two conditions: 1) is a nonprofit corporation or individual, or 2) is a pass-through entity that owns no more than 2,000 properties in the state. A C corporation may not be a community housing provider. Property of a housing provider is taxed at 100% of its value, unless they are classified as a community housing provider in which case the rate is 40%.

We determined that the bill would have no fiscal impact on state government. Changes in ad valorem taxation for these properties may impact some local government revenue.

Respectfully,

Greg S. Griffin
State Auditor

Richard Dunn, Director
Office of Planning and Budget

GSG/RD/mt