

# THE HUDSON LAW FIRM

## GUIDE TO FILING HOMESTEAD EXEMPTION

THE HUDSON LAW FIRM, LLC

*Disclaimer: This information is provided as a courtesy only. The Hudson Law Firm, LLC, and their representatives do not make any warranty as to the accuracy of the filing deadline dates of Georgia counties for homestead exemption. The information is subject to change by each county. It is the sole responsibility of the new homeowner to contact (or check online) the appropriate county official and confirm the deadline for filing homestead exemption in the county of their new residence.*

An exemption from ad valorem taxes is available to residents of a particular county who own their principal residence within the county. Homeowners are entitled to claim partial exemption from taxation (the amount of exemption depends on the county), which can amount to substantial annual savings for the homeowner.

### **THE WHERE, WHEN AND WHO OF FILING:**

In most counties the homeowner must go in person to the office of the Tax Commissioner of the county in which the property is located. (Note: Some counties allow Homestead filings through the mail and online.)

In order to file for homestead exemption, the homeowner must be the owner of record and occupy the property as the principal residence. An application for homestead exemption can be filed anytime during the year, however to be effective **it must be filed before the Tax Commissioner of the County closes their books** for the year the homeowner is entitled to the exemption. The deadline dated for most counties is March 31, but not every county, therefore to insure your application beats the deadline, you should check the County Tax Commissioners website for the deadline date for your county. The Homestead exemption will remain on the property until there is a change in ownership.

### **DOCUMENTS AND OTHER INFORMATION NEEDED IN FILING:**

The Warranty Deed or a copy of the closing statement may be required along with photo identification. The Tax Commissioner will furnish the forms for the application or the forms may be found on line as indicated below.

The property owner filing for the homestead exemption may need the following information:

- (a) Present and previous ownership
- (b) Description of property
- (c) Automobile tag number(s)
- (d) Social Security number(s)

## COUNTY HOMESTEAD EXEMPTION

The following is a list of the metro area counties and their procedures for filing the homestead exemption:

### **1. BARTOW COUNTY**

[www.bartowga.org/taxcomm](http://www.bartowga.org/taxcomm)

(770) 387-5111

Office of the Tax Commissioner

135 W. Cherokee Avenue

Suite 217A

Cartersville, Georgia 30120

Bartow County uses the State of Georgia Homestead Exemption Form

[http://dor.georgia.gov/sites/dor.georgia.gov/files/related\\_files/document/LGS/Form/LGS\\_Homestead\\_Exemption\\_Application\\_LGSHomestead.pdf](http://dor.georgia.gov/sites/dor.georgia.gov/files/related_files/document/LGS/Form/LGS_Homestead_Exemption_Application_LGSHomestead.pdf)

*Must apply in person.*

### **2. CHEROKEE COUNTY**

[www.co.cherokee.ga.us](http://www.co.cherokee.ga.us)

(770) 479-0433

Office of the Tax Commissioner

100 North Street, Suite G20 Canton,

Georgia 30114

Cherokee County Homestead Exemption information page

<http://www.cherokeega.com/Tax-Assessors-Office/homestead-exemptions/>

Cherokee County Exemption Form Home Page

<http://www.cherokeecad.com/index.php/Forms>

*Must apply in person.*

### **3. CLAYTON COUNTY**

<http://www.claytoncountyga.gov>

(770) 477-3311

Courthouse Annex Three Building, 2nd floor

121 South McDonough Street

Jonesboro, Georgia 30236

Clayton County Homestead Exemption information page

<http://www.claytoncountyga.gov/departments/tax-commissioner/exemptions.aspx>

*Must apply in person.*

#### **4. COWETA COUNTY**

<http://www.coweta.ga.us/>

(770) 254-2670

Coweta County Tax Commissioner

County Administration Building

22 East Broad Street

Newnan, Georgia 30263

Coweta County Homestead Exemption Home Page

<http://www.qpublic.net/coweta/exemptions.html>

Coweta County uses the State of Georgia Homestead Exemption Form

[http://dor.georgia.gov/sites/dor.georgia.gov/files/related\\_files/document/LGS/Form/LGS\\_Homestead\\_Exemption\\_Application\\_LGSHomestead.pdf](http://dor.georgia.gov/sites/dor.georgia.gov/files/related_files/document/LGS/Form/LGS_Homestead_Exemption_Application_LGSHomestead.pdf)

*Must apply in person.*

#### **5. COBB COUNTY**

[www.cobbtax.org](http://www.cobbtax.org)

(770) 528-8600

Office of the Tax Commissioner

100 Cherokee Street

Marietta, Georgia 30090

County Homestead Exemption information page

<https://www.cobbtax.org/property/exemptions>

Cobb County Homestead Exemption 2017 Form

<https://www.cobbtax.org/fileUploads/files/2017%20Exemption%20Application.pdf>

*May apply in person or homeowner can call and have forms mailed to them with the instructions, or download from the website.*

City of Marietta Tax Homestead Exemption Information Page

<http://www.mariettaga.gov/CivicAlerts.aspx?AID=765&ARC=947>

City of Marietta Tax Homestead Exemption 2017 form

<http://www.mariettaga.gov/documentcenter/view/543>

City of Smyrna Homestead Exemption information page

<http://www.smyrnacity.com/your-government/departments/finance/property-tax/homestead-exemption>

#### **6. DEKALB COUNTY**

The Hudson Law Firm, LLC. 16 closing offices in Metro Atlanta

For mail: 3060 Peachtree Road, NW, Atlanta, GA 30305

404-863-5338, harold@thehhfirm.com

[www.co.dekalb.ga.us/taxcommissioner](http://www.co.dekalb.ga.us/taxcommissioner)

(404) 298-4000

Office of the Tax Commissioner

4380 Memorial Drive

Decatur, Georgia 30032

DeKalb County Homestead Exemption 2017 form.

<https://taxcommissioner.dekalbcountyga.gov/TaxCommissioner/homesteadOnlineApp/TChomesteadOnline.asp>

City of Decatur Homestead Exemption 2017 form

<https://www.decalurga.com/city-government/city-departments/administrative-services/taxes-and-fees/homestead-exemption-form>

If the property is in the City of Atlanta, when you apply for the Homestead Exemption in DeKalb County, it will automatically place an application for the City of Atlanta

## **7. DOUGLAS COUNTY**

[www.co.douglas.ga.us/](http://www.co.douglas.ga.us/)

(770) 920-7272

Office of the Tax Commissioner

Douglas County Courthouse

8700 Hospital Drive

Douglasville, Georgia 30134

Douglas County Homestead Exemption online application

<http://www.celebratedouglascounty.com/file/tax/homestead.html>

*May apply online, by mail or in person.*

## **8. FORSYTH COUNTY**

[www.co.forsyth.ga.us/tax/default.htm](http://www.co.forsyth.ga.us/tax/default.htm)

(770) 781-2110

Office of the Tax Commissioner

Forsyth Administration Building

110 E. Main Street

Suite 130

Cumming, Georgia 30040

Forsyth County Homestead Exemption Home Page

<http://www.forsythco.com/Departments-Offices/Board-of-Assessors/Homestead-Exemption>

Forsyth County Homestead Exemption 2017 Application

<http://www.forsythco.com/Portals/0/Documents/BoardOfAssessors/Tax/HOMESTEAD%20APP%20PRINT.pdf>

*Must apply in person.*

## **9. FULTON COUNTY**

[www.myfultoncountyga.com](http://www.myfultoncountyga.com)

(404) 224-0102

Office of the Tax Assessor

141 Pryor Street, Suite 1047 B

Atlanta, Georgia 30303

Fulton County Homestead Exemption 2017 form

[http://www.qpublic.net/ga/fulton/docs/homestead\\_exempt.pdf](http://www.qpublic.net/ga/fulton/docs/homestead_exempt.pdf)

If the property is in the City of Atlanta, Sandy Springs or Johns Creek, when the application for Homestead Exemption is filed in Fulton County, the application will automatically file for a Homestead Exemption in the City of Atlanta.

City of Alpharetta Senior Homestead Exemption information

<http://www.alpharetta.ga.us/government/departments/finance/homestead-exemptions>

City of Alpharetta Senior Homestead Exemption

<http://www.alpharetta.ga.us/docs/default-source/finance/property-taxes/senior-homestead-exemptions-application.pdf?sfvrsn=2>

City of East Point Senior Homestead Application (Application states 2016, however it is most recent of city website. Please check with the City of East Point for any update.)

<http://www.eastpointcity.org/wp-content/uploads/2016/07/Homestead-Application.pdf>

City of Roswell Senior Homestead Exemption Application

<http://www.roswellgov.com/Home/ShowDocument?id=572>

City of Milton Tax Home page

<https://www.cityofmiltonga.us/forms-permits/taxes/>

City of Milton Senior Homestead Exemption Application

[https://www.cityofmiltonga.us/lib/file/manager/Forms\\_and\\_Permits/Homestead\\_Exemptions\\_June\\_2016.pdf](https://www.cityofmiltonga.us/lib/file/manager/Forms_and_Permits/Homestead_Exemptions_June_2016.pdf)

*May apply in person or homeowner may call to have an application mailed.*

## **10. GWINNETT COUNTY**

[www.gwinnetttax.com](http://www.gwinnetttax.com)

(770) 822-7324

Office of the Tax Commissioner

75 Langley Drive, 1<sup>st</sup> Floor

Lawrenceville, Georgia 30045

Gwinnett County Homestead Exemption application home page.

<http://gwinnetttaxcommissioner.publicaccessnow.com/PropertyTax/HomesteadExemption/AboutHomesteadExemptions.aspx>

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404-863-5338, harold@thehhfirm.com

Gwinnett County Homestead Exemption online application

<https://gwinnetttaxcommissioner.publicaccessnow.com/HomesteadExemption.aspx>

*New homeowners will be sent forms for the homestead exemption.*

**11. HALL COUNTY**

[www.hallcounty.org](http://www.hallcounty.org)

(770) 531-6720

Office of the Tax Assessor

300 Green Street Gainesville,

Georgia 30503

Hall County Homestead Exemption online application

<http://www.hallcounty.org/formcenter/tax-assessors-office-6/regular-homestead-exemption-application-47>

**12. HENRY COUNTY**

[www.co.henry.ga.us/taxcommissioner/taxcommmain.htm](http://www.co.henry.ga.us/taxcommissioner/taxcommmain.htm)

(770) 954-2470

Office of the Tax Commissioner

140 Henry Parkway, P.O. Box 488

McDonough, Georgia 30253

Henry County Homestead Exemption Information

<https://www.henrytc.org/#/property>

Henry County Homestead Exemption Application Form

<https://www.henrytc.org/content/files/HENRY%20COUNTY%20HOMESTEAD%20EXEMPTION%20FORM.PDF?v636129362260708386>

*Must apply in person or by mail.*

**13. PAULDING COUNTY**

[www.paulding.gov/government/taxcomm.htm](http://www.paulding.gov/government/taxcomm.htm)

(770) 443-7581

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404-863-5338, harold@thehhfirm.com

Office of the Tax Commissioner  
Paulding county Annex Building  
25 Courthouse Square #203 Dallas,  
Georgia 30132

Paulding County Homestead Exemption information page  
<http://www.paulding.gov/index.aspx?NID=89>

Paulding County uses the State of Georgia Homestead Exemption Form  
[http://dor.georgia.gov/sites/dor.georgia.gov/files/related\\_files/document/LGS/Form/LGS\\_Homestead\\_Exemption\\_Application\\_LGSHomestead.pdf](http://dor.georgia.gov/sites/dor.georgia.gov/files/related_files/document/LGS/Form/LGS_Homestead_Exemption_Application_LGSHomestead.pdf)

*Must apply in person.*

#### **14. WALTON COUNTY**

<http://www.waltoncountyga.gov/>  
(770) 267-1352

Office of the Tax Assessor  
215A East Church Street  
Monroe, Georgia 30656

Walton County Homestead Exemption Home Page  
<http://www.qpublic.net/ga/walton/exemptions1.html>

Walton County uses the State of Georgia Homestead Exemption Form  
[http://dor.georgia.gov/sites/dor.georgia.gov/files/related\\_files/document/LGS/Form/LGS\\_Homestead\\_Exemption\\_Application\\_LGSHomestead.pdf](http://dor.georgia.gov/sites/dor.georgia.gov/files/related_files/document/LGS/Form/LGS_Homestead_Exemption_Application_LGSHomestead.pdf)

*Must apply in person.*