

HOMESTEAD EXEMPTION RULES

1. Property Owner must own and occupy the property as their primary residence as of January 1, 2025 in order to file for homestead exemption for their 2025 property taxes.
***The county does not look at who owned the property the majority of the year – they only look at who owned and occupied the property as of January 1st.
2. Property Owner must live in the property as their primary residence and they cannot be receiving homestead exemption on any other property – this includes properties in other Georgia counties and other states.
3. Only one homestead exemption can be claimed between husband and wife. Married couples are considered by law as a single family unit.
4. All vehicles owned by the Property Owner(s) must be registered in the county where the Property Owner(s) applies for Homestead Exemption.
5. Pursuant to O.C.G.A. § 50-36-1, all applicants for Homestead Exemption must indicate on the application whether they are U.S. citizens or are qualified aliens or nonimmigrants under the Federal Immigration and Nationality Act. Those applicants who indicate they are qualified aliens or nonimmigrants will be required to submit with their application their valid documentation from the U.S. Immigration and Naturalization Service for purposes of verification.

Other Tips:

1. If Property Owner(s) is adding or deleting a person's name on a deed, they must re-file for homestead exemption.
2. If there is a change in ownership, name, or spelling correction on the deed, Property Owner(s) must re-file for homestead exemption.
3. Refinancing your home does not affect homestead exemption.
4. Homestead Exemption CANNOT be applied to Rental Property or Business Owned Property.

May Need to Provide:

Georgia Driver's License or valid GA ID

SSN

Vehicle Registration

Recorded Deed for new owner

Proof of Income (for Senior and Other Special Exemptions)

Provided By: Tiffany McWhorter with O'Kelley & Sorohan, Attorneys at Law, LLC
tmcwhorter@oslawllc.com or 770.965.1580

FILING FOR HOMESTEAD EXEMPTION IN 2025

In order to qualify for Homestead Exemption, some counties may require that the Homeowner(s) provide their recorded Warranty Deed (original or copy), proof of residence, social security numbers, GA driver's license and car tag info to qualify.

Gwinnett County – deadline is April 1, 2025

770-822-8800

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

Fulton County – deadline is April 1, 2025

404-612-6440

<https://fultonassessor.org/exemptions/>

DeKalb County – deadline is April 1, 2025

404-298-4000

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

Cobb County – deadline is April 1, 2025

770-528-8600

https://efiletax.cobbcounty.org/Filing/FilingType/info/COBB_HOMESTEAD

Hall County – deadline is April 1, 2025

770-531-6720

<https://qpublic.schneidercorp.com/Application.aspx?AppID=724&LayerID=11765&PageTypeID=30&PageID=12214>

Hall County Information Form:

<https://hallcounty.org/DocumentCenter/View/264/Exemption-Information-PDF?bidId=>

Clayton County - deadline is April 1, 2025

770-477-3311

<https://www.claytoncountyga.gov/government/tax-commissioner/exemptions>

Cherokee County – deadline is April 1, 2025

678-493-6120

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

(must apply in person at the Tax Assessors Office located at 2782 Marietta Hwy, Suite 200, Canton, GA 30114)

Henry County – deadline is April 1, 2025

770-288-8180

<https://dor.georgia.gov/property-tax-homestead-exemptions>

(you may fill out the form and submit it via mail or in person at the McDonough or Stockbridge office)

Forsyth County – deadline is April 1, 2025

770-781-2106

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

Douglas County – deadline is April 1, 2025

770-920-7272

<https://douglastax.org/homestead-exemption/>

Fayette County – deadline is April 1, 2025

770-461-3652

<https://www.fayettecountypay.com/exemptions.html>

(must file in person at the Tax Commissioner's Office located at 140 Stonewall Avenue, Fayetteville, GA 30214)

Paulding County – deadline is April 1, 2025

770-443-7606

<http://www.paulding.gov/210/Homestead-Exemptions>

(must file in person at the Tax Assessor's Office located at 240 Constitution Boulevard, Dallas, GA 30132)

Barrow County – deadline is April 1, 2025

770-307-3108

<https://barrowassessor.org/exemptions>

Jackson County – deadline is April 1, 2025

706-367-6330

<http://www.qpublic.net/ga/jackson/exemptions.html>

**Provided By: Tiffany McWhorter with O'Kelley & Sorohan, Attorneys at Law, LLC
tmcwhorter@oslawllc.com or 770.965.1580**