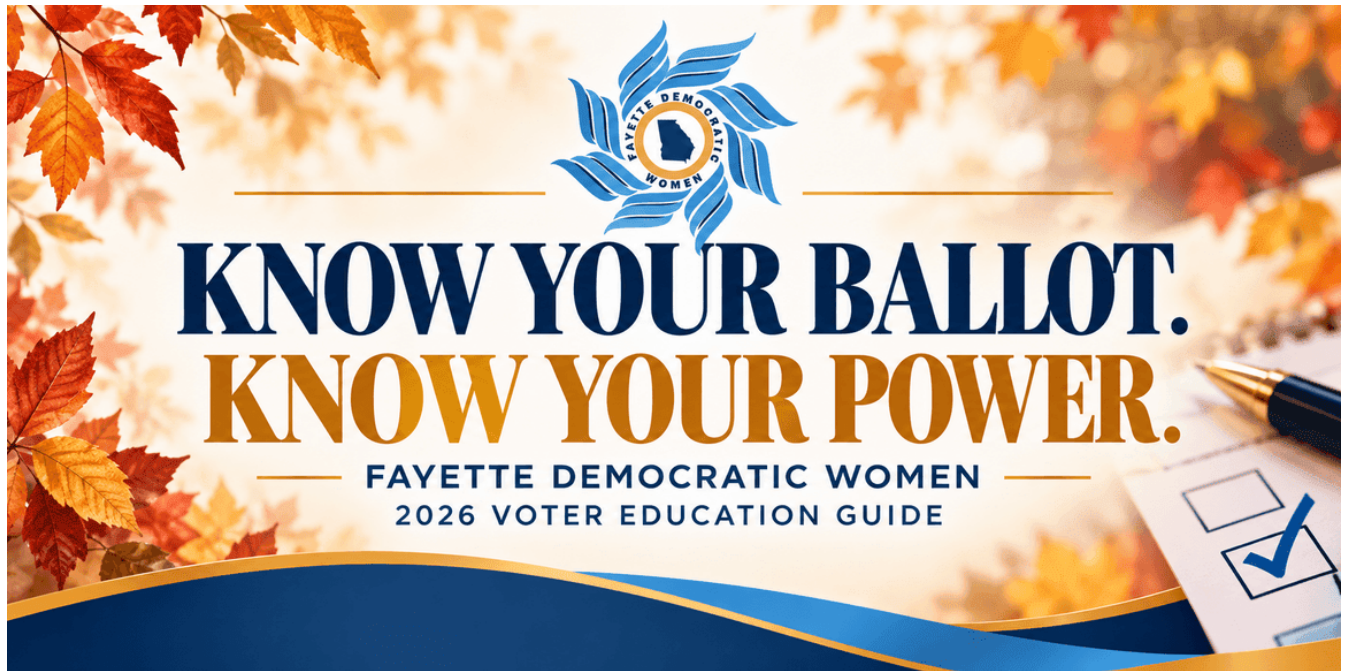




# Your Ballot, Explained

2026 Voter Education Guide

November 3, 2026 General Election  
Fayette County, Georgia

Informed voters. Stronger communities.  
A healthier democracy.

# Inside this guide

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The candidate directory lists Democratic candidates. Use your personalized sample ballot to see every contest and candidate applicable to your residence.



# KNOW WHEN AND WHERE TO VOTE

## ELECTION DAY



**TUESDAY**  
**NOVEMBER 3,**  
**2026**  
7 AM – 7 PM

## EARLY VOTING



**OCTOBER 13 – 30**

|                    |             |
|--------------------|-------------|
| October 13 – 17    | 9 AM – 7 PM |
| October 19 – 24    | 9 AM – 7 PM |
| Sunday, October 25 | Noon – 4 PM |
| October 26 – 30    | 9 AM – 7 PM |

## FAYETTE COUNTY EARLY VOTING LOCATIONS



**Fayette County  
Elections Office**

175 Johnson Avenue  
Fayetteville



**Fayette County  
Library**

1821 Heritage Parkway  
Fayetteville



**M.T. Allen  
Memorial Library**

(formerly Peachtree City Library)  
201 Willowbend Road  
Peachtree City



**Tyrone  
Community Room**

(Museum Building)  
881 Senoia Road  
Tyrone



You may vote at any designated early-voting location in Fayette County, regardless of your assigned Election Day precinct.

## OTHER IMPORTANT DATES



**October 5:** Voter registration deadline  
(passed)

**October 23:** Last day to request  
an absentee ballot by mail

**November 3:** Election Day, 7 AM – 7 PM



If you are in line  
**by 7 PM** on Election Day,  
you are entitled to remain  
in line and vote.

## BEFORE YOU GO



Visit **MVP.SOS.GA.GOV** to:

- ✓ Confirm your voter registration.
- ✓ View your personalized sample ballot.
- ✓ Find your assigned Election Day polling location.
- ✓ Review your absentee ballot status, if applicable.



**BRING AN ACCEPTED  
FORM OF PHOTO  
IDENTIFICATION.**

A Georgia driver's license  
is accepted even if expired.

# 1. First, know when and where to vote

**Election Day: Tuesday, November 3, 2026**

**Early Voting: October 13-30**

- October 13-17: 9 AM-7 PM
- October 19-24: 9 AM-7 PM
- Sunday, October 25: Noon-4 PM
- October 26-30: 9 AM-7 PM

**Fayette County Early Voting Locations**

**Fayette County Elections Office**

175 Johnson Avenue, Fayetteville

**Fayette County Library**

1821 Heritage Parkway, Fayetteville

**M.T. Allen Memorial Library (formerly Peachtree City Library)**

201 Willowbend Road, Peachtree City

**Tyrone Community Room (Museum Building)**

881 Senoia Road, Tyrone

You may vote at any designated early-voting location in Fayette County, regardless of your assigned Election Day precinct.

**Other Important Dates**

- October 5: Voter registration deadline (passed)
- October 23: Last day to request an absentee ballot by mail
- November 3: Election Day, 7 AM-7 PM

If you are in line **by 7 PM on Election Day**, you are entitled to remain in line and vote.

**Before You Go**

Visit <https://mvp.sos.ga.gov> to:

- Confirm your voter registration.
- View your personalized sample ballot.
- Find your assigned Election Day polling location.
- Review your absentee ballot status, if applicable.

Bring an accepted form of photo identification. A Georgia driver's license is accepted even if expired.

**Fayette County Elections:** 770-305-5408

**Official election information:**

<https://www.fayettecountyga.gov/departments/elections/voting.php>



# WHO CONTROLS WHAT?

## WHY THESE OFFICES MATTER

A ballot is more than a list of names. Every office has different responsibilities, and understanding those responsibilities helps us evaluate candidates and their priorities.



### FEDERAL GOVERNMENT



#### U.S. Senate and U.S. House of Representatives

Congress writes federal laws, determines federal spending, and makes decisions affecting healthcare, Social Security, Medicare, immigration, infrastructure, national security, and federal education funding.

The Senate also confirms federal judges and many presidential appointments.



### GEORGIA STATEWIDE OFFICES



#### Governor

Leads Georgia's executive branch, proposes state budgets, signs or vetoes legislation, and oversees state agencies.



#### Lieutenant Governor

Presides over the Georgia Senate and influences its organization and legislative process.



#### Secretary of State

Oversees Georgia's statewide election administration framework, business registrations, and certain professional licensing responsibilities.



#### Attorney General

Serves as Georgia's chief legal officer, represents the state in legal matters, and carries out consumer protection and other statutory responsibilities.



#### State School Superintendent

Leads the Georgia Department of Education and helps administer statewide public education programs and policies.



#### Agriculture Commissioner

Oversees agriculture-related regulation, food safety responsibilities, and agricultural programs.



#### Insurance and Safety Fire Commissioner

Regulates insurance companies and administers fire safety responsibilities.



#### Labor Commissioner

Oversees unemployment insurance administration and state employment services.



#### Public Service Commission

Regulates specified utilities, including decisions involving regulated electricity and natural gas rates and infrastructure investments.



### GEORGIA GENERAL ASSEMBLY



#### State Senators and State Representatives

Georgia legislators write and vote on state laws, approve state appropriations, and influence education, healthcare, taxes, public safety, housing, and local government.



### FAYETTE COUNTY GOVERNMENT



#### County Commissioners

Oversee county budgets, services, roads, public safety funding, land use in unincorporated areas, and county property-tax rates.

#### Board of Education

Governs Fayette County's public school district, including district policy, budgeting, facilities, and oversight of the superintendent.

## Why This Matters

State government establishes many of the rules, but local officials make decisions about how resources are allocated and services are delivered in our communities.

## 2. Who controls what? Why these offices matter

A ballot is more than a list of names. Every office has different responsibilities, and understanding those responsibilities helps us evaluate candidates and their priorities.

### Federal government

#### U.S. Senate and U.S. House of Representatives

Congress writes federal laws, determines federal spending, and makes decisions affecting healthcare, Social Security, Medicare, immigration, infrastructure, national security, and federal education funding.

The Senate also confirms federal judges and many presidential appointments.

### Georgia statewide offices

**Governor:** Leads Georgia's executive branch, proposes state budgets, signs or vetoes legislation, and oversees state agencies.

**Lieutenant Governor:** Presides over the Georgia Senate and influences its organization and legislative process.

**Secretary of State:** Oversees Georgia's statewide election administration framework, business registrations, and certain professional licensing responsibilities.

**Attorney General:** Serves as Georgia's chief legal officer, represents the state in legal matters, and carries out consumer protection and other statutory responsibilities.

**State School Superintendent:** Leads the Georgia Department of Education and helps administer statewide public education programs and policies.

**Agriculture Commissioner:** Oversees agriculture-related regulation, food safety responsibilities, and agricultural programs.

**Insurance and Safety Fire Commissioner:** Regulates insurance companies and administers fire safety responsibilities.

**Labor Commissioner:** Oversees unemployment insurance administration and state employment services.

**Public Service Commission:** Regulates specified utilities, including decisions involving regulated electricity and natural gas rates and infrastructure investments.

## Georgia General Assembly

### State Senators and State Representatives

Georgia legislators write and vote on state laws, approve state appropriations, and influence education, healthcare, taxes, public safety, housing, and local government.

### Fayette County government

**County Commissioners:** Oversee county budgets, services, roads, public safety funding, land use in unincorporated areas, and county property-tax rates.

**Board of Education:** Governs Fayette County's public school district, including district policy, budgeting, facilities, and oversight of the superintendent.

**Why this matters:** State government establishes many of the rules, but local officials make decisions about how resources are allocated and services are delivered in our communities.



# 2026 DEMOCRATIC CANDIDATE DIRECTORY

## FEDERAL & GEORGIA STATEWIDE RACES

These are **Democratic candidate listings**, not a complete list of every candidate in every contest. Use your official or personalized ballot to see all candidates, including Republican, independent, and write-in options where applicable.



### FEDERAL RACES



#### U.S. Senate

**Jon Ossoff (D)**

Georgia elects two U.S. senators, each serving a six-year term. Senators vote on federal laws and spending, and confirm judges and senior executive appointments.

**U.S. House, District 3**

**Maura Keller (D)**

**U.S. House, District 6**

**Lucy McBath (D)**

**U.S. House, District 13**

**Jasmine Clark (D)**

Members of the U.S. House represent individual districts and serve two-year terms. They participate in federal lawmaking, spending decisions, and oversight.

*Only your congressional district's contest appears on your ballot.*



### GEORGIA STATEWIDE RACES



**Governor**

**Keisha Lance Bottoms (D)**

**Lieutenant Governor**

**Josh McLaurin (D)**

**Secretary of State**

**Penny Brown Reynolds (D)**

**Attorney General**

**Tanya Miller (D)**

**State School  
Superintendent**

**Dr. Lydia Powell (D)**



**VIEW ALL CANDIDATES ON YOUR BALLOT**

Georgia My Voter Page:

**[mvp.sos.ga.gov](https://mvp.sos.ga.gov)**



# 2026 DEMOCRATIC CANDIDATE DIRECTORY

## STATE LEGISLATURE & FAYETTE COUNTY RACES

These are **Democratic candidate listings**, not a complete list of every candidate in every contest. Use your official or personalized ballot to see all candidates, including Republican, independent, and write-in options where applicable.



### ADDITIONAL GEORGIA STATEWIDE RACES



Agriculture Commissioner

Katherine Juhan-Arnold (D)



Insurance and Safety Fire Commissioner

Keisha Sean Waites (D)



Labor Commissioner

Nikki Porcher (D)



Public Service Commission, District 3

Peter Hubbard (D)



Public Service Commission, District 5

Shelia Edwards (D)

*The Public Service Commission makes regulatory decisions that can influence utility bills, electricity and natural gas rates, and infrastructure investments.*



### GEORGIA STATE LEGISLATURE



State Senate, District 16

Sonya Wimberly Hawkins (D)

State Senate, District 34

Kenya Wicks (D)

State House, District 68

Timoria McQueen Saba (D)

State House, District 69

Debra Bazemore (D)

State House, District 73

Timothy C. Wilkinson (D)

State House, District 82

Anthony Dickson (D)

These lawmakers represent their districts in Atlanta, where they vote on state laws and budgets.

Your ballot will contain only the Senate and House districts corresponding to your residence.



### FAYETTE COUNTY RACES



County Commission, District 3

Chandra Wright (D)

County Commission, District 4

Charles D. Rousseau (D)

Board of Education, District 2

Ashley Smith (D)

Board of Education, District 4

Dr. Regina Daigre (D)

County commissioners make decisions affecting local budgets, services, infrastructure, development, and property taxes.

Board of Education members govern the public school district and oversee its budget, policies, and facilities.



VIEW ALL CANDIDATES ON YOUR BALLOT

Georgia My Voter Page:

[mvp.sos.ga.gov](https://mvp.sos.ga.gov)

# 3. The candidates on the 2026 ballot

These are **Democratic candidate listings, not a complete list of every candidate in every contest.** Readers should use the official composite or personalized ballot to see all candidates, including Republican, independent, and write-in options where applicable.

## Federal races

### U.S. Senate - Jon Ossoff (D)

Georgia elects two U.S. senators, each serving a six-year term. Senators vote on federal laws and spending, and confirm judges and senior executive appointments.

### U.S. House, District 3 - Maura Keller (D)

### U.S. House, District 6 - Lucy McBath (D)

### U.S. House, District 13 - Jasmine Clark (D)

Members of the U.S. House represent individual congressional districts and serve two-year terms. They participate in federal lawmaking, spending decisions, and oversight.

Only your congressional district's contest appears on your ballot.

## Georgia statewide races

### Governor - Keisha Lance Bottoms (D)

Leads the state's executive branch and plays a central role in state budget priorities and administration.

### Lieutenant Governor - Josh McLaurin (D)

Presides over the Georgia Senate and participates in its legislative organization.

### Secretary of State - Penny Brown Reynolds (D)

Oversees statewide election administration, business registration, and other assigned duties.

### Attorney General - Tanya Miller (D)

Represents the state in legal matters and oversees responsibilities involving state law and consumer protection.

### Agriculture Commissioner - Katherine Juhan-Arnold (D)

Oversees agricultural regulation, food safety functions, and related programs.

### Insurance and Safety Fire Commissioner - Keisha Sean Waites (D)

Oversees insurance regulation and state fire safety responsibilities.

### Labor Commissioner - Nikki Porcher (D)

Oversees unemployment insurance and employment services.

### State School Superintendent - Dr. Lydia Powell (D)

Leads the Georgia Department of Education and helps implement statewide education policy.

**Public Service Commission, District 3 - Peter Hubbard (D)**

**Public Service Commission, District 5 - Shelia Edwards (D)**

The PSC makes regulatory decisions that can influence utility bills, electricity generation, natural gas services, and infrastructure investments.

## **Georgia state legislature**

**State Senate, District 16 - Sonya Wimberly Hawkins (D)**

**State Senate, District 34 - Kenya Wicks (D)**

**State House, District 68 - Timoria McQueen Saba (D)**

**State House, District 69 - Debra Bazemore (D)**

**State House, District 73 - Timothy C. Wilkinson (D)**

**State House, District 82 - Anthony Dickson (D)**

These lawmakers represent their districts in Atlanta, where they vote on state laws and budgets. Your ballot will contain only the Senate and House districts corresponding to your residence.

## **Fayette County races**

**County Commission, District 3 - Chandra Wright (D)**

**County Commission, District 4 - Charles D. Rousseau (D)**

County commissioners make decisions affecting local budgets, services, infrastructure, development, and property taxes.

**Board of Education, District 2 - Ashley Smith (D)**

**Board of Education, District 4 - Dr. Regina Daigre (D)**

Board of Education members govern the public school district and oversee important decisions about its budget, policies, and facilities.

**View all candidates on your ballot**

Georgia My Voter Page: <https://mvp.sos.ga.gov>

## 4. Three proposed Georgia constitutional amendments

**THREE PROPOSED  
GEORGIA  
CONSTITUTIONAL  
AMENDMENTS**

Georgia voters will decide three proposed amendments to the state Constitution.

**THREE SEPARATE  
YES OR NO VOTES**

 **Understand  
the changes**

 **Review  
supporters**

 **Consider  
the implications**

Georgia voters will decide three proposed amendments to the state Constitution. Each requires a separate YES or NO vote.

Below, we explain the actual change, identify legislative sponsors and documented supporters, and discuss relevant considerations.



# AMENDMENT 1

## CONSERVATION-USE LAND

### House Resolution 32

*Agricultural, Timber, and Conservation Property*



#### WHAT IT DOES

Increases the constitutional limit for the Conservation Use Valuation Assessment (CUVA) program from 2,000 to 4,000 acres per owner.



#### YOUR VOTE MEANS



#### YES

Increase the acreage limit to 4,000 acres.



#### NO

Keep the existing 2,000-acre limit.



#### WHO INTRODUCED IT

**Lead sponsor:** Rep. Chuck Efstration (R)

**Co-sponsors:** Rep. Robert Dickey (R), Rep. Leesa Hagan (R), Rep. Debbie Buckner (D)

**Senate sponsor:** Sen. Sam Watson (R)



#### WHO SUPPORTS IT

- Georgia Farm Bureau (supports)
- Georgia Conservancy (supports)



#### WHAT VOTERS SHOULD CONSIDER

- **Potential benefit:** Could help preserve working farms and forestland.
- **Potential concern:** More land may receive lower property-tax assessments, which could affect local tax revenue for public services and schools.
- **Fiscal impact:** Could reduce local tax revenue. Exact impact is not yet known.

*Learn more in the newsletter.*

Source: HR 32, Georgia Farm Bureau, and Georgia conservation-use statutes.

# Amendment 1: Conservation-use land

## House Resolution 32 - Agricultural, Timber, and Conservation Property

### What would change?

Georgia currently generally limits conservation-use assessment to **2,000 qualifying acres per individual beneficial owner**, with special allocation rules for qualifying family farm entities.

The Conservation Use Valuation Assessment (CUVA) program assesses qualifying agricultural, timber, and conservation land according to its use rather than ordinary fair-market valuation.

Amendment 1 would increase the constitutional acreage limit from **2,000 to 4,000 acres**. Qualifying property would remain subject to a ten-year conservation-use covenant, with potential tax recapture and penalties for violations.

### What does your vote mean?

**YES:** Increase the constitutional acreage limit to 4,000 acres.

**NO:** Keep the existing 2,000-acre constitutional limit. Existing CUVA benefits would remain available to qualifying owners.

### Who introduced it?

Lead sponsor: **Rep. Chuck Efstrotation (R)**.

House co-sponsors:

- Rep. Robert Dickey (R)
- Rep. Leesa Hagan (R)
- Rep. Debbie Buckner (D)

Sen. Sam Watson (R) introduced parallel legislation to increase the acreage cap.

### Who supports it?

**Georgia Farm Bureau** supports the expansion, arguing that it helps keep family farmland in production.

**Georgia Conservancy** also supported HB 90 and HR 32 during the 2025 legislative session.

## What does the farm-size data show?

The **2022 USDA Census of Agriculture** counted **920 Georgia farms operating 2,000 acres or more**, approximately **2.3% of the state's 39,264 farms**.

Between 2017 and 2022, the number of farms in that largest acreage category increased from **755 to 920 - about 22%**. Every smaller acreage category declined, while Georgia's total farm count fell approximately 7%. These figures raise questions about whether expanding relief for larger holdings addresses the needs of smaller farms.

**Important limitation:** Census figures describe farm operations, including owned and rented acreage - not individual landowners or CUVA eligibility. The 920 farms therefore cannot be treated as a count of amendment beneficiaries. Farm size also does not establish an owner's wealth or financial need.

## Who would receive the additional benefit?

The expansion would directly benefit eligible owners whose qualifying acreage exceeds their existing cap. **Owners whose eligible holdings already fit within the 2,000-acre limit would receive no additional acreage benefit from this amendment.**

CUVA eligibility includes individuals, qualifying estates and trusts, family farm entities, and certain nonprofit organizations. Qualifying family corporations, partnerships, and LLCs can participate; ordinary publicly traded corporations generally do not meet those ownership requirements.

Family farm entities can already qualify for assessment on more than 2,000 acres through allocation among eligible family owners, subject to each owner's individual limit. Consequently, a farm operating more than 2,000 acres would not necessarily gain additional relief.

## What are the potential benefits and concerns?

**Potential benefits:** Lower property taxes on additional qualifying acreage could help preserve working farms, forests, and habitat by reducing pressure to sell or develop land. A large farm can have substantial land assets while facing limited cash flow.

**Concerns about targeting:** The proposal contains **no income, net-worth, or financial-hardship test**. Wealthy eligible owners could receive the expanded benefit without demonstrating that it is necessary to keep their land in a qualifying use. Family-owned does not necessarily mean small or financially struggling.

**Conservation limits:** The required commitment is generally ten years, rather than permanent protection. The materials reviewed do not establish how much additional land would be kept from development specifically because of the higher cap.

## What are the potential fiscal consequences?

Additional acreage receiving preferential assessment could reduce the local taxable property base relative to ordinary assessment. At unchanged tax rates, that could mean less revenue for local governments and public schools.

Depending on local circumstances, governments could respond through spending reductions, higher tax rates, other revenue sources, or a combination.

Rural counties with substantial newly eligible acreage and limited alternative tax bases could be especially vulnerable.

A Local Government Fiscal Note is listed among the supporting materials for HB 90, but we have not verified its projected dollar amounts or identified a Fayette County-specific estimate. The actual impact would depend on additional enrollment, ownership arrangements, assessment differences, and local tax rates.

## What should voters consider?

The central question is whether the conservation and agricultural benefits of expanding relief for larger eligible holdings justify the potential cost to local revenues.

Relevant questions include:

- How many eligible owners would receive additional relief, and how much would they save?
- How much additional land would remain in agriculture, forestry, or conservation because of the expansion?
- What would counties and school districts lose in revenue?
- Would assistance targeted to financial need better help struggling farmers?

**IMPORTANT DISTINCTION:** This proposal expands an existing conservation-use tax-assessment program. It does not provide additional acreage relief to smaller holdings already below the cap, and it does not target assistance according to financial need.

Sources: HR 32; O.C.G.A. § 48-5-7.4; USDA 2022 Census of Agriculture; University of Georgia Agricultural and Applied Economics analyses; Georgia Farm Bureau; Georgia Conservancy; and Georgia Department of Revenue.



# AMENDMENT 2

## NONPARTISAN PROBATE JUDGE ELECTIONS

House Resolution 251

Judicial Elections



### WHAT IT DOES

**Requires all Georgia probate court judges to be elected in nonpartisan elections.**

Probate courts handle matters such as wills, estates, guardianships, and conservatorships.



### YOUR VOTE MEANS



#### YES

Require all probate judge elections to be nonpartisan.



#### NO

Keep the current system, in which some probate judge elections are partisan.



### WHO INTRODUCED IT

**Lead sponsor:** Rep. Kimberly New (R)

**House co-sponsors:** Rep. Chuck Efration (R), Rep. James Burchett (R), Rep. Tyler Smith (R), Rep. Mitchell Scoggins (R), Rep. Holt Persinger (R)

**Senate sponsor:** Sen. Brian Strickland (R)



### WHO SUPPORTS IT

- Judicial Council of Georgia
- Council of Probate Court Judges
- Council of Magistrate Court Judges
- Bipartisan public letter, including former Governors Roy Barnes (D) and Nathan Deal (R)
- Georgia Supreme Court Chief Justice Nels Peterson



### WHAT VOTERS SHOULD CONSIDER

- **Potential benefit:** Could strengthen judicial independence and public confidence by focusing on qualifications instead of party affiliation.
- **Potential drawback:** Some voters may find it harder to learn about candidates without party labels.
- **Key consideration:** Nonpartisan does not necessarily mean nonpolitical. Judicial philosophy and personal beliefs can still influence a judge's decisions.

*Learn more in the newsletter.*

Sources: HR 251 legislative record, Judicial Council of Georgia, and Georgia Public Broadcasting.

# Amendment 2: Nonpartisan probate judge elections

## House Resolution 251 - Judicial Elections

### What would change?

Georgia already holds most judicial elections on a nonpartisan basis. However, some probate judges are still elected in partisan contests.

Amendment 2 would require **all Georgia probate court judges to be elected in nonpartisan elections.**

Probate courts handle matters including wills, estates, guardianships, and conservatorships. Depending on the county, they may also have additional responsibilities.

### What does your vote mean?

**YES:** Require all probate judge elections to be nonpartisan.

**NO:** Retain the current system, in which some probate judge elections are partisan.

### Who introduced it?

Lead sponsor: Rep. Kimberly New (R).

House co-sponsors:

- Rep. Chuck Efstration (R)
- Rep. James Burchett (R)
- Rep. Tyler Smith (R)
- Rep. Mitchell Scoggins (R)
- Rep. Holt Persinger (R)

Senate sponsor: Sen. Brian Strickland (R).

### Who supports it?

Documented institutional supporters include:

- Judicial Council of Georgia
- Council of Probate Court Judges
- Council of Magistrate Court Judges

A bipartisan public letter also supported the change, with signatories including former Georgia governors Roy Barnes (D) and Nathan Deal (R).

Georgia Supreme Court Chief Justice Nels Peterson has publicly expressed support for nonpartisan probate judge elections.

## What are the arguments?

**Supporters argue** that judges should be evaluated on their qualifications, integrity, and impartiality rather than political affiliation. They believe nonpartisan elections reinforce judicial independence and public confidence in the courts.

**Opponents raise concerns about voter transparency.** Judicial candidates often receive little media coverage, and information about their legal philosophies and records can be difficult to find. Party affiliation, while imperfect, provides voters with one additional piece of information when evaluating candidates.

Critics also point out that **nonpartisan does not necessarily mean nonpolitical**. Judicial philosophy and personal beliefs can influence legal interpretation, as debates surrounding U.S. Supreme Court decisions illustrate. Removing party labels does not eliminate those influences; it may simply make them less visible to voters.

**THE QUESTION FOR VOTERS:** Does removing party labels strengthen judicial independence, or does it make already difficult-to-research judicial elections less transparent?

Sources: HR 251 legislative record, Judicial Council of Georgia, and Georgia Public Broadcasting.



# AMENDMENT 3

## NEXT GENERATION 9-1-1 FUND

House Resolution 1243  
*Emergency Communications*



### WHAT IT DOES

Authorizes the Georgia General Assembly to establish a dedicated, **nonlapsing fund for emergency 9-1-1 systems** to support expansion, operations, and modernization (including Next Generation 9-1-1 technology).



### YOUR VOTE MEANS



#### YES

Allows the legislature to dedicate certain existing revenues to a special 9-1-1 fund.



#### NO

Does not establish that additional constitutional authority.



### WHO INTRODUCED IT

**Lead sponsor:** Rep. Chuck Martin (R)

**House co-sponsors:** Rep. Jon Burns (R), Rep. Carolyn Hugley (D), Rep. Clint Crowe (R), Rep. Beth Camp (R), Rep. Karla Drenner (D)

**Senate sponsor:** Sen. Timothy Bearden (R)



### WHO SUPPORTS IT

- **Georgia Municipal Association** (supports)
- **Broad legislative support**  
(Passed 162–0 in the House and 49–0 in the Senate)  
*Legislative votes show support but are not endorsements from individual emergency-service organizations.*



### WHAT VOTERS SHOULD CONSIDER

- **Potential benefit:** Could provide stable, ongoing funding for 9-1-1 infrastructure and modernization.
- **Potential drawback:** Does not guarantee a specific amount of funding or a timeline for upgrades.
- **Fiscal implications:** Does not impose a new 9-1-1 fee, but dedicating revenues could reduce flexibility in the state budget.

*Learn more in the newsletter.*

Sources: HR 1243 legislative record and Georgia Municipal Association.

# Amendment 3: Next Generation 9-1-1 Fund

## House Resolution 1243 - Emergency Communications

### What would change?

Amendment 3 would authorize the Georgia General Assembly to establish a dedicated, nonlapsing fund for emergency 9-1-1 systems.

The fund could be used for expansion, maintenance, operations, and modernization, including the transition to Next Generation 9-1-1 technology.

A nonlapsing fund allows money dedicated to its purpose to remain available beyond a single fiscal year rather than automatically expiring.

### What does your vote mean?

**YES:** Authorize the legislature to dedicate certain existing revenues, including revenues reallocated by law, to a special fund for emergency 9-1-1 systems.

**NO:** Decline to establish that additional constitutional authority.

### Who introduced it?

Lead sponsor: Rep. Chuck Martin (R).

House co-sponsors:

- Rep. Jon Burns (R)
- Rep. Carolyn Hugley (D)
- Rep. Clint Crowe (R)
- Rep. Beth Camp (R)
- Rep. Karla Drenner (D)

Senate sponsor: Sen. Timothy Bearden (R).

### Who supports it?

The **Georgia Municipal Association** has an official position of support for HR 1243.

The proposal also received broad legislative support. Its final adoption votes were 162-0 in the Georgia House and 49-0 in the Senate. These votes demonstrate legislative support but should not be confused with endorsements from individual emergency-service organizations.

### What are the potential benefits and concerns?

A dedicated fund could help provide continuity for emergency communications infrastructure and modernization projects.

However, the amendment does not itself appropriate a particular amount of money or guarantee that equipment upgrades will occur on a particular schedule.

It also does not, by itself, impose a new 9-1-1 fee. The General Assembly would need to make additional decisions about implementation and funding.

Voters may wish to consider both the potential advantages of protected emergency communications funding and the reduced flexibility that can accompany constitutionally dedicated revenues.

Sources: HR 1243 legislative record and Georgia Municipal Association.



# THREE LOCAL HOMESTEAD PROPERTY-TAX REFERENDUMS

**A particularly important section  
for Fayette County voters.**

Three separate local ballot measures propose additional homestead property-tax exemptions. Although the measures address different taxing authorities, they share a similar structure involving property-tax collections and a 2025 baseline.



**HB 1581**

**City of  
Fayetteville**

Applies to qualifying municipal property taxes for City of Fayetteville homesteads.



**HB 1582**

**Fayette County  
School District**

Applies to qualifying school district property taxes for homesteads in the school district.



**HB 1583**

**Fayette County  
Government**

Applies to qualifying county property taxes for Fayette County homesteads.



## **SAME SPONSORS FOR ALL THREE MEASURES**

Rep. Josh Bonner (R), District 73 | Rep. Karen Mathiak (R), District 82  
Rep. Derrick Jackson (D), District 68 | Rep. Debra Bazemore (D), District 69



### **WHAT IS A HOMESTEAD EXEMPTION?**

Reduces the taxable value of a qualifying primary residence for a particular property-tax purpose.



### **IMPORTANT THRESHOLD**

The additional exemption only applies if property-tax collections more than double the 2025 amount.



### **SEPARATE QUESTIONS**

You may approve one, reject another, or make the same choice on all applicable questions.

*Same sponsors. Three local decisions.*

See the next three slides  
for details on each measure.

## 5. Three local homestead property-tax referendums

**A particularly important section for Fayette County voters.**

Three separate local ballot measures propose additional homestead property-tax exemptions.

Although the measures concern different taxing authorities, they share a similar structure involving property-tax collections and a 2025 baseline.

### **First: What is a homestead exemption?**

A homestead exemption reduces the taxable value of a qualifying primary residence for a particular property-tax purpose.

It does not necessarily reduce every component of a homeowner's property-tax bill.

The three proposed measures would apply to different taxes:

#### **HB 1581 - City of Fayetteville**

Applies to qualifying municipal property taxes for City of Fayetteville homesteads.

#### **HB 1582 - Fayette County School District**

Applies to qualifying school district property taxes for homesteads in the school district.

#### **HB 1583 - Fayette County Government**

Applies to qualifying county property taxes for Fayette County homesteads.

These are separate questions. Voters may approve one, reject another, or make the same choice on all applicable questions.

### **Who introduced these measures?**

All three bills identify the same four Georgia House sponsors:

- Rep. Josh Bonner (R), District 73
- Rep. Karen Mathiak (R), District 82
- Rep. Derrick Jackson (D), District 68
- Rep. Debra Bazemore (D), District 69

The bipartisan sponsorship is documented in the enacted bill texts.

However, legislative sponsorship does not establish that the Fayette County Board of Education, County Commission, or Fayetteville City Council has formally endorsed the measures. We have not verified such formal endorsements.

### **The most important detail: The revenue threshold**

The bills contain a condition that is easy to misunderstand.

They do not simply provide a new exemption whenever property-tax collections rise above the 2025 amount.

Instead, the **increase in collections above the 2025 baseline must exceed 100% of the 2025 collections.**

That means total collections must **more than double** the 2025 amount before the new exemption can be funded under the formula.

### **A simple example**

Imagine a taxing authority collected \$100 million in property taxes in 2025.

If collections increase to \$120 million, the new exemption is not triggered.

If collections increase to \$150 million, the new exemption is not triggered.

If collections reach \$200 million, the new exemption is still not triggered.

If collections reach \$210 million, the amount above the \$200 million threshold - \$10 million - would be segregated to help fund the exemption in the following tax year.

**These numbers are illustrative only. They are not actual Fayette County revenue figures or forecasts.**

If the threshold is reached, the appropriate governing authority has discretion to determine the exemption amount, subject to the statutory funding limit.

Any segregated funds not used for exemptions return to the relevant general fund.

If the threshold is not reached, the additional exemption under these bills is zero dollars for the following tax year.

**IMPORTANT:** These proposals do not freeze home values, prevent all property-tax increases, or guarantee that a qualifying homeowner will receive a tax reduction in any particular year.

The new exemptions would begin no earlier than January 1, 2027, if approved and if the applicable statutory conditions are satisfied.

Sources: Enacted HB 1581, HB 1582, and HB 1583, particularly the provisions governing excess collections and exemption calculations.



## LOCAL REFERENDUM 1

# CITY OF FAYETTEVILLE

## House Bill 1581 *Municipal Homestead Exemption*



### WHAT WOULD CHANGE?

- HB 1581 would establish an additional homestead exemption affecting City of Fayetteville property taxes for municipal purposes.
- The amount would depend on the statutory revenue threshold and the city's calculation of the exemption.
- Eligible homeowners would need to apply under the procedures established in the bill.



### WHAT DOES YOUR VOTE MEAN?



#### **YES:**

Approve the additional municipal homestead exemption framework.



#### **NO:**

Reject the proposed additional exemption framework.



### WHAT SHOULD VOTERS CONSIDER?

- The proposal could provide property-tax relief to qualifying Fayetteville homeowners if the unusually high revenue threshold is reached.
- The actual amount of any relief would depend on future collections and the governing authority's determination.
- The measure would not change county or school district property taxes.

# Local Referendum 1: City of Fayetteville

## House Bill 1581 - Municipal Homestead Exemption

### What would change?

HB 1581 would establish an additional homestead exemption affecting City of Fayetteville property taxes for municipal purposes.

The amount would depend on the statutory revenue threshold and the city's calculation of the exemption.

Eligible homeowners would need to apply under the procedures established in the bill.

**YES:** Approve the additional municipal homestead exemption framework.

**NO:** Reject the proposed additional exemption framework.

### What should voters consider?

The proposal could provide property-tax relief to qualifying Fayetteville homeowners if the unusually high revenue threshold is reached.

The actual amount of any relief would depend on future collections and the governing authority's determination.

The measure would not change county or school district property taxes.

**Enacted bill:** <https://gov.georgia.gov/document/2026-signed-legislation/hb-1581/download>



## LOCAL REFERENDUM 2

# FAYETTE COUNTY SCHOOLS

### House Bill 1582

#### School District Homestead Exemption



#### WHAT WOULD CHANGE?

- HB 1582 would establish an **additional homestead exemption** affecting Fayette County school district property taxes for educational purposes.
- The legislation includes **school district property taxes associated with bonded indebtedness** within its definition of educational-purpose taxes.
- If the **revenue threshold is reached**, the Fayette County Board of Education, in coordination with the county tax commissioner, would calculate the exemption amount for the following tax year.
- The **Board of Education would have discretion** to set the exemption at an amount that does not use all available segregated funds.
- Qualifying homeowners would **need to apply** for the exemption.



#### WHAT DOES YOUR VOTE MEAN?



#### YES:

Approve the additional school district homestead exemption framework.



#### NO:

Reject the proposed additional exemption framework.



#### WHAT SHOULD VOTERS CONSIDER?

- School property taxes are an **important source of funding** for Fayette County's public schools.
- The measure could provide relief to qualifying homeowners under the specified conditions, but the **threshold is high** and the legislation **does not guarantee a particular reduction**.
- It is also important to distinguish the exemption's legal structure from predictions about school funding. We have not identified an independently verified local fiscal projection showing how much relief would be provided or how much revenue would be affected.

# Local Referendum 2: Fayette County Schools

## House Bill 1582 - School District Homestead Exemption

### What would change?

HB 1582 would establish an additional homestead exemption affecting Fayette County school district property taxes for educational purposes.

The legislation includes school district property taxes associated with bonded indebtedness within its definition of educational-purpose taxes.

If the revenue threshold is reached, the Fayette County Board of Education, in coordination with the county tax commissioner, would calculate the exemption amount for the following tax year.

The Board of Education would have discretion to set the exemption at an amount that does not use all available segregated funds.

Qualifying homeowners would need to apply for the exemption.

**YES:** Approve the additional school district homestead exemption framework.

**NO:** Reject the proposed additional exemption framework.

### What should voters consider?

School property taxes are an important source of funding for Fayette County's public schools.

The measure could provide relief to qualifying homeowners under the specified conditions, but the threshold is high and the legislation does not guarantee a particular reduction.

It is also important to distinguish the exemption's legal structure from predictions about school funding. We have not identified an independently verified local fiscal projection showing how much relief would be provided or how much revenue would be affected.

**Enacted bill:** <https://gov.georgia.gov/document/2026-signed-legislation/hb-1582/download>



# LOCAL REFERENDUM 3 FAYETTE COUNTY GOVERNMENT

## House Bill 1583 *County Homestead Exemption*



### WHAT WOULD CHANGE?

- HB 1583 would create a possible additional property-tax exemption for qualifying Fayette County homeowners.
- However, **the exemption would only be triggered if the county collected more than twice as much in property taxes as it did in 2025.**
- If that happened, the county government would decide how much tax relief to provide, using funds available under the bill's formula. The exemption would apply to county property taxes, not school or city taxes.



### WHAT DOES YOUR VOTE MEAN?



#### YES:

Allow the county to provide this additional homestead exemption if the required revenue threshold is met.



#### NO:

Keep the current homestead exemption system without adding this new provision.



### WHAT SHOULD VOTERS CONSIDER?

- County property taxes help fund public safety, roads, parks, and other essential services.
- While the proposal could provide tax relief to qualifying homeowners, **it does not guarantee a reduction in anyone's property-tax bill.** County tax collections would first have to more than double their 2025 level, and the amount of relief would depend on the county's subsequent decisions.
- The key questions are how likely that threshold is to be reached and how much homeowners might actually save.

# Local Referendum 3: Fayette County Government

## House Bill 1583 - County Homestead Exemption

### What would change?

HB 1583 would create a possible additional property-tax exemption for qualifying Fayette County homeowners.

However, **the exemption would only be triggered if the county collected more than twice as much in property taxes as it did in 2025.**

If that happened, the county government would decide how much tax relief to provide, using funds available under the bill's formula. The exemption would apply to county property taxes, not school or city taxes.

### What does your vote mean?

**YES:** Allow the county to provide this additional homestead exemption if the required revenue threshold is met.

**NO:** Keep the current homestead exemption system without adding this new provision.

### What should voters consider?

County property taxes help fund public safety, roads, parks, and other essential services.

While the proposal could provide tax relief to qualifying homeowners, **it does not guarantee a reduction in anyone's property-tax bill.** County tax collections would first have to more than double their 2025 level, and the amount of relief would depend on the county's subsequent decisions.

The key questions are how likely that threshold is to be reached and how much homeowners might actually save.

**Enacted bill:** <https://gov.georgia.gov/document/2026-signed-legislation/hb-1583/download>

### Five questions worth asking about these local measures

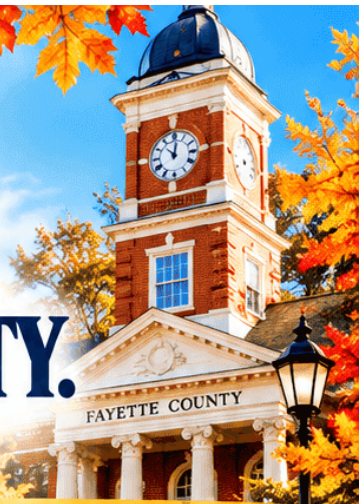
1. How likely is it that the relevant taxing authority's property-tax collections will more than double the 2025 baseline?
2. How many qualifying homeowners might benefit if the threshold is reached?
3. What would a realistic exemption amount look like for an individual household?
4. How would the governing authority determine the amount distributed?
5. What effect, if any, could the measure have on future public services, school budgets, and financial planning?

**The essential takeaway:** These are conditional homestead exemptions, not automatic annual property-tax reductions.

The enacted bills specify the legal framework. Actual financial effects depend on future collections, eligibility, and administrative decisions.



# YOUR VOTE. YOUR VOICE. YOUR COMMUNITY.



## YOUR FINAL VOTING CHECKLIST



1.

Review your personalized sample ballot.



2.

Confirm your early-voting location or Election Day precinct.



3.

Bring an accepted form of photo identification.



4.

Read all ballot questions carefully.



5.

Make a plan to vote.



6.

Share reliable election information with someone else.

*Your ballot is your opportunity  
to participate in decisions that will  
shape the community we share.*

## 6. Your vote. Your voice. Your community.

The November ballot includes decisions that will influence Georgia's future and the everyday functioning of our communities.

From public education and healthcare to property taxes, emergency services, and utility regulation, these choices deserve our attention.

We encourage every voter to learn about the candidates and their positions, explore the proposed constitutional amendments, and carefully consider the local referendums.

### Your final voting checklist

- Review your personalized sample ballot.
- Confirm your early-voting location or Election Day precinct.
- Bring an accepted form of photo identification.
- Read all ballot questions carefully.
- Make a plan to vote.
- Share reliable election information with someone else.

**Your ballot is your opportunity to participate in decisions that will shape the community we share.**

### Trusted election resources

**Georgia My Voter Page:**

<https://mvp.sos.ga.gov>

**Fayette County Elections:**

<https://www.fayettecountyga.gov/departments/elections/voting.php>

**Georgia Secretary of State - Constitutional Amendments:**

<https://sos.ga.gov/page/proposed-georgia-constitution-amendments>

**Fayette County Democratic Committee - Candidate Directory:**

<https://www.gafayettetdems.org/team-3-2-1-1>

Fayette Democratic Women will continue sharing voter education resources, including additional examination of the ballot measures and any organizational positions formally adopted before Election Day.

**Informed voters. Stronger communities. A healthier democracy.**

Fayette Democratic Women