

# BOARD OF ASSESSORS

---

SUZANNE WIDENHOUSE

CHIEF APPRAISER – BOARD OF ASSESSORS

# HB 581 AND HR 1022

---

- Changes to ad valorem tax provisions
- Requires passage of constitutional amendment in HR 1022, on November 2024 ballot
- With passage of HR 1022, provisions will go into effect 1 January 2025
- Opt-out period for floating homestead begins 1 January 2025 and must be completed by March 1, 2025

# CHANGES TO NOTICES OF ASSESSMENT

---

- Requires an estimated roll back rate which will be certified to the Tax Commissioner and appear on the notice of assessment. If the adopted millage rate exceeds the estimated roll back rate, a disclaimer will be added to the tax bill
- Removes confusing tax estimate from the assessment notice
- Removes the provision that the sales price is the maximum allowable value in the next taxable year. This provision will help to improve sales ratio studies for counties, based on changes to the methodology used by DOAA. Also allows the Board of Assessors to directly appeal Sales Ratio Study instead of requiring local governing authority or school board to appeal

# CHANGES TO ASSESSMENT AND APPEALS

---

- Requires the Chief Appraiser to ensure a county wide revaluation every three years. This provision will require additional staff or outside contract to fulfill, since staffing is only sufficient to complete a reval once every six years.
- Changes the three-year freeze on value as a result of appeal is only given if the appeal results in a change of value. The goal is to prevent frivolous appeals solely for the freeze.
- Closes the Superior Court loophole of a fifteen percent reduction in tax bill while appeal is pending to court and the awarding of attorney's fees. Will now require the taxpayer and/or rep to participate in good faith in settlement conference.

# FLOATING HOMESTEAD

---

- Creates a statewide floating homestead, base year value with an inflationary index
- For those counties with existing frozen or floating homesteads, the taxpayer will receive whichever homestead is more beneficial
- This exemption is in addition to and not in lieu of the non-floating exemptions.
- Counties may opt out of the floating homestead. Opt-out period begins 1 January 2025
- Opt-out requires advertising and conducting three public hearings.
- Opt-out requirements must be completed by March 1, 2025

# SALES TAX PROVISIONS

---

- Creates a new local sales tax for the limited purpose of tax relief, may be levied at .05 percent increments up to 1 percent
- Provision will not affect Muscogee County, which already has the additional specialty pennies.

# PASSAGE OF HR 1022

---

- HR 1022 will be on November ballot
- Passage will allow HB 581 to go into effect 1 January 2025
- Expectation of passing is high, very popular bill
- Effects of passage will include significant changes to programming of CAMA system and will require additional staffing