



2026 Millage Rate

May 13, 2026



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Purpose of Discussion

- Establish direction for **2026 millage rate advertisement**
 - Provide context on:
 - Current digest and rollback rate
 - Impact of homestead exemptions
 - Implications of SB 33
 - Discuss **future revenue considerations**
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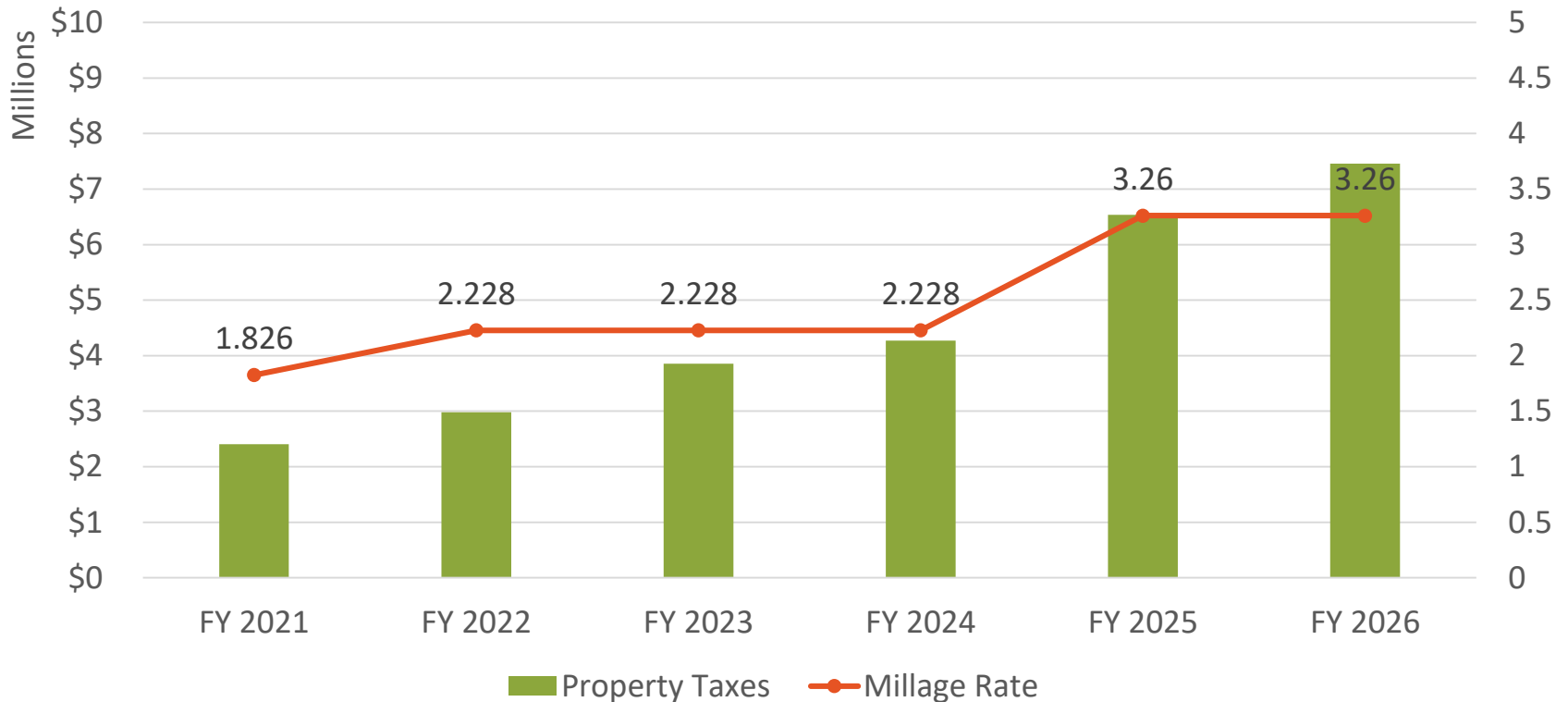
Current Millage

- Current Millage Rate: **3.26 mills**
 - Estimated Rollback Rate: **3.097 mills**
 - Difference: **+0.163 mills (~5.26%)**

 - Maintaining current rate = **tax increase above rollback**
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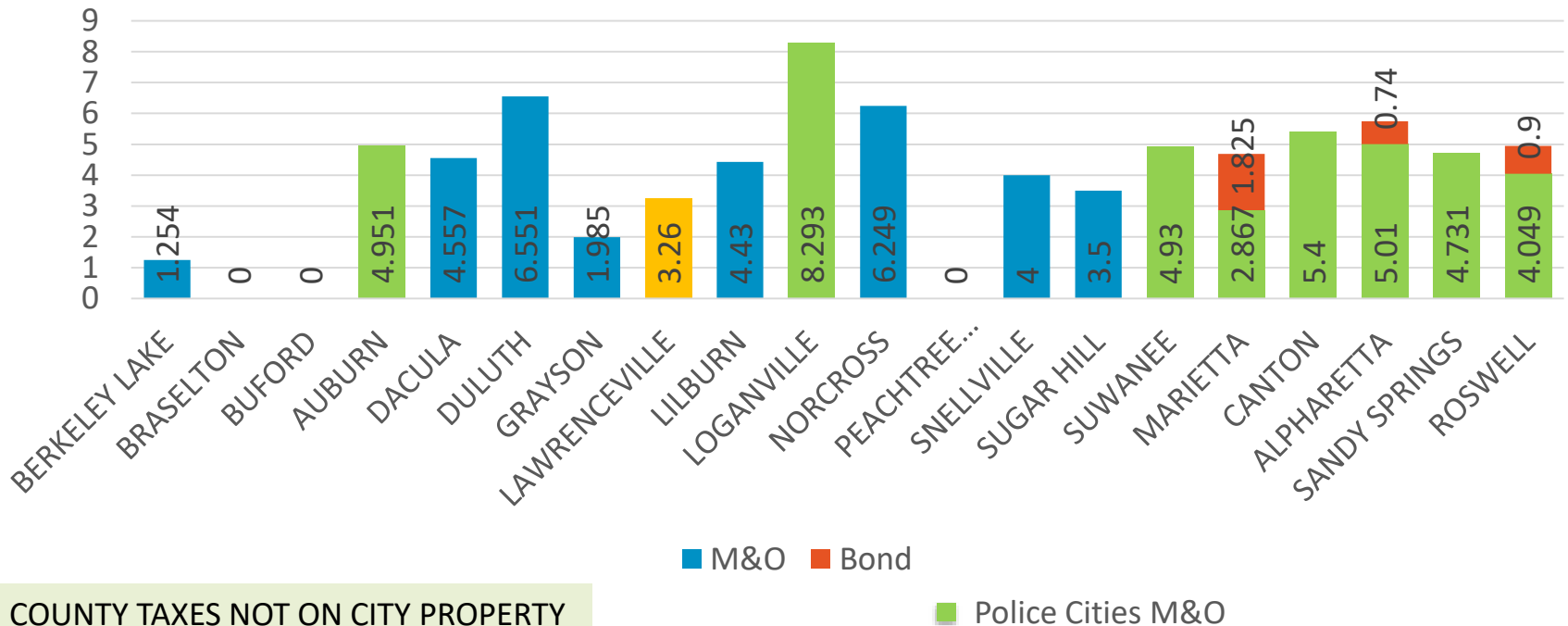


Historical Millage





Millage Comparison



COUNTY TAXES NOT ON CITY PROPERTY

- County Police 2.9
- County Code Enforcement 0.36
- **Total 3.26**



What is the Rollback Rate?

- Rate that keeps revenue flat from reassessments
 - Adjusts for:
 - Growth in property values (existing property)
 - Does NOT account for:
 - New construction
 - Policy decisions
 - Rollback \neq no growth budget
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Homestead Snapshot (Local Impact)

- Total Parcels: 9,421
 - Homestead Parcels: 4,224 (~45%)
 - Homestead Value Offset: \$41.9M
 - Revenue Reduction: ~\$135,000
 - Homestead already reducing taxable base
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What SB 33 Changes

- Establishes statewide base-year homestead exemption
 - Caps value growth at inflation (not market)
 - Applies to:
 - All homestead properties statewide
 - Slows future growth of residential tax base
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What SB 33 Does NOT Do

- Does NOT limit millage rate decisions
 - Does NOT require rollback adoption
 - Still a policy choice, not a restriction
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Long-Term Tax Base Impact

- Residential (Homestead):
 - Growth limited to inflation
 - Becomes smaller share of future growth
 - Non-Homestead:
 - Commercial
 - Rental / multifamily
 - Carries more of the tax burden over time
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Local Option: LHOST

- Optional 1% sales tax
 - Must be approved by voters
 - Used to:
 - Offset homestead taxes
 - Reduce millage if excess revenue generated
 - Strategic lever — not automatic
 - **MUST be coordinated with Gwinnett County**
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Financial Reality

- Homestead exemptions already reducing revenue
 - SB 33 will compound this over time
 - Maintaining services requires:
 - Stable revenue base
 - Strategic rate decisions
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Risk Considerations

- Over-reliance on:
 - Commercial property
 - Development cycles
 - Reduced flexibility in downturns
 - Political pressure vs fiscal sustainability
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Staff Recommendation

- Advertise 3.26 millage rate
 - Maintain current service levels
 - Preserve flexibility pending:
 - Final digest
 - Future SB 33 impacts
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Council Direction Requested

- Confirm millage rate to advertise
 - Provide guidance on:
 - Revenue strategy
 - Long-term tax structure considerations
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Questions

