

School Property Tax Exemption Updates

According to unofficial election results, the November 2 referendum on newly proposed school property tax exemptions has passed. After the results have been certified by DeKalb County and declared by the City Commission, the new S-5 and S-6 exemptions would go into effect January 1, 2022.

The S-5 will provide an exemption on \$200,000 of assessed home value (\$400,000 of appraised value) for seniors age 65-69, if their household federal adjusted gross income is less than \$53,000. The S-6 exemption will qualify homeowners age 70 and above for a reduction of \$200,000 of assessed home value (\$400,000 of appraised value) without an income cap.

A separate S-3 partial school exemption for homeowners age 70 and above and has been in effect since 2002. The majority of senior homeowners already have the S-3 on their accounts. Homeowners with the S-3 will be granted the new S-6 exemption automatically because the eligibility requirements for these two exemptions are the same. Homeowners who applied for the S-3 during 2021 for tax year 2022 will also automatically receive the S-6 exemption.

The City will begin accepting applications for the S-5 exemption after January 1, 2022. Homeowners who turned 70 during 2021 and homeowners who are over 70 but never applied for the S-3 exemption will need to apply for the S-3/S-6 after January 1. Applications will be due by March 15, 2022, in order to receive the exemption on the first installment property tax bills which will be issued April 1, 2022.

In light of the COVID-19 pandemic, the City will allow an electronic option for filing new school homestead exemption applications. The application procedures haven't been finalized yet. Updates about application procedures will be posted at www.decalurga.com/homestead.