



## NEW SENIOR HOMESTEAD EXEMPTIONS FOR FULTON AND ATLANTA PUBLIC SCHOOLS



### FREQUENTLY ASKED QUESTIONS

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Fulton County seniors can now apply for new homestead exemptions to help reduce the portion of their property taxes Atlanta Public Schools and the Fulton County School District, starting with tax year 2026.

*These exemptions were created by the Georgia General Assembly and adopted by voters in 2025.*

**Do homeowners need to apply for these homestead exemptions if they already have other senior homestead exemptions in place?**

*Yes. Even if a homeowner has other senior homestead exemptions in place they must apply for these new exemptions by the April 1 deadline for the 2026 tax year. Homeowners can apply for these exemptions using the standard homestead exemption form.*

**Is there an income limit for these homestead exemptions?**

No. There is no income requirement for these homestead exemptions. When you apply, you will be asked for your income tax returns to see if you qualify for any other senior homestead exemptions.

**How can property owners apply for homestead exemptions?**

The best way to apply for a homestead exemption is through the Fulton County Tax Assessors' Office online portal, [www.fultonassessor.org/exemptions](http://www.fultonassessor.org/exemptions).

They can apply in person at any of the six Fulton County Tax Assessor's office locations. Printable forms are available at [www.fultonassessor.org/exemptions](http://www.fultonassessor.org/exemptions).

## **When can people apply for exemptions?**

To receive the new senior homestead exemptions for the 2026 tax year, homeowners must apply by April 1, 2026.

Per a 2025 state law, there will be a second application window during the 45-day assessment appeal period.

## **What documents are required with a homestead exemption application?**

- Valid Georgia Driver's License or Georgia Identification Card
- As a supplement to the Georgia Driver's License or Georgia Identification Card, staff may also request the following:
  - A prior year utility bill or Fulton County Voter's Registration Card
  - Social Security Number
  - Registration for vehicles owned by and registered in the name of the owner and spouse
  - Trust Affidavit and trust documents (if the property is in the name of a trust)
    - Trust Affidavit is available at [www.fultonassessor.org](http://www.fultonassessor.org) under Forms and Documents

## **SENIOR AND OTHER SPECIALIZED EXEMPTIONS:**

- Documents listed above for basic exemption
- State and Federal Income Tax Returns
- Social Security Award Letter if you do not file income tax

## **When will people know how much of their property value will be exempted from taxation?**

An estimate of exempted value will appear on your annual notice of assessment. A final figure will be printed on your property tax bill.

## **If a homeowner already has other senior homestead exemptions in place and only wants to apply for this new school homestead exemption, do they still have to provide their income tax returns?**

No. Income tax returns are requested to allow staff to determine if the applicant may meet the requirements of other senior homestead exemptions they may qualify for.

**If a property owner turns 65 this year can they qualify for a senior homestead exemption now?**

To qualify for these age-based exemptions, at least one property owner must have met the required age by January 1 of this tax year.

***Fulton County Schools (outside the City of Atlanta)***

**If a homeowner purchased their house in Fulton County outside of Atlanta within the last 4 years can they qualify for the new Fulton County Schools senior homestead exemption?**

This new exemption requires that the homeowner have a homestead exemption for the last 5 out of 6 years to qualify. The property owner may reapply at a future date when they meet the 5 year requirement.

**If a homeowner in the Fulton County Schools jurisdiction is turning 70 next year, will they automatically receive the 70 and over homestead exemption benefit if they apply for the 65 and over homestead exemption now?**

No. They will need to reapply for the 70 and over Fulton County Schools homestead exemption after they turn 70.

***Atlanta Public Schools***

**Why is the new Atlanta Public Schools senior homestead exemption “up to” \$50,000?**

The legislation that created this new homestead exemption has an annual aggregate cap for the total amount of exemptions across the entire city. Based on the number of qualifying homeowners, the amount of this homestead exemption may vary each year.