

HOMEOWNERSHIP OPPORTUNITY  
AND MARKET EQUALIZATION  
(HOME) ACT OF 2026

## ADDITIONAL PROPERTY TAX REVENUE

**\$6.4 Billion**

- Ranked 32nd
- State and Local (8<sup>th</sup>) collections per capita
- Increasing at an unsustainable pace before HB 581 changes.
- Income producing properties have historically paid more.

# ADDITIONAL LOCAL SALES TAX

## \$3.5 Billion

- Marketplace Facilitator
- Inflation

## Sales Tax Options Available:

1. Joint County and Municipal (LOST)
2. Homestead Option Sales and Use Tax (HOST)
3. Equalized Homestead Option Sales Tax (EHOST)
4. Revised Homestead Option Sales Tax (RHOST)
5. Special District Option Sales and Use Tax (FLOST)
6. County Special Purpose Local Option Sales Tax (SPLOST)
7. Consolidated Government Coliseum Project Sales Tax
8. Water and Sewer Projects and Costs Tax (MOST)
9. Special District Transportation Sales and Use Tax (TSPLOST)
10. Special District Mass Transportation Sales and Use Tax
11. Special Districts for Transit Purposes Sales and Use Tax
12. MARTA tax
13. Education Local Option Sales Tax (ELOST)

AVERAGE FLOST PASSAGE

**71%**

## UPDATES TO HB 581 (FLOAT/FLOST)

- NHOST (add as option)
- Recognize exemptions for school property tax digest
- Clean up
  - Exemption Database
  - Penalties
  - Notice and Bill

## FULL HOMESTEAD EXEMPTION

- Provides full exemption for homesteads from all local ad valorem taxation after payment of one full year of property tax paid – effective 2032
  - This is not new York and we're not socialists. We realize we have to pay for services.
- Flexible funding alternatives
  - Sales Tax
  - Assessments for essential services and capital
  - Growth and Economic Development
  - Spend Less

## ALTERNATE FUNDING (ROLL BACK)

- **Sales Tax Flexibility**
  - 2 for schools (Enable EHOST)
  - 3 for cities/counties (Enable CHOST)
- **Assessments**
  - Essential services (only cost to provide) – City and County
  - Capital projects (require referendum) – City, County and Schools
- **Economic Development Homeowner relief**
  - Local reduction or relief for homeowners (Columbia County model)

## REVENUE RESTRICTIONS

- Cap revenue growth from non-improved, non-exempt properties at 3% (Utah Model)
- 581 Mandate (Senate)



## INCREASES TO STATE EXEMPTION

- \$2k to \$10k (\$25,000) in 2027
- \$30k (\$75,000) in 2029
- \$60k (\$150,000) in 2031

## BY THE NUMBERS...

Of the 150 counties that have provided data:

- 67% of cities/counties can cover homestead property tax revenue with one penny
- 94% of schools can cover with two pennies
- 92% of cities/counties and schools can be covered by three pennies.

County	Savings For Home Assessed At \$250k
Augusta-Richmond	\$2,205
Calhoun	\$1,763
Chatham	\$2,253
Cobb	\$1,713
Echols	\$2,465
Gwinnett	\$2,445
McIntosh	\$1,883
Mitchell	\$3,193
Rabun	\$1,343
Screven	\$2,953
Taliaferro	\$3,135

YOU NEVER HAVE TO  
PAY THE GOVERNMENT  
TO LIVE IN YOUR HOME AGAIN

“Shall the Constitution of Georgia be amended to provide complete property tax relief for homeowners, exempting homestead properties from ad valorem taxation by counties, schools, consolidated governments, municipalities, and local school systems for all tax years following the first year in which a homestead exemption is granted, by revising finance procedures for local governments and school systems?”

# PROS/CONS

## **Pros**

- Dramatic savings for Homeowners
- Itemized and transparent bills
- Polling shows a consumption tax is preferred
- Accountability - bottom line management
- No longer paying rent to the Government
- Increase homeownership and generational wealth
- Homes sales will increase
- Attractive to the workforce and remote workers
- Ends Gentrification
- Economic development shows greater benefit to residents
- Preserve local control
- Examples across the state

## **Cons**

- Not a simple fix, nothing property tax-related is
- Income producing properties (non-homesteads) pay more, but employees pay less
- Don't have the threat of the Government taking your home
- Some areas may struggle with alternative funding
- Transitioning will be challenging – locals don't like being told what to do