

2026 HOMESTEAD EXEMPTION INFORMATION

Homestead exemptions provide a significant reduction in annual property taxes and are available to individuals who own and reside in a home in DeKalb County. To be eligible for the exemption the following requirements must be met:

- The property must be the legal residence for all purposes (including the filing of Federal and State income taxes, registering any owned or leased vehicles, registering to vote, etc.) on January 1st
- Only private residences are eligible for homestead exemption – rental property, vacant land and commercial entities are not eligible
- Owners of multiple properties are allowed one homestead exemption – at their primary residence
- Married couples are considered as one entity by state law, and are entitled to a single exemption regardless of living arrangements
- Application must be completed by an owner of the property – exemptions are not automatically granted
- **State ID/Driver's License and motor vehicles must be registered to the property before applying**
- **Application must be received by April 1st deadline** – if received after deadline, it is processed for the following year

Homestead exemptions are not transferable and must be reapplied for at the new home. Basic, Senior, and Disability homestead applications may be processed by mail, in person, drop box, or online at <https://dekalbtax.org/>. Applicant(s) for senior or disability exemptions must present copies of the previous year's Federal and State income tax returns, Social Security Form 1099s, Georgia driver's license or state ID, and/or proof of 100% total and permanent disability. Once an exemption has been granted, it remains in place as long as the applicant continues to reside at the property. A Property Assessment Freeze is applied to all properties granted homestead exemption for County assessments.

H1 – Basic Homestead Exemption

DeKalb homeowners receive an assessment exemption of \$12,500 for school taxes and \$10,000 for County levies (except bonds). There are no age or income requirements.

If you are 62 years of age as of January 1st or 100% Permanently Disabled you may be eligible for either –

H3 – Senior or Disability Exemption

This has a household income limit of \$10,000 Georgia Net Income*. Exempts the recipient(s) from all school taxes and maintains the exemption of \$10,000 for County levies (except bonds).

H7 – Senior Exemption or Disability Exemption

This has a household income limit of \$40,000 Gross Income. It reduces taxable value of property by \$22,500 for school taxes, and by \$10,000 for County levies (except bonds).

If you are 65 years of age as of January 1st or 100% Permanently Disabled you may be eligible for one of the following –

H4 – Senior Exemption

This has a household income limit of \$10,000 Georgia Net Income*. This exempts the recipient(s) from all school taxes and increases the exemption to \$14,000 for all County levies.

H6 – Senior or Disability Exemption

This has a household income limit of \$37,500 Georgia Net Income*. It increases the exemption to \$16,500 for school taxes and \$14,000 for County levies.

H8 – Senior Exemption

This has a household income limit of \$40,000 Gross Income. It reduces taxable value of property by \$22,500 for school taxes, and by \$14,000 for County levies (except bonds).

If you are 70 years of age as of January 1st, you may be eligible for –

H9 – Senior Exemption

This has a total household income limit of **\$113,664** Federal Adjusted Gross *PLUS* Municipal Bonds. It exempts the applicant(s) from school taxes and maintains the exemption of \$10,000 for County levies (except bonds).

If you are a Disabled Veteran, you may be eligible for either -

H5 –Disabled Veteran\Veteran Spousal Exemption

There are no age or financial requirements for this exemption. Provides an exemption of \$129,026 for school levies and \$126,526 for all other levies. The applicant must be an Honorably Discharged Veteran, residing at the property, and must meet one of the following requirements:

- 1 – presentation of a Letter of Adjudication from the U. S. Department of Veterans Affairs as being 100% totally disabled or being less than 100% totally disabled but is compensated at the 100% level due to individual un-employability

OR

- 2 – presentation of the veteran's Honorable Discharge (DD214) and is entitled to receive a statutory award from the U.S. Department of Veterans Affairs for one or more of the following conditions:

- A – Loss or permanent loss of use of one or both feet
- B – Loss of permanent loss of use of one or both hands
- C – Loss of sight in one or both eyes
- D – Permanent impairment of vision of both eyes of the following status: central visual acuity of 20/200 or less in the better eye, with corrective glasses, or central visual acuity of more than 20/200 if there is a field defect in which the peripheral field has contracted to such an extent that the widest diameter of visual field subtends on angular distance no greater than 20 degrees in the better eye.

NOTE: This exemption may be transferred to, or applied for by, the un-remarried widow(er) of a disabled veteran or to the un-remarried surviving spouse of a US service member killed in action.

H10 – Senior Disabled Veterans Exemption

Disabled veterans who have reached the age of **65** as of January 1 **AND** meet the requirements for the H5 disabled veteran exemption (above) may be eligible. There is a household income limit of \$10,000 Georgia Net Income*. It exempts the applicant from all school taxes and provides an exemption of \$126,526 for all other levies. This exemption may be transferred to, or applied for by, the un-remarried widow(er) of a disabled veteran or to the un-remarried surviving spouse of a US service member killed in action.

If you are the un-remarried spouse of a Peace Officer or Firefighter killed in the line of duty – There is an exemption that provides an exemption for all ad valorem property taxes. This will not affect any special assessments assigned to the property (sanitation, stormwater, or streetlights, etc.). This exemption must be applied for in person.

** The Georgia Net Income requirement used for determination of eligibility is a not a number found on income tax forms, but a formula provided by the Georgia Department of Revenue. For 2026 up to \$49,824 for an individual or \$99,648 for joint applicants in Social Security and retirement benefits may be excluded when calculating Georgia Net Income.*