Property Tax and Homeowners Insurance Relief Plan

October 2026

PRINTED IN HOUSE

Property Tax and Homeowners Insurance Relief Plan

The cost of owning a home in Georgia keeps going up. Families are paying more for homeowners insurance, utilities, repairs, and property taxes, while rising assessments can drive tax bills higher even when a homeowner's income has not changed.

Keisha Lance Bottoms' plan would provide homeowners with direct, measurable relief by lowering property taxes, expanding access to relief for seniors, and reducing homeowners insurance costs.

Fully Fund the Homeowner Tax Relief Grant and Raise It to $25,000

Georgia Democrats created the Homeowner Tax Relief Grant under Governor Roy Barnes in 1999 to give homeowners direct relief on their local property tax bills. The program reduced the assessed value used to calculate property taxes, with the state reimbursing local governments for the lost revenue. But over the last 17 years, Republican leaders have chosen to fund the grant only twice, providing relief when it was politically convenient instead of making it a dependable commitment homeowners could count on every year.

Keisha will fully fund the Homeowner Tax Relief Grant every year. As Governor, she will make full funding of the $18,000 grant currently allowed under the Georgia Constitution a priority in her first budget and every budget she submits thereafter. She will also push for a constitutional amendment to increase the maximum grant to $25,000 of assessed value.

At an average 30-mill property tax rate, a $25,000 grant would provide approximately $750 a year in property tax relief to homeowners. The state will continue reimbursing local governments and school systems so homeowners receive meaningful relief without forcing cuts to classrooms, public safety, or other essential services.

Governor Roy Barnes and Georgia Democrats created this relief more than two decades ago. Keisha will make sure Georgia homeowners can count on it every year.

Modernize Property Tax Relief for Seniors

Many Georgia seniors live on fixed incomes while property values, insurance costs, and everyday expenses continue to rise. Yet some statewide senior property tax exemptions still rely on income limits as low as $10,000. Under current state law, homeowners age 65 and older may qualify for an additional $4,000 exemption from county property taxes, while homeowners age 62 and older may qualify for an additional school property tax exemption of up to $10,000 of assessed value. Both are subject to income eligibility requirements that have not kept pace with today's cost of living.

Keisha will modernize these outdated limits by raising the qualifying income cap for state senior property tax exemptions to $100,000 and indexing it to inflation. She will also make it easier for local governments to modernize the income limits attached to their own senior homestead and property tax exemptions.

Raise Georgia's Permanent Homestead Exemption to $5,000

Georgia's basic statewide homestead exemption is just $2,000 of assessed value. Keisha will raise the permanent statewide homestead exemption to $5,000 for owner-occupied primary residences.

At the same millage rate, increasing the permanent homestead exemption from $2,000 to $5,000 would save a qualifying homeowner approximately $90 more each year. Combined with the $25,000 Homeowner Tax Relief Grant, a qualifying homeowner could receive approximately $840 in annual property tax relief.

Eliminate the 2.25% State Tax on Homeowners Insurance

Homeowners insurance has become an increasingly significant part of the cost of owning a home in Georgia. Georgia homeowners insurance rates have increased approximately 39.7% since 2021, including increases of approximately 12.1% in 2024 and another 8.6% in 2025. Those increases mean that even homeowners whose mortgage payment has remained stable can face substantially higher monthly housing costs simply because the price of insuring their home has increased.

Georgia also imposes a 2.25% state premium tax on insurance companies based on gross direct premiums. Keisha will eliminate that tax on homeowners insurance and require insurance companies to provide homeowners a direct 2.25% credit on their insurance bill, making sure the full value of the tax cut goes directly to the policyholder.

For a homeowner paying $2,000 a year in homeowners insurance, the direct credit would save about $45 a year. A homeowner paying $4,000 a year would save about $90 a year.

What This Means for Homeowners

Keisha's plan is designed to give homeowners relief they can actually see in their household budgets.

At an average 30-mill property tax rate, a qualifying homeowner could receive approximately $840 a year in property tax relief through the expanded Homeowner Tax Relief Grant and permanent homestead exemption.

A homeowner paying $2,000 a year for homeowners insurance would save another $45 through the direct 2.25% insurance premium tax credit.

Together, that homeowner could see approximately **$885 in annual homeowner relief**.