HABERSHAM COUNTY
GEORGIA | Est. 1818

Property Tax Reduction
Local Option Sales Tax

One Penny. One Purpose.

1. Effective January 1, 2025; with the ratification of the constitutional amendment on November 5, 2024

- Tax Assessors Rules were Reformed
  - Revised the Tax Estimate Notice on Tax Bills
  - Established a Three-Year Lock for Appeals
  - Sales Ratio Study Changes
- Legislation authorized a statewide floating base property value for homestead exemption for all local governments with an opt-out provision. Changed in 2026 with SB33 – Mandated all Govt's are opted in.
- Legislation simplified the local sales tax cap which now goes from a maximum of 8 cents to 9 cents.
- Legislation Created (FLOST/PTRLOST) for property tax relief. (Section 48-80-109.42)

Habersham already protected homestead base value with our own Homestead Valuation Freeze

Habersham’s local exemption was stronger than the new state minimum.

- ✓ Base-year amount is generally frozen
- ✓ Normal market inflation does not raise that protected base
- ✓ Ownership change or major additions / changes reset the base
- ✓ After reset, the new base receives protection

This exemption is separate from PTRLOST.

New Local Sales Tax Rules and 9% Limit

Higher Local Cap – Maximum local sales tax rate increases from 8% to 9% (total with state tax can be up to 9%).

Standard Local Limit Remains – Local governments can still levy up to 2% for general use taxes like LOST, ELOST, and SPLOST. Total 6% Sales Tax

Three Special "Buckets" – Each can add up to 1% for specific purposes:

1. **Education** – ESPLOST (school capital project funding)
2. **Transportation** – Single County TSPLOST, Regional TSPLOST, Transit SPLOST, or MARTA
3. **Other** – PTRLOST (property tax relief), OLOST (operations), CSPLOST (Coliseum projects), or MOST (city of Atlanta options)

Created a New Local Option Sales Tax for Counties and Cities

Created a new Property Tax Relief Local Option Sales tax (PTRLOST)

1. Up to 1 percent sales and use tax for "property tax relief"
2. Split between the county and cites "that levy a tax on property"
3. Freeze or Float: County and all cities must have "in effect a base year value or adjusted base year value homestead exemption" (property tax Freeze or a Floating limited by CPI)
4. Intergovernmental Agreement (IGA): Distributes revenue between county and city based on property tax collections
5. The FLOST/PTRLOST law requires and the IGA states that PTRLOST is used "exclusively for tax relief"
6. Tax may be levied for five years but may then has to be renewed
7. For renewal, local act by the general assembly will be required in addition to the IGA and referendum

What is PTRLOST (FLOST)?

01

THE **PTRLOST** IS A ONE CENT SALES TAX THAT DIRECTLY REDUCES PROPERTY TAXES.

02

IT IS A **NEW** SALES TAX THAT WILL ALLOW EVERYONE TO CONTRIBUTE WHILE PROVIDING PROPERTY TAX RELIEF.

03

IT IS **NOT** INTENDED AS A NEW REVENUE, AS IT SOLEY REDUCES AND REPLACES PROPERTY TAX REVENUE. IT DOES NOT ADD TO THE COUNTY'S BUDGET.

How Does it work?

A one cent sales tax is added to all purchases within the county. This tax is then collected and used to roll back property taxes for **residential** and **commercial** properties.

What is the funding used for?

Property Tax Reduction: Funds collected from the sales tax go directly toward decreasing local property tax burdens

Strict Spending Limits: Money raised by PTRLOST cannot be spent on new projects or increase general government operations

Shared Contribution: Collected at the point of sale, meaning visitors and travelers also contribute to local property tax relief (35-40% non-county residents)

PTRLOST changes one part of the property-tax bill

CAN REDUCE

- ✓ County government millage
- ✓ Participating city millage
- ✓ The taxable-property burden for those levies

DOES NOT DIRECTLY REDUCE

- ✓ School millage
- ✓ Your assessed property value
- ✓ Bond or other separate levies

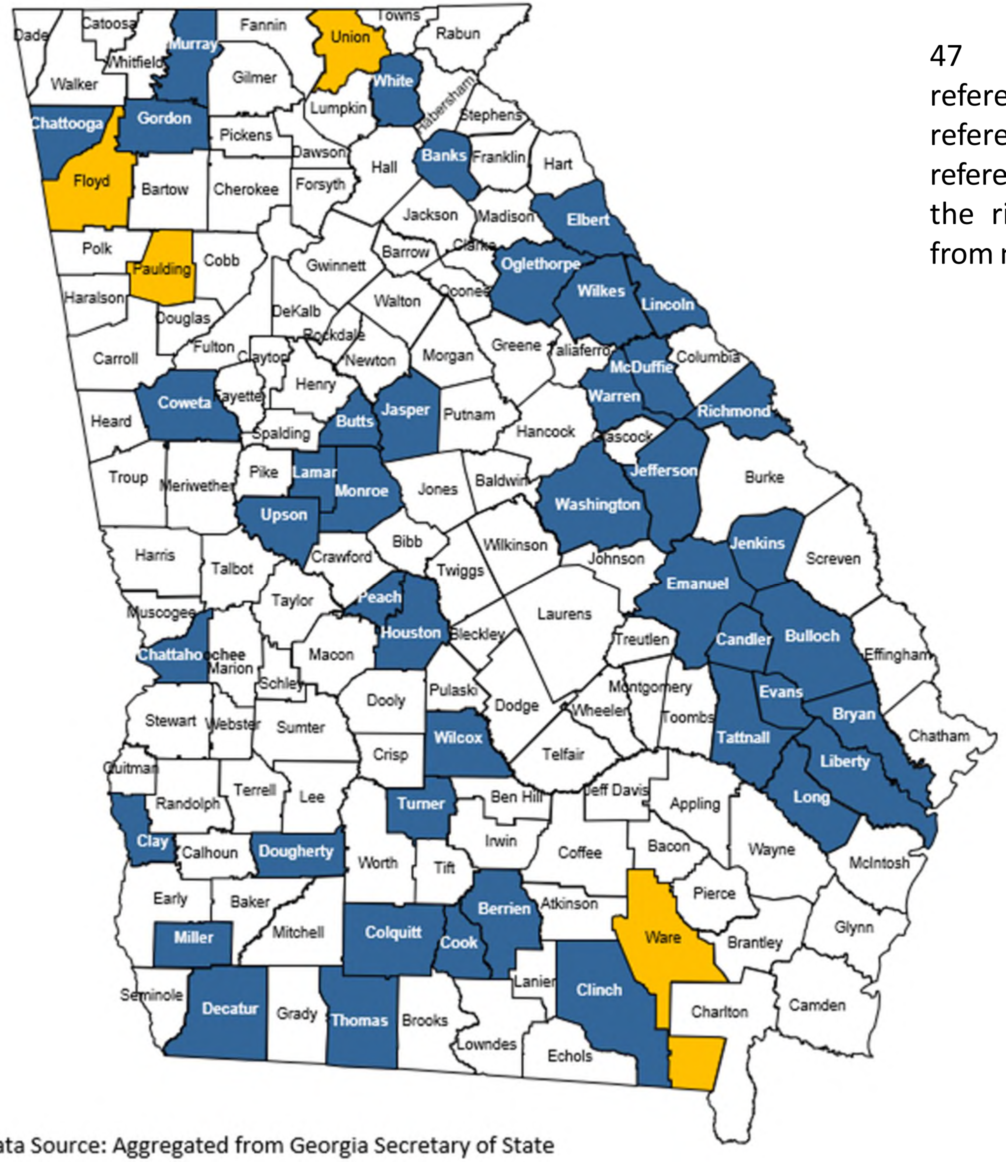
A total bill may still change for other reasons.

Safeguards keep the penny tied to relief

- ✓ Funds are held in interest-bearing accounts
- ✓ Each government reports interest in its custody
- ✓ Rollback calculations are documented annually
- ✓ Millage cannot be reduced below zero
- ✓ Unused excess carries forward for future relief

Restricted revenue—not a general-purpose fund

Statewide Results of Floating Local Option Sales Tax (PTRLOST)



Data Source: Aggregated from Georgia Secretary of State

47 Georgia countie[s] ... referendums Since No... referendums, all pass... referendums (see ora... the right lists the p... from most favorable t...

Ma...
Thomas
Washington

May 19, 2026

Richmond 70.7%
Monroe 70.4%
Jenkins 68.2%
Houston 62.0%
Tattnall 68.2%
Dougherty 52.7%

43 Counties Approved FLOST in November 2025 & in March & May 2026

County	% in Favor
Colquitt County	81.1%
Chattahoochee County	79.6%
Evans County	79.6%
Miller County	79.2%
[illegible]	77.6%
McDuffie Cou...	[illegible]
Bulloch County	[illegible]
Lincoln County	71.4%
Clay County	70.5%
Liberty County	69.4%
Banks County	68.8%
Emanuel County	68.5%
Decatur County	68.0%
Oglethorpe County	67.8%
Lamar County	67.7%
Turner County	66.3%
Gordon County	66.1%
Upson County	65.0%
Bryan County	62.6%
Chattooga County	62.1%
Murray County	62.0%
Coweta County	53.8%
Paulding County	49.0%
Floyd County	48.1%
Ware County	45.9%
Union County	44.2%

DISTRIBUTION OF PTRLOST FUNDS

PTRLOST collections begin at least 50 days after the referendum passes and the 1st day of next calendar quarter. (January 2027)

PTRLOST proceeds are distributed to the county and held in escrow. Funds are sent to the cities based on the terms of the IGA.

Funds in escrow account (including interest) as of July 1st each year are to be used for tax relief.

GA DOR will send out new guidance and new forms to account for FLOST proceeds on July 1st this year.

One penny moves through a simple chain

1. **Shopper pays**
   the extra penny
2. **Georgia DOR**
   collects and sends it
3. **County + cities**
   receive IGA shares
4. **Millage rates**
   are rolled back

The money is restricted to property-tax relief.

A projected $62.2 million for property-tax relief

Consultant estimate

$62,239,530

Initial annual model

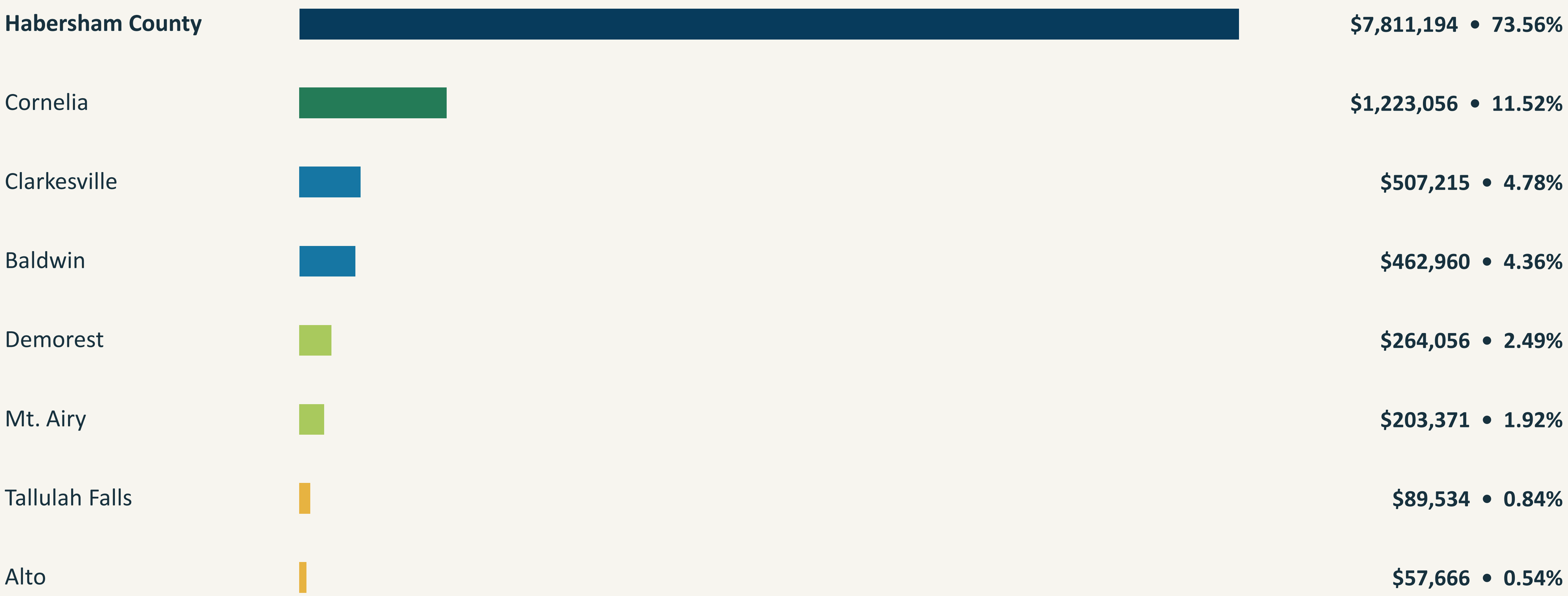
$10,619,052

1¢

5 years

2027–2031 collections

First Year Estimated Revenue Rollback

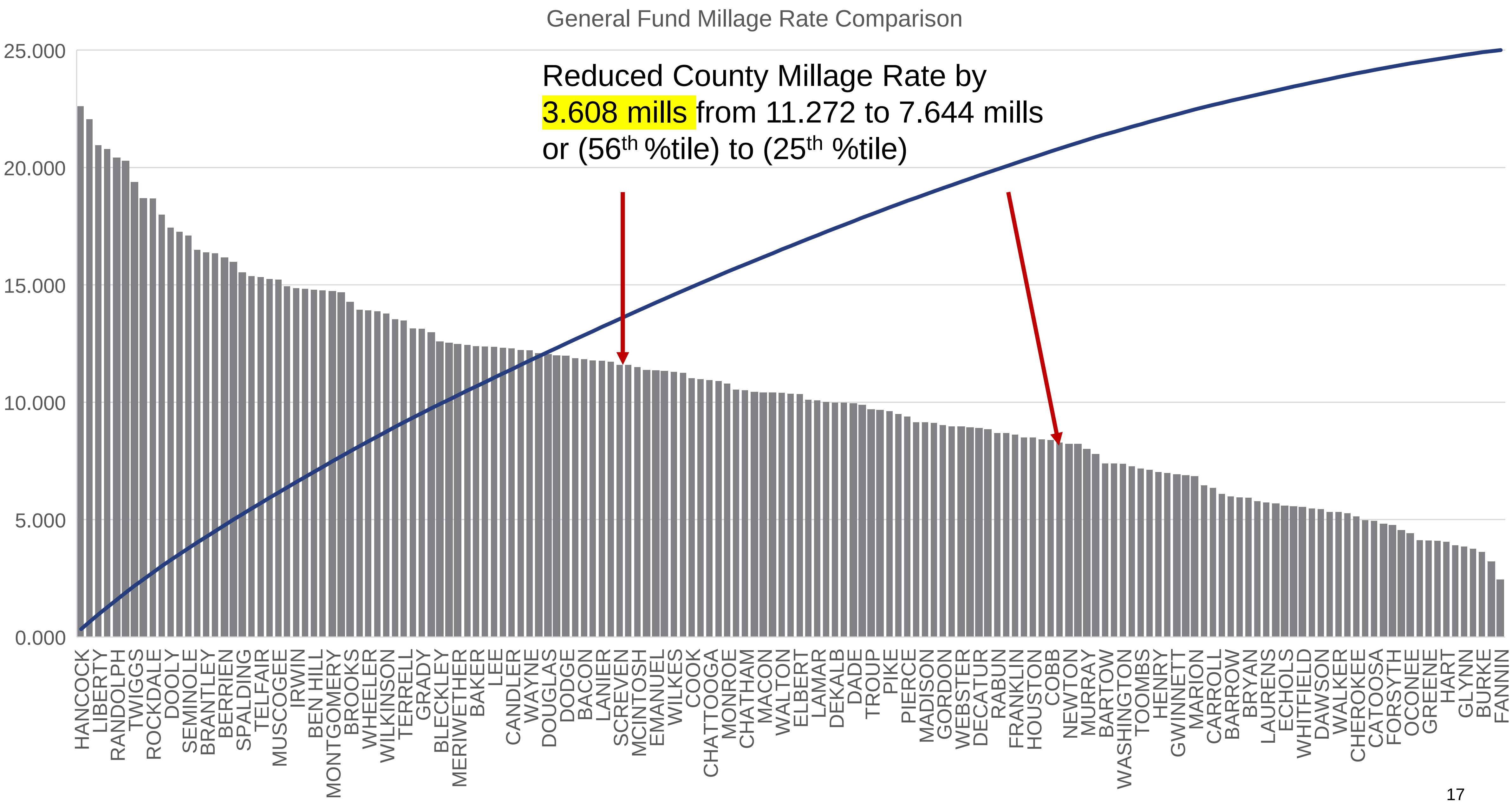


Shares follow the Habersham intergovernmental agreement.

PTRLOST Millage Rate Reduction 3.608 Mills based on Property Tax Digest for M/O

FLOST Millage Rate Reduction 3.608 Mills based on Property Tax Digest	Property Tax Digest M/O 2025	Millage Rate 2025	Property Tax Revenue	FLOST Revenue	Property Tax minus FLOST Revenue	Rollback Millage Rate	Millage Rate with FLOST	Combined % distribution calculation
Habersham County	2,165,215,733	12.544	27,160,466	$7,811,194	$19,349,272	3.608	8.936	73.56%
Alto	15,984,580	6.200	99,104	$57,666	$41,439	3.608	2.592	0.54%
Baldwin	128,329,807	11.990	1,538,674	$462,960	$1,075,714	3.608	8.382	4.36%
Clarkesville	140,596,937	13.570	1,907,900	$507,215	$1,400,685	3.608	9.962	4.78%
Cornelia	339,023,847	9.500	3,220,727	$1,223,056	$1,997,670	3.608	5.892	11.52%
Demorest	73,194,679	6.593	482,573	$264,056	$218,517	3.608	2.985	2.49%
Mt. Airy	56,373,209	4.500	253,679	$203,371	$50,308	3.608	0.892	1.92%
Tallulah Falls	24,818,154	6.000	148,909	$89,534	$59,375	3.608	2.392	0.84%
Habersham County + Cities	2,943,536,946		-	$10,619,052	-$10,619,052	3.608		100.00%

Habersham County General Fund Millage Rate vs. all Georgia Counties



A $350,000 property illustrates the math

$350,000

Fair market value

× 40%

$140,000 assessed value

× 3.608 mills

Projected County rollback

≈ $505

Estimated annual County relief

Inside a participating city: about $505 county + $505 city = $1,010 combined

Illustration only. Actual bills depend on assessed value, exemptions and other levies.

Jurisdiction Perspective

Property Tax Saving on property with Fair Market value of $350,000 w. Tax Assessment of 40% or $140,000

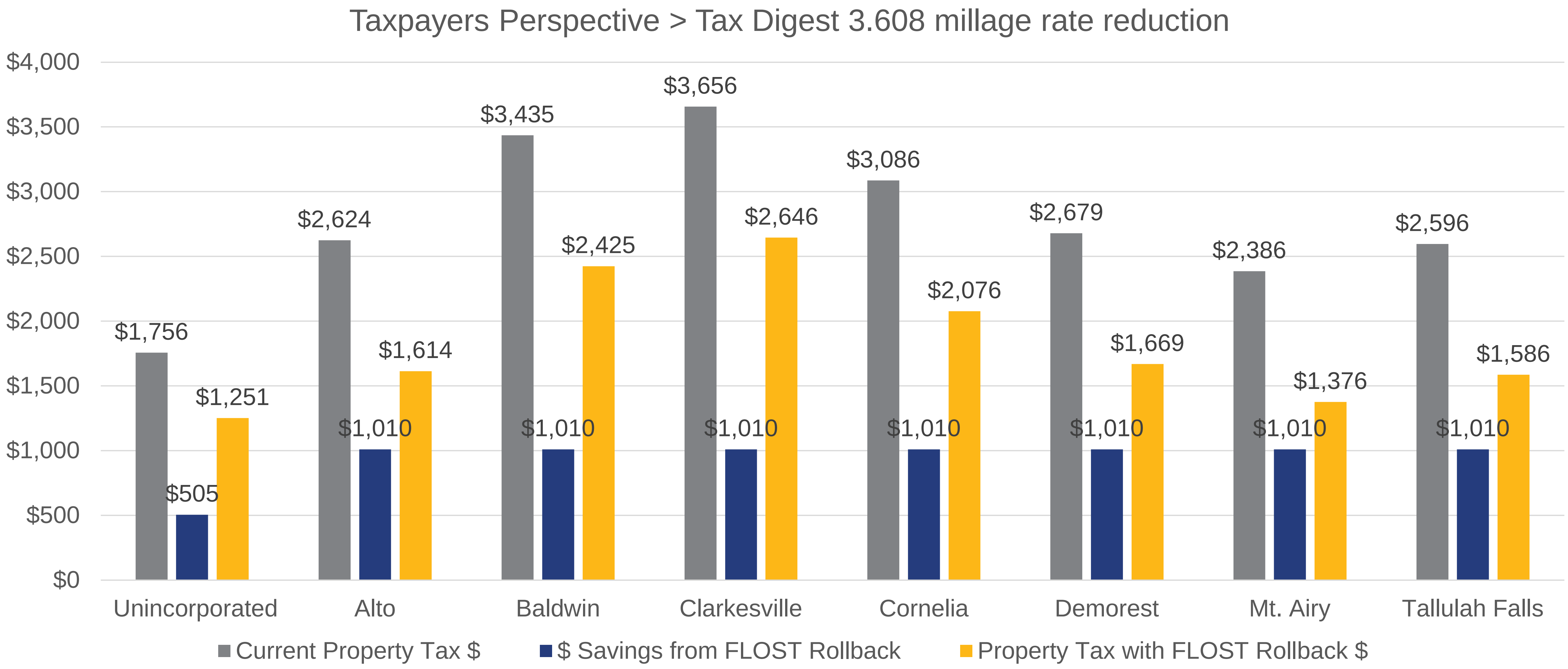
Taxpayers Perspective

Property Tax Millage Rollback * Tax Digest value	Current Property Tax $	$ Savings from FLOST Rollback	Property Tax with FLOST Rollback $
Habersham	$1,756	$505	$1,251
Alto	$868	$505	$363
Baldwin	$1,679	$505	$1,174
Clarkesville	$1,900	$505	$1,395
Cornelia	$1,330	$505	$825
Demorest	$923	$505	$418
Mt. Airy	$630	$505	$125
Tallulah Falls	$840	$505	$335

Property Tax Millage Rollback * Tax Digest value	Current Property Tax $	$ Savings from FLOST Rollback	Property Tax with FLOST Rollback $
Unincorporated	$1,756	$505	$1,251
Alto	$2,624	$1,010	$1,614
Baldwin	$3,435	$1,010	$2,425
Clarkesville	$3,656	$1,010	$2,646
Cornelia	$3,086	$1,010	$2,076
Demorest	$2,679	$1,010	$1,669
Mt. Airy	$2,386	$1,010	$1,376
Tallulah Falls	$2,596	$1,010	$1,586

How does this reduction translate to property taxes for a $350,000 FMV property?

The City properties benefit from combined savings from County and the City tax reduction



Habersham's current 7% already has four jobs

4¢	**STATE OF GEORGIA**	State services
1¢	**SCHOOL LOST / ELOST**	Reduces school millage
1¢	**E-SPLOST**	School capital projects
1¢	**COUNTY SPLOST**	County and city capital projects

The decision in one sentence

1¢

If approved, a new 1% sales tax would be used only to reduce county and participating city property-tax millage rates.

Current sales tax: 7% → Proposed: 8%

Voters decide on November 3, 2026

Sales-tax payers help fund the relief

WHO PAYS?

- Residents buying taxable goods
- Visitors, tourists and Non-County residents
- Businesses making taxable purchases

WHO RECEIVES RELIEF?

- Taxable homes and rental property
- Commercial, industrial and agricultural property
- Real and personal property on the tax digest

What to Expect in the First Year

5

MONTHS

If PTRLOST passes, collections will begin January 1.

Because Habersham County's fiscal year runs from July 1st through June 30th, the first fiscal year will only reflect five months of PTRLOST collections.

January 1 → May 31

This is not a full 12 months of collections — the first year will reflect only the months in which the tax is actually received.

Four facts to remember

1¢	A new penny on each taxable dollar
5 years	Collections would run 2027–2031
One use	County and participating City millage relief
Vote	Habersham County early voting starts October 13-30, 2026 Election Day is November 3, 2026

Learn the details. Ask questions. Vote informed.

Questions?

VOTE PTRLOST

One Penny. One Purpose.