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**PAID**  
SUWANEE, GA  
PERMIT NO. 242

## *Glossary of terms*

- **Assessed Value:** The assessed value of a property is 40% of fair market value. Therefore, property owners are only taxed on 40% of the fair market value which is determined by Gwinnett County.
- **Lien:** a legal claim or a “hold” on some type of property, whether personal or real property, making it collateral against monies or services owed to another person or entity.
- **Homestead Exemption:** a tax exemption enacted to reduce the burden of ad valorem taxation for homeowners. They apply to property owned and occupied by the taxpayer as his or her legal residence. To receive the benefit, the taxpayer must file an initial application with Gwinnett County.

city of suwanee  
330 town center ave.  
suwanee, ga 30024

# Senior CITIZEN

## homestead tax deferral program



The City of Suwanee  
**Financial Services**  
330 Town Center Ave.  
Suwanee, Georgia 30024  
770.945.8996

[www.suwanee.com](http://www.suwanee.com)

## *What is it?*

It's a way for seniors to reduce the amount of taxes paid each year by deferring payment of those taxes until the property is sold or transferred. It's an option available to citizens 62 years of age or older who are eligible for homestead exemption and have a combined household income of less than \$20,000 a year.

## *How does it work?*

If an applicant qualifies for the program, a lien will attach to the property and the City of Suwanee property tax will be paid by the City. This is a loan, with an interest rate currently at 9%. When the property is sold or transferred, or no longer qualifies

as a homestead, the deferred taxes plus interest must be paid back to the City. If the taxes and interest are not paid within 120 days of the property becoming ineligible, the taxes will be considered delinquent and penalties will apply.

## *Limitations*

Taxes can only be deferred on the first \$100,000 of assessed value. During any year, if the total amount of liens, deferred taxes and interest exceeds 85% of the fair market value, the excess amount must be paid within 30 days.

## *Who qualifies?*

To qualify, an applicant must meet all the following requirements:

- Must be 62 years of age or older on January 1 of the application year and occupy the property as a homestead.
- Total household income cannot exceed \$20,000 in the calendar year prior to the year you apply.
- There can be no state or federal tax liens or judgment liens on the property.

- Fire and extended coverage on the deferred property must be maintained in an amount that is in excess of the sum of all outstanding liens and deferred taxes and interest with a loss payable clause to the City of Suwanee.

## *What next?*

In order to take advantage of this tax deferral, simply do the following:

- Fill out an application and bring it and all required documentation to City Hall. Applications are available at City Hall or can be printed from the website at [www.suwanee.com](http://www.suwanee.com).
- The application deadline is March 1st of every year that a deferral is sought. This means that an application must be filed every year before March 1st.
- If an applicant qualifies, a letter stating the amount of the deferral will be sent.
- For more information, please feel free to contact Susan VanNus at City Hall, 770-945-8996.

