— RESOURCES HUB

DeKalb County, GA Resources

DATES THAT COST YOU MONEY IF YOU MISS THEM

Jan 1 – Apr 1
Property tax return filing window

May
Annual Assessment Notices mail out

45 days after
Your appeal deadline, counted from the notice date

Mid-August
Tax bills mail; City of Atlanta parcels in DeKalb go later

The appeal clock is set by state law and does not move. Appeals must be hand-delivered or postmarked by the deadline shown on your notice. Confirm current dates with the offices below before you rely on them.

FIRST QUESTION: COUNTY OR CITY?

DeKalb has a dozen incorporated cities inside it. If your property sits in one, several offices below don't handle your address — your city does. Permits, code enforcement, zoning, and trash all split this way. Taxes, deeds, probate, and court filings stay with the county wherever you are.

Atlanta (DeKalb portion) · Avondale Estates · Brookhaven · Chamblee · Clarkston · Decatur · Doraville · Dunwoody · Lithonia · Pine Lake · Stone Mountain · Stonecrest · Tucker

Property Appraisal Department

YOUR ASSESSED VALUE · APPEALS

CALL
404-371-0841

This office sets your value — not the Tax Commissioner. Notices mail in May, and you have 45 days from the notice date to appeal. Appeals go to the Board of Equalization at no cost to you. If you never got a notice, call and ask.

325 Swanton Way, Decatur · Mon–Fri 8:30–5:00

VERIFIED AUG 2026

Tax Commissioner

BILLS · PAYMENTS · HOMESTEAD · TAG RENEWAL

CALL
404-298-4000

Billing and collection only — they can't change your value. Look up and pay a bill, check homestead exemptions, renew a tag. The site moved to DeKalbTaxGA.gov, so replace any old bookmark.

dekalbtaxga.gov

VERIFIED AUG 2026

Probate Court

ESTATES · WILLS · YEAR'S SUPPORT · GUARDIANSHIP

GENERAL
404-371-2601

ESTATES
404-371-2341

Where an estate is opened before anyone can sell the property. Services are by appointment. The Champion is DeKalb's legal organ, so required notices publish there. Expect filing fees plus publication cost — ask for the current fee schedule when you call.

556 N. McDonough St., Judicial Tower, Decatur

VERIFIED AUG 2026

Clerk of Superior Court — Real Estate

DEEDS · LIENS · PLATS · UCC FILINGS

CALL
404-371-2836

Every land record in DeKalb: deeds, security deed cancellations, liens, plats, condo floor plans. Search the index online at no cost. Copies are $1 a page; certified copies $2.50 for the first page, 50¢ after.

VERIFIED AUG 2026

Magistrate Court — Dispossessory

EVICTIONS · WRITS OF POSSESSION · SMALL CLAIMS

CLERK / CIVIL
404-371-2261

MARSHAL
404-371-2930

Filing a dispossessory warrant costs $104. The Marshal serves it for $50 per named defendant. A served tenant has seven days to answer. Get forms at the Clerk's Office, Room 200 — bring the tenant's full name, address, reason, and exact amounts owed.

556 N. McDonough St., 2nd Floor, Decatur

VERIFIED AUG 2026

Code Compliance

VIOLATIONS · VACANT PROPERTY REGISTRATION

CALL
404-687-3700

Report a violation or clear one on your property. Initial inspections typically happen within three business days. Own vacant residential property in unincorporated DeKalb? County law requires you to register it and keep it boarded, secured, and violation-free. Grass over 12 inches within 150 feet of a structure is citable.

Unincorporated DeKalb only. Inside a city? Call that city's code office.

180 Sams St., Suite B0100, Decatur

VERIFIED AUG 2026

Planning & Sustainability

PERMITS · INSPECTIONS · ZONING · BUSINESS LICENSE

MAIN
404-371-2155

Pull a permit, book an inspection, check zoning, get a certificate of occupancy. DeKalb adopted the 2024 ICC building codes effective January 1, 2026 — worth knowing before you scope a rehab. On the main line, option 3 is permits and option 4 is zoning.

Unincorporated DeKalb only. City projects go through that city's permit office.

178 Sams St., Decatur · One-Stop 8:30–4:00, phones until 3:30

VERIFIED AUG 2026

Watershed Management

WATER & SEWER · BILLING · EMERGENCIES

BILLING
404-378-4475

24-HR EMERGENCY
770-270-6243

Start or stop service, dispute a bill, report a break. Dispute before the due date — you don't owe the disputed amount during review, but you still owe the rest. No sewer charge applies to septic customers, so check your bill if you're on septic.

4572 Memorial Dr., Suite 200, Decatur · Mon–Fri 8:00–5:00

VERIFIED AUG 2026

Sanitation — Public Works

TRASH · RECYCLING · BULK PICKUP · LANDFILL

CALL
404-294-2900

Set up service at a new address, check your pickup day, or schedule bulk collection — the one to call when you're clearing out a property before a sale.

Some cities contract their own hauler. Confirm before setting up service.

sanitation@dekalbcountyga.gov

VERIFIED AUG 2026

New to DeKalb — Setup Numbers

UTILITIES · LIBRARY · ROADS

LIBRARY
404-370-8450

The calls nobody tells you to make in your first month. Electricity is Georgia Power for most of the county; natural gas runs through a marketer you choose, not the utility itself.

Library 404-370-8450 · Roads & Drainage 404-297-3840 · Transportation 770-492-5200

VERIFIED AUG 2026

311 Citizen Help Center

WHEN YOU DON'T KNOW WHO TO CALL

CALL
404-371-2000

The county's general line for anything that isn't a public-safety emergency. If you've read this page and still can't tell which office owns your problem, start here. Dial 311 inside the county, or 404-371-2000 from anywhere. Police non-emergency is 678-406-7929.

1300 Commerce Dr., Decatur

VERIFIED AUG 2026

Senior Affairs — Human Services

SUPPORT PROGRAMS · TRANSITIONS

CALL
770-322-2950

County programs and referrals for older residents and the families helping them — including the situations where a property decision and a care decision land at the same time.

VERIFIED AUG 2026

This directory is provided for general informational purposes only and is not legal, tax, financial, or property valuation advice. Office names, phone numbers, and dates change — confirm current details directly with each office before relying on them. Fee Simple Property Management, LLC is a licensed Georgia real estate brokerage (License #78309) representing property owners, not a cash buyer. Providing this directory does not create a client relationship, and there is no obligation to work with Fee Simple Property Management, LLC as a result of using it.