



Jekyll Island Residential Property Lease

FREQUENTLY ASKED QUESTIONS

1. Do I have ownership of my home and other improvements?

Yes. The fee simple title and ownership of real property on Jekyll Island is owned by the State of Georgia and vested in the Jekyll Island- State Park Authority (“JIA”) by virtue of O.C.G.A. § 12-3-241. As such, all residential property on Jekyll Island is subject to a land lease ownership structure with the JIA by which all land is leased to a homeowner through a standard residential property lease. The standard residential property lease, by operation of law, places the title and ownership of the home and improvements in the leasehold interest, and lessees are prohibited from removing them. Improvements are severed from the land, and you are given title to your home and improvements during the term. Moreover, the lease permits you to remove and/or relocate the improvements if you desire, at your expense, within the last two years of the lease, so long as you restore the property to a vacant lot in accordance with Glynn County permits and ordinances. At the expiration of the lease, title to all improvements remaining on the land vests with the JIA.

2. What is my annual rent? How is it calculated?

Under the terms and conditions of the standard residential lease, annual rent is calculated at four-tenths of one percent (0.4%) of the fair market value of the leased land as determined by the Glynn County Tax Assessor, subject to any discounts provided for in the residential lease.

Example: If the land you lease has a fair market value of \$215,000, then your annual rent would be $\$215,000 \times 0.004 = \860.00 before any discounts or adjustments.

3. Are any rent discounts provided?

Currently, the only discount program available is exclusively for homeowners for whom a Homestead Exemption provided by Glynn County is in actual effect. For lease years 6 through 10 only (calendar years 2016, 2017, 2018, 2019, and 2020), annual rent would be discounted by fifty percent (50%) for a lease year in which a Glynn County Homestead Exemption is in effect.

4. Is my ability to rent my property restricted?

No. However, all leaseholders who rent their property overnight to others must first obtain a rental license from the JIA and pay percentage rent. The percentage rent is three percent of gross rental revenues and subject to change by ordinance. Owners remit to JIA the percentage rent in the same manner as they currently remit the Georgia Hotel-Motel tax.

5. Additional questions?

If your questions are not answered in these FAQs, or you wish more information, please contact the JIA at 912-635-4106.