

WHAT IS HEIRS PROPERTY?

Heirs property occurs when a home or land is passed down without a clear, legally documented estate plan, like a will. Over generations, ownership becomes shared among multiple heirs, which can lead to legal challenges, family disputes, and even loss of the property.

Why You Should Care:

Current Homeowners:

Without a will or estate plan, your property could become heirs property after you pass away, making it vulnerable to legal complications, forced sales, or even displacement of your loved ones.



Aspiring Homeowners:

As you prepare to purchase a home, it's important to also prepare for the long term. Estate planning is just as essential as budgeting, saving, and understanding your mortgage.



Real Estate Professionals:

You're guiding clients through one of the largest financial transactions of their lives—help them protect it for generations. Share estate planning resources to prevent heirs property, preserve wealth, and be a partner in protecting legacies beyond the closing table.



What Every Homeowner Needs:

A VALID WILL

One valid will secures your legacy. DIY versions may fail in court. Get professional help—your loved ones' future depends on it. You only get one shot to get it right.



The Broader Impact: Families and Communities at Risk

Heirs property doesn't just cost families their homes, it weakens entire communities. Without clear title, families may be forced to sell for less than market value and are often locked out of home repair programs, loans, or disaster relief. As these homes fall into disrepair, neighborhoods face more vacancy, blight, and instability. Generational wealth is lost, and affordable housing is put further out of reach. Addressing heirs property is essential, not just for protecting individual families, but for preserving the long-term health and stability of Atlanta's communities.



HOW HEIRS PROPERTY HAPPENS?

It often starts with how the property is titled:

Tenants in Common:

- Title is split amongst owners, and each share passes to heirs, unless a will says otherwise. Over time, this creates many owners. With Joint Tenants with Right of Survivorship, title goes to the surviving owner(s) automatically.

No Probate or Legal Action:

- If no one goes through probate, title stays in the deceased's name, leaving ownership unclear and at risk.

Multiple Generations, No Planning:

- Without estate planning, title fragments across heirs, making it harder to manage, sell, or protect the property.

WHO CAN HELP?

Need help creating a valid will or learning more about estate planning? These trusted resources can guide you:

The Homeownership Urban Blueprint (HUB)

Resource - Housing Counseling

Connect with a HUD-certified housing counselor from the Urban League of Greater Atlanta to begin your smart pathway to homeownership.

<https://thehubga.org/meet-the-counselors>



House Proud

Resource - Home Repairs

House Proud provides no-cost home repairs for aging and veteran homeowners, helping them safely age in place while preserving dignity, stability, and community connection.

Contact email: hello@houseproudatl.org

website: <https://houseproudatl.org/>
404-464-5950



Atlanta Legal Aid Society

Resource - Legal Services

Atlanta Legal Aid Society provides free civil legal assistance to low income individuals living in metro Atlanta, including estate planning services and cases related to housing, consumer, family law and health. Call to see if you qualify for assistance,

atlantalegalaid.org
404-524-5811



Housing Help Center

Resource - Housing Resource List

The Housing Help Center provides comprehensive resource lists for rental, homeownership, and other housing services, and helping households to plug into those resources.

<https://www.housinghelpcenter.com/#about>



Disclaimer: The resources listed are provided for informational purposes only. There is no guarantee that they will meet your specific needs or resolve your situation, but they are a helpful starting point for addressing heirs property and estate planning issues.