



2021 End of Session Report

CAI-Georgia Legislative Action Committee (GA LAC) is an initiative to improve the community association lifestyle and values by advocating for a reasonable balance between state requirements and the ability of individual homeowners to govern their communities. GA LAC was extremely active this legislative session. The 15-member committee volunteered hundreds of collective hours to review bills, draft testimony, work with the LAC's lobbyists, meet with legislators and other decision-makers, and testify for and against bills. More than 2,100 bills were introduced, and more than 300 bills were enacted. The LAC reviewed 14 bills that directly or indirectly impacted community associations. Below is a brief list of highlights from the 2021 General Assembly:

HB 112, Torts, Provides Certain Immunities from Liability Claims Regarding COVID-19; Extend Applicability for One Year. The GA LAC supported this bill which extends the COVID liability protection for businesses, including HOAs, that was instituted last year. The necessary disclaimer signature must still be displayed, and the new expiration date is July 14, 2022. The bill becomes effective on July 2, 2021.

Status: PASSED

HB 306, Corporations, partnership, and associations; corporations may hold shareholders' meetings by means of remote communication. This bill permits Board and annual meetings to be conducted remotely. LAC successfully convinced the legislatures to include non-profit organizations, such as HOAs, to be included. This bill became effective on April 30, 2021.

Status: PASSED

HB 470, Property; no plans are required when units are not designated by physical structures. This bill relates to the regulation of specialized land transactions, so as to provide that no plans are required when units are not designated by physical structures. It also provides that no plats are required for sub-condominiums. This bill becomes effective on July 2, 2021.

Status: PASSED

HB 483, Property owners' associations; creating or enforcing covenants which infringe upon a lot owner's right to install a solar energy device. This bill related to property owners' associations and covenants and warranties, so as to prohibit property owners' associations from creating or enforcing covenants which infringe upon a lot owner's right to install a solar energy device.

Status: FAILED

HB 561, Condominiums; bulk owners; termination agreements. This bill provided for a written disclosure in condominium termination agreements, limited the reconsideration of a termination agreement and limited control of bulk owners over boards of directors during consideration of termination agreements.

Status: FAILED

HR 117, House Study Committee on Homeowner's Associations, Condominium Owners' Associations, and Property Owners in Community Associations. This resolution would have created the House Study Committee on Homeowners' Associations, Condominium Owners' Associations, and Property Owners in

Community Associations. This bill was driven by issues with abandoned developments, and the focus is on establishing better transitions from developer to homeowner control. CAI-Georgia was successfully added as a member on the panel.

Status: FAILED

SB 52, Selling and Other Trade Practices; legislative findings; standards for cybersecurity programs to protect businesses from liability. This bill would have provided businesses with an affirmative defense for cyber security breaches.

Status: FAILED

SB 154, Property Owners' Associations; cap on assessments by property owners' associations for certain lots relative to mortgage costs. This bill would have provided a cap on assessments by a property owners' association for certain lots relative to mortgage costs.

Status: FAILED

Georgia Contact Information

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Your Assistance is Needed

Expenses incurred by the LAC are paid for with donations and by Advocacy Fund fees. Corporate contributions are allowed and appreciated. Most community association boards can legally allocate money to support the GA LAC. Please visit www.caionline.org/lacdonate/ and donate to “Georgia” to support our continued efforts.

For more information visit www.caionline.org/GALAC.