



2020 End of Session Report

CAI's Georgia Legislative Action Committee (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 4,500 bills were introduced, and more than 2,500 bills were enacted. The LAC reviewed 22 bills that directly or indirectly impacted community associations. Below is a brief list of highlights from the 2020 General Assembly:

HB 1070: Condominium insurance and associated disclosure requirements. The legislation confirms that condominium associations are not required to obtain insurance related to water damage. The legislation also imposes disclosure requirements on associations and unit owners regarding whether water damage insurance is carried. **Status: PASSED**

SB 442: Covenants that restrict rentals. CAI's GA LAC actively lobbied against this legislation which prohibits a community association from enforcing amendments to covenants that restrict rentals if the covenant didn't exist when the owner purchased their lot/unit. The GA LAC was able to engage more than 2,000 advocates sending emails to legislators, including Governor Kemp urging a veto of the bill. Unfortunately, this bill still passed, and the Governor signed this legislation into law. **Status: PASSED**

Georgia Contact Information

- Community Associations Institute – Georgia Legislative Action Committee: government@caionline.org
- [Community Associations Institute Georgia State Chapter](#) (770) 736-7233

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.