



2019 End of Session Report

Community Associations Institute's (CAI) Georgia Legislative Action Committee (GA LAC) was busy this session tracking and advocating legislation introduced in the General Assembly. CAI members 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 2,420 bills were introduced, and more than 20 bills were enacted. The LAC reviewed 11 bills that directly or indirectly impacted community associations. Ultimately, no bills passed which was positive for CAI members. Below is a brief list of highlights from the 2019 General Assembly:

Bills that did not pass:

- **Solar panel restrictions:** HB 407 did not pass out of the House. The bill would have prohibited a property owners' association from creating or enforcing covenants which infringe upon a lot owner's right to install a solar energy device.
- **Short-term rental regulation:** HB 523 did not pass out of the House. The bill would have imposed increased disclosure requirements for resale transaction documents for homes in condominium or homeowners' associations but restricted the fees that can be charged for the production of the documents.
- **Fees charged for estoppels/resale disclosure documents:** The LAC drafted a bill acceptable to the industry but didn't introduce the bill as previous proponents of capping fees did not introduce legislation that required our counter proposal.

For more information on the GA LAC's activities and community association legislation in Georgia, visit www.caionline.org/GALAC.

Your Assistance is Needed

The CAI Georgia LAC uses professional, paid lobbyists as a vital and integral part of the legislative process. As volunteers, CAI GA LAC members significantly rely on this highly effective professional representation. To help fund the CAI GA LAC advocacy activities in 2019 and beyond, donations are vital to our continued successes. We encourage donations from Georgia community associations and individuals. Please visit www.caionline.org/lacdonate/ and donate to "Georgia" to support our continued efforts.

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