

Help Support Your Community

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GEORGIA
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

Formed in 1995, CAI's Georgia Legislative Action Committee (GA LAC) is a diverse group of homeowner leaders, community managers, and representatives from community association business partners provides perspective on how proposed legislation could impact the approximately 2,500,000 Georgians who live in 889,000 homes in more than 11,400 community associations. GA LAC monitors state legislation, educates lawmakers, and protects the interests of those living and working in community associations.

We need your help to continue this work. Your donation makes our legislative advocacy and outreach efforts possible and helps us ensure that community associations remain preferred places to live and work.

2026 Priority Legislation: SB 406



GA LAC worked tirelessly to **oppose** this legislation, which mirrors similar legislation in other states, treating HOAs like state-controlled entities rather than self-governed private communities. Senate Bill 406 - "Georgia Property Owners' Bill of Rights Act" - requires property owners' associations to register with the state, creates a process for the Secretary of State to handle complaints, and sets rules for how associations operate, renew registration, and handle foreclosures and disputes.

Overview: GA LAC Grassroots Advocacy & Outcomes

GA LAC members attended multiple committee hearings in Atlanta to testify against the bill and met repeatedly with the bill's primary sponsor, Sen. Matt Brass. **Several amendments were accepted, stripping out provisions that would have eliminated weighted or class voting in governing documents, created a complaints board with the authority to hear complaints from owners but with little authority to actually solve disputes, and removing language that prohibited an association from bidding on properties subject to foreclosure.**

GA LAC also hosted its inaugural Legislative Capitol Day on February 26. **Over 100 CAI members attended and discussed the negative, real-world impacts of the bill.**

CAI initiated multiple grassroots calls to action urging advocates contact their legislators in Atlanta to express opposition to SB 406. **As a result, 1,178 CAI advocates sent 16,560 emails to 43 State Senators (77% of all GA state Senators) and 123 State Representatives (68% of all state Representatives). Of those who participated, 738 (63%) were first-time CAI advocates.**

CAI also launched a paid media campaign in the last weeks of the legislative session which included messages of opposition. **This campaign received 1,799 views on the campaign's landing page and 454,036 impressions on LinkedIn.** GA LAC also engaged in a campaign to encourage Governor Kemp to veto SB 406 so further consideration and thoughtful engagement on the issue can take place now that the legislature has adjourned

Status: Passed both chambers and awaits action by the Governor.

TOP REASONS TO CONTRIBUTE

Protect Your Interests: Your donation saves you and your community association money by protecting Georgia's homeowner and condominium associations from burdensome legislation.

Stay Informed & Involved: GA LAC organizes grassroots advocacy campaigns to facilitate direct communication between you and your elected officials regarding important issues related to community associations.

Track Key Legislation: During the 2026 legislative session, GA LAC tracked 100 pieces of legislation, directly advocating on bills with potential implications on our industry.

Ensure Lawmakers Are Informed & Connected With CAI: By educating lawmakers, their staff, and other key decision-makers on our industry and connecting them with CAI, GA LAC can influence the outcome of legislation.

Overview: Impacts of SB 406

As adopted, SB 406 will:

- Raise costs on homeowners within communities
- Weaken associations' ability to maintain communities by diluting the only serious tool associations have to collect on unpaid assessments
- Shift costs onto homeowners that do pay
- Impose obligations on volunteer community association board members that already exist
- Override long-standing private contracts
- Lead to lawsuits, ultimately paid for by the homeowners within community associations

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Make A Difference: It's Easy to Help

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Georgia.



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The Georgia Legislative Action Committee is NOT a Political Action Committee (PAC) and does not give money to legislators or legislative candidates.



Scan to Donate

Go to www.caionline.org/LACdonate and select "Georgia" or fill out this form and once completed, return it to:

CAI Headquarters
c/o Community Associations Institute
6402 Arlington Blvd., Suite 500 | Falls Church, VA 22042

Checks should be made payable to: **Georgia Legislative Action Committee**

Most community association boards can legally allocate money to support the Georgia Legislative Action Committee. Please check your governing documents to verify before donating. **Corporate contributions are allowed and appreciated.**

Association Name: _____
Management Company: _____
Community Manager: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Does your association agree to be recognized for its contribution by CAI?

YES NO

Option 1: Community Pledge

X \$ = \$

Number of Doors in Community

Pledge per Door (\$1 or More)

Total Pledge Amount

Option 2: Flat Rate Pledge

\$100 \$250 \$500 \$1,000 Other: _____