

House Bill 649

By: Representative Teasley of the 37th

A BILL TO BE ENTITLED
AN ACT

1 To amend Chapter 3 of Title 44 of the Official Code of Georgia Annotated, relating to
2 regulation of specialized land transactions, so as to provide that certain information be
3 disclosed on the websites of condominiums and property owners' associations; to provide for
4 related matters; to repeal conflicting laws; and for other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 **SECTION 1.**

7 Chapter 3 of Title 44 of the Official Code of Georgia Annotated, relating to regulation of
8 specialized land transactions, is amended in Code Section 44-3-80, relating to allocation of
9 liability for common expenses with regard to condominiums and how assessments are made,
10 by adding a new subsection to read as follows:

11 "(h) Each condominium that maintains an Internet website shall disclose on such website
12 on a separate page of such website a listing of all fees that a purchaser of a condominium
13 unit covered by such condominium instruments would expect to pay at closing on such unit
14 to include, but not be limited to, closing letter fees, special assessments, initiation fees,
15 move-in fees, and similar charges. Navigation to such web page shall be prominently
16 displayed on the home page of such Internet website and such web page shall be readily
17 accessible to potential purchasers."

18 **SECTION 2.**

19 Said chapter is further amended in Code Section 44-3-225, relating to assessment of
20 expenses, exemption from liability, and liability for unpaid assessments for property owners'
21 associations, by adding a new subsection to read as follows:

22 "(e) Each property owners' association that maintains an Internet website shall disclose on
23 such website on a separate page of such website a listing of all fees that a purchaser of a
24 lot covered by such property owners' association would expect to pay at closing on such
25 lot to include, but not be limited to, closing letter fees, special assessments, initiation fees,

26 move-in fees, and similar charges. Navigation to such web page shall be prominently
27 displayed on the home page of such Internet website and such web page shall be readily
28 accessible to potential purchasers."

29 **SECTION 3.**

30 All laws and parts of laws in conflict with this Act are repealed.