

## House Resolution 1149

By: Representatives Washburn of the 141<sup>st</sup>, Burns of the 159<sup>th</sup>, Powell of the 32<sup>nd</sup>, Gunter of the 8<sup>th</sup>, and Crowe of the 110<sup>th</sup>

## A RESOLUTION

1 Creating the House Study Committee on Regulation, Affordability, and Access to Housing;  
2 and for other purposes.

3 WHEREAS, the issues of regulation, affordability, and access to housing have recently  
4 become integral and important subjects on the state and local level; and

5 WHEREAS, recent media and professional studies have reported that there is an alarming  
6 and increasing shortage in both owner occupied and rental housing in Georgia; and

7 WHEREAS, such shortage is causing an unprecedented rise in the cost of purchasing or  
8 renting a home, thereby preventing access to most housing options in certain jurisdictions for  
9 hard-working citizens, including those who work in public safety or education; and

10 WHEREAS, companies and businesses that invest in and relocate to Georgia have a  
11 significant positive impact on this state's economy and produce quality jobs for this state's  
12 residents; and

13 WHEREAS, the companies and businesses located in or moving to Georgia need adequate  
14 housing options, both owner occupied and rented, for new employees; and

15 WHEREAS, certain local jurisdictions have enacted, or have proposed to enact, restrictions  
16 on who may occupy a residence based on whether the home is owner occupied or rented,  
17 which some contend serve only to exacerbate the housing shortage and are objectionable for  
18 other reasons as well; and

19 WHEREAS, several bills were introduced during the 2021 and 2022 legislative sessions  
20 seeking to prohibit the restrictions mentioned above and to ensure that any regulations or  
21 zoning conditions imposed are equally applied to owner occupied and rented homes; and

22 WHEREAS, an in-depth study and consideration of the most effective action the General  
23 Assembly might take to address these issues is appropriate prior to the adoption of a  
24 constitutional amendment or other legislation.

25 NOW, THEREFORE, BE IT RESOLVED BY THE HOUSE OF REPRESENTATIVES:

26 (1) **Creation of House study committee.** There is created the House Study Committee  
27 on Regulation, Affordability, and Access to Housing.

28 (2) **Members and officers.** The committee shall be composed of seven members to be  
29 appointed by the Speaker of the House of Representatives as follows:

30 (A) Four members of the House of Representatives. The Speaker shall designate one  
31 of such legislative members as chairperson of the committee;

32 (B) A real estate industry professional;

33 (C) A serving mayor or county commissioner; and

34 (D) Another individual who may, at the at the Speaker's discretion, be a serving mayor  
35 or county commissioner.

36 (3) **Powers and duties.** The committee shall undertake a study of the conditions, needs,  
37 issues, and problems mentioned above or related thereto and recommend any action or  
38 legislation, including, but not limited to, statutory changes, amendments to the

39 Constitution, or modifications of local regulatory ordinances, which the committee deems  
40 necessary or appropriate. In particular, the committee shall study the regulation,  
41 affordability, and access to housing options within this state and:

42 (A) The need for housing for new companies relocating to Georgia;

43 (B) Regulation of rental homes by local jurisdictions; and

44 (C) The private property rights of owning, selling, or renting a home.

45 (4) **Meetings.** The chairperson shall call all meetings of the committee. The committee  
46 may conduct such meetings at such places and at such times as it may deem necessary or  
47 convenient to enable it to exercise fully and effectively its powers, perform its duties, and  
48 accomplish the objectives and purposes of this resolution.

49 (5) **Allowances, expenses, and funding.**

50 (A) The legislative members of the committee shall receive the allowances provided  
51 for in Code Section 28-1-8 of the Official Code of Georgia Annotated.

52 (B) Members of the committee who are state officials, other than legislative members,  
53 or who are state employees shall receive no compensation for their services on the  
54 committee, but they may be reimbursed for expenses incurred by them in the  
55 performance of their duties as members of the committee in the same manner as they  
56 are reimbursed for expenses in their capacities as state officials or employees.

57 (C) Members of the committee who are not legislators, state officials, or state  
58 employees shall receive a daily expense allowance in an amount the same as that  
59 specified in subsection (b) of Code Section 45-7-21 of the Official Code of Georgia  
60 Annotated, as well as the mileage or transportation allowance authorized for state  
61 employees.

62 (D) The allowances authorized by this resolution shall not be received by any member  
63 of the committee for more than five days unless additional days are authorized. Funds  
64 necessary to carry out the provisions of this resolution shall come from funds  
65 appropriated to the House of Representatives; except that funds for the reimbursement

66 of the expenses of state officials, other than legislative members, and for the  
67 reimbursement of the expenses of state employees shall come from funds appropriated  
68 to or otherwise available to their respective agencies.

69 **(6) Report.**

70 (A) In the event the committee adopts any specific findings or recommendations that  
71 include suggestions for proposed legislation, the chairperson shall file a report of the  
72 same prior to the date of abolishment specified in this resolution, subject to  
73 subparagraph (C) of this paragraph.

74 (B) In the event the committee adopts a report that does not include suggestions for  
75 proposed legislation, the chairperson shall file the report, subject to subparagraph (C)  
76 of this paragraph.

77 (C) No report shall be filed unless the same has been approved prior to the date of  
78 abolishment specified in this resolution by majority vote of a quorum of the committee.  
79 A report so approved shall be signed by the chairperson of the committee and filed with  
80 the Clerk of the House of Representatives.

81 (D) In the absence of an approved report, the chairperson may file with the Clerk of the  
82 House of Representatives a copy of the minutes of the meetings of the committee in lieu  
83 thereof.

84 **(7) Abolishment.** The committee shall stand abolished on December 1, 2022.