

The House Committee on Special Rules offers the following substitute to HR 117:

A RESOLUTION

1 Creating the House Study Committee on Homeowners' Associations, Condominium Owners'
2 Associations, and Property Owners in Community Associations; and for other purposes.

3 WHEREAS, the real estate market has increased the number of properties available for
4 purchase in various community associations; and

5 WHEREAS, the property management transitions in these communities lead to little
6 guidance for property owners regarding the upkeep and maintenance of properties in such
7 community associations; and

8 WHEREAS, it would be beneficial to study how these various communities could be better
9 organized to implement requirements and procedures for turnover and transition from
10 declarants, developers, or other establishing entities to property owners comprising the
11 community association.

12 NOW, THEREFORE, BE IT RESOLVED BY THE HOUSE OF REPRESENTATIVES:
13 (1) **Creation of House study committee.** There is created the House Study Committee
14 on Homeowners' Associations, Condominium Owners' Associations, and Property
15 Owners in Community Associations.

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16 (2) **Members and officers.** The committee shall be composed of five members of the
17 House of Representatives to be appointed by the Speaker of the House of
18 Representatives. The Speaker shall also appoint an additional three nonlegislative
19 members of the committee as follows: the President of the Homebuilders Association of
20 Georgia, the President of the Georgia Community Associations Institute, and the
21 President of the Georgia Association of Realtors. The Speaker shall designate a member
22 of the committee as chairperson of the committee.

23 (3) **Powers and duties.** The committee shall undertake a study of the conditions, needs,
24 issues, and problems mentioned above or related thereto and recommend any action or
25 legislation which the committee deems necessary or appropriate.

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

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

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

33 (B) Members of the committee who are not legislators, state officials, or state
34 employees shall receive a daily expense allowance in an amount the same as that
35 specified in subsection (b) of Code Section 45-7-21 of the Official Code of Georgia
36 Annotated, as well as the mileage or transportation allowance authorized for state
37 employees.

38 (C) The allowances authorized by this resolution shall not be received by any member
39 of the committee for more than five days unless additional days are authorized. Funds
40 necessary to carry out the provisions of this resolution shall come from funds
41 appropriated to the House of Representatives.

42 **(6) Report.**

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

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

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

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

57 **(7) Abolishment.** The committee shall stand abolished on December 1, 2021.