

House Bill 547

By: Representatives Cannon of the 172nd, Dickey of the 134th, Corbett of the 174th, Meeks of the 178th, Huddleston of the 72nd, and others

A BILL TO BE ENTITLED
AN ACT

1 To amend Code Section 48-5-7.4 of the Official Code of Georgia Annotated, relating to
2 preferential assessment for bona fide conservation use property and bona fide residential
3 transitional property, so as to permit the combination of multiple covenants of a single owner
4 into a single, new, ten-year covenant; to provide for exceptions; to provide for related
5 matters; to provide for an effective date; to repeal conflicting laws; and for other purposes.

6 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

7 **SECTION 1.**

8 Code Section 48-5-7.4 of the Official Code of Georgia Annotated, relating to preferential
9 assessment for bona fide conservation use property and bona fide residential transitional
10 property, is amended by adding a new subsection to read as follows:

11 "(e.1)(1) A single owner, as described in subparagraph (a)(1)(C) of this Code section,
12 who has multiple parcels of bona fide conservation use property that are collectively
13 subject to more than one valid covenant under this Code section may combine such
14 parcels and covenants in whole under a single, new, ten-year covenant for bona fide
15 conservation use without constituting a breach of any of the covenants, provided that all

16 such property would be otherwise eligible to be placed under a renewal covenant under
17 this Code section by the owner upon the natural expiration of the original covenant.

18 (2) The provisions of this subsection shall not permit or be construed to:

19 (A) Allow any portion of property held under a covenant to be removed from the
20 covenant without being combined into the new covenant;

21 (B) Change any requirements for what constitutes qualified property; or

22 (C) Change any requirements for what constitutes qualifying use for purposes of this
23 Code section.

24 (3) A single owner, as described in subparagraph (a)(1)(C) of this Code section, desiring
25 to proceed with combining parcels pursuant to paragraph (1) of this subsection shall first
26 file a real property tax return with the appropriate board of tax assessors on or before the
27 deadline to file a real property tax return.

28 (4) Parcels on which delinquent taxes are owed shall not be eligible to be combined
29 pursuant to paragraph (1) of this subsection."

30 **SECTION 2.**

31 This Act shall become effective on January 1, 2026.

32 **SECTION 3.**

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