

Senate Resolution 445

By: Senators James of the 28th, Orrock of the 36th and Sims of the 12th

### A RESOLUTION

1 Encouraging the Department of Community Affairs to investigate the abusive practices of  
2 homeowners' associations, particularly their impact on the elderly and other vulnerable  
3 residents in a community; and for other purposes.

4 WHEREAS, homeowners in Georgia are facing increases of abusive practices, retaliatory  
5 actions, and financial exploitation by certain homeowners' associations and their boards; and

6 WHEREAS, the unchecked proliferation of short-term rental properties in residential  
7 communities has created significant challenges to community stability, homeowner safety,  
8 and property values; and

9 WHEREAS, unlicensed property management practices have led to financial  
10 mismanagement and abuse of homeowners' rights; and

11 WHEREAS, elderly homeowners are particularly vulnerable to intimidation, harassment, and  
12 financial abuse by unscrupulous homeowners' associations; and

13 WHEREAS, individuals taking action against homeowners' associations are subject to  
14 retaliatory actions by the association; and

15 WHEREAS, clear legal protections and enforcement mechanisms are necessary to safeguard  
16 homeowners' rights and prevent retaliatory actions against individuals who challenge  
17 homeowners' association's conduct.

18 NOW, THEREFORE, BE IT RESOLVED BY THE SENATE that members of this body  
19 encourage the Department of Community Affairs to investigate the abusive practices of  
20 homeowners' associations, particularly their impact on the elderly and other vulnerable  
21 residents in a community to protect those vulnerable individuals and better provide resources  
22 and assistance to those individuals where such predatory practices exist.

23 BE IT FURTHER RESOLVED that the Secretary of the Senate is authorized and directed  
24 to make an appropriate copy of this resolution available for distribution to the Department  
25 of Community Affairs.