

House Bill 1388

By: Representatives Santos of the 117<sup>th</sup>, Washburn of the 144<sup>th</sup>, Ridley of the 22<sup>nd</sup>, Mitchell of the 88<sup>th</sup>, and Cameron of the 1<sup>st</sup>

A BILL TO BE ENTITLED  
AN ACT

1 To amend Part 2 of Article 1 of Chapter 2 of Title 8 of the Official Code of Georgia  
2 Annotated, relating to state building, plumbing, and electrical codes, so as to require that any  
3 traffic impact analysis required to obtain a building permit be completed within 36 months  
4 of the project's substantial completion; to provide for related matters; to repeal conflicting  
5 laws; and for other purposes.

6 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

7 **SECTION 1.**

8 Part 2 of Article 1 of Chapter 2 of Title 8 of the Official Code of Georgia Annotated, relating  
9 to state building, plumbing, and electrical codes, is amended in Code Section 8-2-26, relating  
10 to local enforcement, inspectors, and building permits, by adding a new subsection to read  
11 as follows:

12 "(h)(1) As used in this subsection, the term:

13 (A) 'Substantial completion' means the date when construction is sufficiently  
14 completed, in accordance with the contract as modified by any change order agreed to  
15 by the parties, so that the owner can occupy the project for the use for which it was  
16 intended.

17 (B) 'Traffic impact analysis' means an assessment of how a proposed development will  
18 affect transportation.

19 (2) Beginning January 1, 2027, any county or municipality requiring a traffic impact  
20 analysis for the issuance of a permit shall require that such analysis be completed no  
21 more than 36 months from substantial completion. In the event that a project is not  
22 substantially completed within 36 months of the traffic impact analysis required for its  
23 permit, the developer shall be required to complete a new traffic impact analysis and  
24 substantially complete construction within 36 months of such analysis."

25 **SECTION 2.**

26 All laws and parts of laws in conflict with this Act are repealed.