

## House Resolution 1675

By: Representatives Lewis-Ward of the 115<sup>th</sup>, Hugley of the 141<sup>st</sup>, Greene of the 154<sup>th</sup>, Camp of the 135<sup>th</sup>, Washburn of the 144<sup>th</sup>, and others

## A RESOLUTION

- 1 Creating the House Study Committee on Community Associations; and for other purposes.
- 2 WHEREAS, many residents of Georgia live in properties governed by a condominium  
3 association, a property owners' association, or other community association that is neither  
4 a condominium association nor a property owners' association formed for the purpose of  
5 exercising the powers of a condominium association or property owners' association; and
- 6 WHEREAS, such community associations have the power to impose restrictions on an  
7 owner's private property; and
- 8 WHEREAS, if a property owner violates a property restriction imposed by a community  
9 association, such community association has the power to levy fees and impose penalties on  
10 the property owner until the property owner brings his or her property into compliance; and
- 11 WHEREAS, many community associations abuse their powers by arbitrarily enforcing  
12 restrictions and levying fees and imposing penalties for violations, not notifying property  
13 owners of such fees and penalties, and using fees and penalties as a retaliatory mechanism  
14 against property owners; and

15 WHEREAS, as a result of such fees and penalties, a property owner may lose his or her  
16 home; and

17 WHEREAS, community associations have come under increasing scrutiny in recent years  
18 for such arbitrary and abusive practices.

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

20 (1) **Creation of House study committee.** There is created the House Study Committee  
21 on Community Associations.

22 (2) **Members and officers.** The committee shall comprise of seven members of the  
23 House of Representatives to be appointed by the Speaker of the House of  
24 Representatives. The Speaker shall designate a member of the committee as chairperson  
25 of the committee.

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

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

33 (5) **Allowances and funding.** The legislative members of the committee shall receive  
34 the allowances provided for in Code Section 28-1-8 of the Official Code of Georgia  
35 Annotated. The allowances authorized by this resolution shall not be received by any  
36 member of the committee for more than five days unless additional days are authorized.  
37 Funds necessary to carry out the provisions of this resolution shall come from funds  
38 appropriated to the House of Representatives.

39       **(6) Report.**

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

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

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

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

54       **(7) Abolishment.** The committee shall stand abolished on December 1, 2026.