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**Building Code Legislation**

**HB 132 – Authorize the Use of Ungraded Lumber**

- In the construction or repair of any accessory structure.
- Must not contain habitable space.
- Property must be zoned or primarily used for residential or agricultural purposes.
- **PASSED – Effective July 1, 2024**

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**Building Code Legislation**

**SB 121 – Locals Cannot Deny Drilling/Servicing/Repairing Water Wells**

- Local governments cannot deny the servicing or repair of any existing water wells on single-family residential properties.
- Cannot preclude nor deny the installation of new water wells on single-family residential properties situated on one acre of property or more.
- Likely impacts the ability to require tie ins when land is subdivided.
- Some exceptions apply.
- **Passed – Effective July 1, 2023**

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**Building Code Legislation**

**HB 461 – Restrict Building Inspection Fee Calculation Methods**

- Prohibits local governments from calculating building inspection fees based on the cost of the project.
- If using square footage to calculate building fees on new construction or extensive renovations valued at \$75,000 or more, the fee cannot exceed the actual cost of regulation by more than 20%.
- The local government may be required to conduct a calculation of this fee and be required to refund any excess above what it cost to perform the regulation.
- **FAILED to PASS**

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### HR 118 and SR 82 – CA Authorizing Waiving Delinquent Taxes at Tax Sale

- Proposed Constitutional amendment.
- Counties and cities, via resolution, grant tax commissioner to waive delinquent property taxes down to the sales price at tax sale.
- Counties may waive their and schools' portions of the tax.
- Cities may waive their and independent schools' portions.
- Taxes may be waived for a specific property or set of properties, but not blanket authority.



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### SB 146 - EV Charging Stations

- Sets the regulatory and taxation framework for electric vehicle charging stations.
- Allows electricity to be sold on a per kilowatt-hour basis, grants oversight authority of electric charging stations to the Georgia Department of Agriculture and will tax electricity used to charge electric vehicles in a similar manner as gasoline.
- By January 1, 2025, all city and county charging stations shall be capable of accurately metering, measuring, and prominently displaying the amount of electricity delivered to each electric vehicle on a per kilowatt-hour basis, either directly upon the station or remotely by a digital network.
- **PASSED – Effective January 1, 2025**



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### HB 311 – Property Tax Relief in Federal Disaster Areas

- Enables local governments to grant optional temporary property tax relief in federal disaster areas.
- Local emergency management personnel determines list of properties.
- Tax commissioners determine tax digest value of the properties.
- Each local government (city, county or school system) makes the decision whether to grant this relief.
- Relief can be reduction of millage rate or a credit of a flat dollar amount.
- Property owners who feel they were overlooked may appeal.
- **PASSED – Applies to tax assessments issued on or after April 1, 2023.**



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### HB 374 – Deannexation, Gas Leaf Blowers and Home Appliances

- Allows property owners to deannex from a city in some circumstances.
- Up to 10 contiguous parcels of land may be deannexed at one time, with the permission of the county.
- Protections: deannexed areas must be contiguous to the city's external boundaries; no unincorporated islands; and cities can object to a deannexation if they have outstanding general obligation bond or revenue bonded indebtedness, or if they feel it would be detrimental to the health, safety, and welfare of the residents of the area to be deannexed or of the city.
- Prohibits local governments from regulating gas-powered leaf blowers any differently than other powered blowers and from prohibiting the source of energy used in home appliances.
- **Passed – Effective May 2, 2023**



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### Housing Issues

- Access and affordability of workforce housing is a major issue in Georgia.
- 2022 House Study Committee on Regulation, Affordability and Access to Housing met over the summer.
- Stakeholders: Realtors, Homebuilders, Georgia Chamber of Commerce, Habitat for Humanity, Vinyl Siding Institute, corporate investors, GMA, ACCG and others.
- Many factors involved with housing costs.
- Much legislative focus centered on restricting or eliminating local government regulations.



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### Housing Issues

**Various Recommendations Made in House Study Committee:**

- Build-to-Rent Subdivisions – Prohibit local governments from regulating corporate-owned subdivisions.
- Design and Aesthetic Standards – Prohibit local governments from requiring any residential design/aesthetic standards.
- Moratoria on Development – Limit or restrict local government moratoriums on new construction.
- Mobile Homes – Require local governments to allow new mobile homes to replace aging ones.
- Lot Sizes – Reform or restrict local governments' ability to enact residential minimum lot sizes.
- Home Sizes – Reform or restrict local governments' ability to enact residential minimum square footage or height requirements.
- Accessory Dwelling Units (ADU) – Reform or restrict local governments' ability to regulate ADUs, duplexes, fourplexes, etc. in single family neighborhoods.
- Impact fees – Prohibit any additional impact fees. Reform the current impact fee process to add transparency. Possibly eliminate impact fees.



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## Housing Issues

**Various Recommendations Made in Study Committee:**

**Zoning Standards and Procedures** – Create consistent zoning standards statewide. Local governments should provide more notice before enacting zoning changes. Require locals to employ a unified development code countywide.

**Quality of Life Amenities** – Prohibit local governments from requiring quality of life amenities in new subdivisions.


**Multifamily Units (Apartments)** – Local governments need to authorize more multifamily housing and allow in more areas. Local governments should be restricted from requiring mixed-use (commercial establishments) when permitting apartment complexes.

**Environmental Ordinances** – Examine the cost and complexity of local government tree and soil erosion ordinances. Prohibit local governments from requiring hook ups to public water and sewer systems. Limit locals' ability to require minimum lot sizes for installing septic tanks or drilling water wells. Local governments need to invest more in water and sewer to facilitate development of affordable housing.

**Property Assessments** – Examine limitations on property assessment increases. Make property assessments more consistent statewide.

**Property Taxes** – Pass constitutional amendment to require that low-income housing projects pay reduced property taxes and make this reduced tax rate consistent statewide.

**Permitting and Plan Review** – Local governments need to speed up the inspection and permitting processes. Local permitting processes need to be streamlined and the state should reduce the cost. Permit costs should not be based on the square footage of the homebuilding nor the cost of the construction materials. Need statewide uniformity in calculating permit fees.



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## Housing Issues

**The Local Perspective:**

Elected county and city officials face several competing values surrounding housing:

- Property rights of individuals vs. property rights of neighbors.
- Housing affordability vs. property tax digest.
- Community values for quality of life vs. affordability and diverse housing options.
- Homeowner equity vs. perceived devaluation from rental and affordable housing.
- Types of housing wanted vs. public infrastructure to support the housing (water, transit, roads, parks, schools).
- Builder/developer/investor project profitability vs. what the community wants.
- Home ownership or corporate owned rentals?



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## Housing Legislation

**SB 188 – Preempt Build-to-Rent Subdivision Regulations**

- No local regulations on newly developed corporate rental subdivisions that do not apply to other single-family residential areas.
- Aimed allowing unlimited access for hedge funds, private equity firms and other investors to develop "build-to-rent" subdivisions which vary greatly in price, quality, management and tenant protections.
- ACCG and GMA believe that land use decisions are best made at the local level through comprehensive planning and citizen input.
- **FAILED to PASS**



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### Housing Legislation

**HB 517 – The “Georgia Home Opportunity Act”**

- Prohibit local governments from regulating one and two family-dwellings with design elements unless they are in a historic district.
- Building design elements include exterior color or building materials, roof styles, architectural orientation, location of windows and doors, number and layout of rooms.
- Cannot require minimum square footage greater than 1,200.
- Cannot require minimum lot sizes of greater than a half acre, except when needed for septic tanks.
- **FAILED to PASS**



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### Housing Legislation

**HB 514 – “Housing Regulation Transparency Act”**

- Limit zoning or permitting moratoriums or single- and multi-family residences to a maximum of 180 days.
- Subsequent moratoriums cannot be enacted less than 180 days after a moratorium has lapsed.
- Requires zoning application fees, review fees, and other fees to be used solely for zoning administration.
- Moratoriums can be extended if a local government is responding to:
  - A natural disaster
  - A state of emergency
  - Health or safety concerns
  - Judicial order
  - A third-party or in-house study is being conducted to revise local ordinances.
- **FAILED to PASS**



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### Housing Legislation

**SB 213 – Must Allow Nonconforming Mobile Homes to be Replaced with New Ones**

- Requires counties and cities to allow new mobile homes to replace preexisting and nonconforming mobile homes.
- Applies to a community/park or on other residential land.
- The local government cannot enforce any zoning, regulation or restriction or impose any conditions on the new home that are not required of the existing home. There are several exceptions to this preemption:
- **PASSED – Effective July 1, 2023**



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### Other Housing Bills Failing to Pass

- SB 136 – Impact Fees May be Waived for Workforce Housing
- SB 239 – Require Landlords to Provide Carbon Monoxide Alarms
- HB 404 – The Safe Home Act
- HB 304 – Uniform Residential Landlord and Tenant Act
- HB 344 – Landlord Property Duties
- HB 476 and HB 483 – State Tax Credits for Low Income Housing
- HB 490 – Restrict Corporate Income Tax Deductions on Rental Property
- HB 574 – Local Governments may Require Sprinklers in Residences
- HB 627 and SB 125 – Local Governments may Enact Rent Controls

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### Housing Access and Affordability Task Force



- 6 Organizations Coming Together
- 20 Members Appointed  
(5-ACCG; 5-GMA; 3-GCC; 3-GAR; 3-HBA; 1-HFH)
- 3 Meetings Scheduled

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### Goals of the Task Force

- To determine the challenges.
- To increase conversations between stakeholders.
- To develop potential solutions to address housing needs across the state.
- To work collaboratively and share tools, incentives and best practices.
- To build relationships between elected officials and housing industry.
- To educate stakeholders on effect of local zoning regulations, changing living patterns, and housing preferences.
- To establish common ground to improve the quality of life in communities.

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### Some Ideas that Have Been Floated

- Updated Plans and Zoning to provide "Workforce Housing Zone" with fast-track approvals and more flexibility in design.
- Expedited review for DRI, EPD permitting, septic tank approval, for targeted development.
- Limited scope and time for residential zoning and/or building moratoriums.
- Incentives to fund infrastructure for housing, including state and local tax credits and abatements.
- More local authority for inspection and remediation of housing code violations.
- Periodic review of local zoning and development codes and standards



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# Thank You

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