**Georgia Association of Housing and Redevelopment Authorities (GAHRA)**

February 21, 2022

Our GAHRA legislative team has seen legislation introduced pertaining to residential dwellings, tenants, sovereign immunity, tenant refusal, appearing in trial, and more, and you'll find details on the legislation listed below.

GAHRA leadership told us they have a problem with [HB 894](https://www.legis.ga.gov/legislation/61109) that was introduced and is in the House. It says that a prospective tenant shall not be refused a rental or lease agreement solely based upon a previous eviction due to COVID-19. According to GAHRA leadership, we were under a moratorium several times during this pandemic. You may have some drug activity, assault or even murder involved in a termination during the pandemic, and that is the issue from GAHRA with this legislation.

We continue to monitor legislation pertaining to tenants, landlords, housing and/or redevelopment authorities, low-income housing tax credits, tax credits, affordable housing and more that could possibly affect GAHRA's members. This includes new legislation introduced every day and "old" legislation that was introduced in 2021 or this session that could have language attached to it as an amendment or substitute.

Our legislative team and GAHRA leadership are attempting to find a day that works for a GAHRA Lobby Day in March. Right now, the House and Senate are still saying they don't want groups sitting in a room and not moving in Capitol rooms, so we're waiting to see if something changes. If we can make it work, we're looking at March 22nd or 23rd. Stay tuned!

The General Assembly completed day 18 last week, wrapping up the sixth week since the session’s opening. Representative Terry England, Chairman of the powerful House Appropriations committee and long-serving Senator, Lindsey Tippins, announced last week that they will not seek reelection. The House and Senate will return tomorrow for legislative day 19, Wednesday will be a committee workday, and Thursday will wrap up the week with day 20.

Committees begin every day at 8 am and finish in the evening. Other meetings are occurring from 7 am - 10 pm each day as legislators attempt to get their legislation introduced and passed before Crossover Day (the day legislation must pass its original chamber, which is March 15th), and others attempting to "perfect" or stop their legislation.

**Thrash-Haliburton is diligently watching and working to stop any detrimental legislation to our industry and push the legislation we support. Our governmental affairs team continues every day to work on, look out for and answer requests, needs and interests, as we act at the direction of the group's leadership.**

**2021-2022 Regular Session**

*This is the second year of the two-year (2021-2022) biennial session. As a reminder, any bills introduced this year will be considered “alive” for the 2022 legislative session. We are monitoring the following legislation, and watchful for any bills that may impact our industry.*

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| **Bill** | **Summary** | **House Comm** | **Sen Comm** | **House Sponsor** | **Sen Sponsor** | **Link** |
| HB 1177 | Labor and industrial relations; prohibit employer from seeking applicant's salary history | Industry and Labor |   |   |   | <https://www.legis.ga.gov/legislation/61676> |
| HB 112 | Torts; provide certain immunities from liability claims regarding COVID-19; extend applicability for one year | Special Committee on Access to the Civil Justice System | Judiciary | Trey Kelley |   | <https://www.legis.ga.gov/legislation/58959> |
| HB 894 | Property; prospective tenant shall not be refused a rental or lease agreement solely based upon a previous eviction due to COVID-19; provide | Judiciary |   | William Boddie |   | <https://www.legis.ga.gov/legislation/61109> |
| HB 138 | Property; certain landlords shall provide certain notices to existing and prospective tenants with regard to certain crimes occurring on the premises being leased; provide | Judiciary | Agriculture and Consumer Affairs | Mesha Mainor |   | <https://www.legis.ga.gov/legislation/59009> |
| HB 138 | Property; certain landlords shall provide certain notices to existing and prospective tenants with regard to certain crimes occurring on the premises being leased; provide | Judiciary | Agriculture and Consumer Affairs | Mesha Mainor |   | <https://www.legis.ga.gov/legislation/59009> |
| SB 148 | 2021 Special Council on Tax Reform and Fairness for Georgians and the Special Joint Committee on Georgia Revenue Structure; create | Budget and Fiscal Affairs Oversight | Finance |   | Chuck Hufstetler | <https://www.legis.ga.gov/legislation/59556> |
| HB 265 | Revenue and taxation; Internal Revenue Code and Internal Revenue Code of 1986; define terms and incorporate certain provisions of federal law into Georgia law | Ways and Means | Finance | David Knight |   | <https://www.legis.ga.gov/legislation/59265> |
| HB 469 | Income tax; rehabilitation of historic structures; revise tax credits | Ways and Means | Finance | Ron Stephens |   | <https://www.legis.ga.gov/legislation/59705> |
| SB 6 | "Tax Credit Return on Investment Act of 2021"; enact | Ways and Means | Finance |   | John Albers | <https://www.legis.ga.gov/legislation/58884> |
| SB 56 | Fiscal Bills; economic analysis prior to the introduction or amendment of legislation containing tax incentives or modifying or extending existing tax incentives; require |   | Finance |   | Sheikh Rahman | <https://www.legis.ga.gov/legislation/59166> |
| SB 57 | Fiscal Bills; economic analysis prior to the introduction or amendment of legislation containing tax incentives or modifying or extending existing tax incentives; require |   | Finance |   |   | <https://www.legis.ga.gov/legislation/59166> |
| SB 144 | Housing Authorities; ability of city housing authorities to operate outside municipal boundaries without authorization; limit | Governmental Affairs | Government Oversight |   | Lindsey Tippins | <https://www.legis.ga.gov/legislation/59540> |
| SB 61 | Labor and Industrial Relations; fair employment practices; discrimination based on hairstyles associated with race, color, or national origin; prohibit |   | Insurance and Labor |   | Tonya Anderson | <https://www.legis.ga.gov/legislation/59210> |
| HB 218 | Crimes and offenses; weapons carry license reciprocity in this state; expand | Public Safety and Homeland Security | Public Safety | Mandi Ballinger |   | <https://www.legis.ga.gov/legislation/59180> |
| HB 664 | Georgia Industrialized Buildings Act; enact | Agriculture & Consumer Affairs |   | Mesha Mainor |   | <https://www.legis.ga.gov/legislation/60141> |
| HB 22 | Housing authorities; develop and implement policies granting housing preferences to veterans who are homeless; require | Governmental Affairs |   | Sandra Scott |   | <https://www.legis.ga.gov/legislation/58807> |
| HB 22 | Housing authorities; develop and implement policies granting housing preferences to veterans who are homeless; require | Governmental Affairs |   | Sandra Scott |   | <https://www.legis.ga.gov/legislation/58807> |
| HB 269 | Aviation; certain publicly held lands; revise taxability | Governmental Affairs |   | Mike Glanton |   | <https://www.legis.ga.gov/legislation/59275> |
| HB 558 | Local government; development authorities; provisions | Governmental Affairs |   | Derrick Jackson |   | <https://www.legis.ga.gov/legislation/59887> |
| HB 204 | Buildings and housing; comprehensive state civil rights law protecting individuals from discrimination in housing, public accommodations, and employment; provide | Judiciary |   | Sandra Scott |   | <https://www.legis.ga.gov/legislation/59152> |
| HB 2 | Georgia Constitutional Carry Act of 2021; enact | Public Safety and Homeland Security |   | Philip Singleton |   | <https://www.legis.ga.gov/legislation/58787> |
| HB 151 | Ad valorem tax; public property owned by a political subdivision outside of its territorial limits; terminate exemption | Ways and Means |   | Rhonda Burnough |   | <https://www.legis.ga.gov/members/house/4895?session=1029> |
| HB 587 | Georgia Economic Renewal Act of 2021; enact | Ways and Means | Finance | Bruce Williamson |   | <https://www.legis.ga.gov/legislation/59948> |
| HB 408 | Property; dispossessory proceedings; revise procedures for the initiation of dispossessory actions | Judiciary |   | Sharon Cooper |   | <https://www.legis.ga.gov/legislation/59570> |
| HB 1093 | Local government; residential dwellings; prohibit certain use restrictions | Judiciary |   | Dale Washburn |   | <https://www.legis.ga.gov/legislation/61486> |
| HB 1149 | Georgia Evictions Records Restriction Act; enact | Judiciary |   | Rhonda Burnough |   | <https://www.legis.ga.gov/legislation/61580> |
| SB 439 | Dispossessory Proceedings; the owner of a property or tenement at issue in a dispossessory proceeding shall be allowed to appear during a trial of the issues individually; provide |   |   |   | Lindsey Tippins | <https://www.legis.ga.gov/legislation/61648> |
| HB 1093 | Local government; residential dwellings; prohibit certain use restrictions | Judiciary |   | Dale Washburn |   | <https://www.legis.ga.gov/legislation/61486> |