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

March 29, 2022

GAHRA has seen a lot of bills introduced that could somehow affect housing and redevelopment authorities, and you'll find them in the bills listed below.

[HB 1458](https://www.legis.ga.gov/legislation/62378) was recently introduced. It deals with fair housing and never made it out of the House Judiciary Committee.

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

[HR 756](https://www.legis.ga.gov/legislation/61940) is still in the House Ways and Means Committee. It is proposing an amendment to the Constitution to provide that qualified low-income building projects may be classified as a separate class of property for ad valorem property tax purposes. GAHRA leadership said last week that it supports this bill if it were to move.

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. It never made it out of the House Judiciary Committee.

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.

The General Assembly returned last Monday for legislative day 32 and completed day 35 on Friday, March 25th. There was somewhat of a stalemate between the House and Senate early in the week primarily due to inaction on Speaker Ralston’s “Mental Health Parity Act”. The Senate passed HB 911, our state’s spending plan for the new fiscal year and now the House and Senate will hash out their differences in the final days of the session. This week they will convene for legislative days 36-39, with Saturday, April 2nd and Sunday, April 3rd slated for committee workdays, and Monday, April 4th is Sine Die (last day of session).

We are now in the heat and heart of legislative session with Crossover Day (March 15th) being behind us, and House and Senate members, other stakeholders, state agencies, and the Governor's Office attempting to add language from bills that did not pass before Crossover Day to other bills that are "alive" for passage before Sine Die.

**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** | **Year** | **Link** |
| HB 1177 | Labor and industrial relations; prohibit employer from seeking applicant's salary history | Industry and Labor |  |  |  | 2022 | <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 |  | 2021 | <https://www.legis.ga.gov/legislation/58959> |
| SB 144 | Housing Authorities; ability of city housing authorities to operate outside municipal boundaries without authorization; limit | Governmental Affairs | Government Oversight |  | Lindsey Tippins | 2021 | <https://www.legis.ga.gov/legislation/59540> |
| HB 664 | Georgia Industrialized Buildings Act; enact | Agriculture & Consumer Affairs |  | Mesha Mainor |  | 2021 | <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 |  | 2021 | <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 |  | 2021 | <https://www.legis.ga.gov/legislation/58807> |
| HB 1458 | Buildings and housing; prohibit discrimination based on age, creed, disability, gender identity, sexual orientation, and source of income | Judiciary |  | Spencer Frye |  | 2022 | <https://www.legis.ga.gov/legislation/62378> |
| SB 6 | "Tax Credit Return on Investment Act of 2021"; enact | Ways and Means | Finance |  | John Albers | 2021 | <https://www.legis.ga.gov/legislation/58884> |
| HB 558 | Local government; development authorities; provisions | Governmental Affairs |  | Derrick Jackson |  | 2021 | <https://www.legis.ga.gov/legislation/59887> |
| HB 1093 | Local government; residential dwellings; prohibit certain use restrictions | Judiciary |  | Dale Washburn |  | 2022 | <https://www.legis.ga.gov/legislation/61486> |
| HB 1093 | Local government; residential dwellings; prohibit certain use restrictions | Judiciary |  | Dale Washburn |  | 2022 | <https://www.legis.ga.gov/legislation/61486> |
| HB 1406 | Zoning; changes to ordinances that revise single-family residential classifications; provide additional notice and hearing provisions | Governmental Affairs |  | Chuck Martin |  | 2022 | <https://www.legis.ga.gov/legislation/62240> |
| 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 |  | 2022 | <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 |  | 2021 | <https://www.legis.ga.gov/legislation/59009> |
| HB 408 | Property; dispossessory proceedings; revise procedures for the initiation of dispossessory actions | Judiciary |  | Sharon Cooper |  | 2021 | <https://www.legis.ga.gov/legislation/59570> |
| HB 1149 | Georgia Evictions Records Restriction Act; enact | Judiciary |  | Rhonda Burnough |  | 2022 | <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 | 2022 | <https://www.legis.ga.gov/legislation/61648> |
| 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 |  | 2021 | <https://www.legis.ga.gov/legislation/59265> |
| HB 469 | Income tax; rehabilitation of historic structures; revise tax credits | Ways and Means | Finance | Ron Stephens |  | 2021 | <https://www.legis.ga.gov/legislation/59705> |
| SB 535 | "Reducing Street Homelessness Act of 2022"; enact |  | Government Oversight |  | Carden Summers | 2022 | <https://www.legis.ga.gov/legislation/62227> |
| 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 |  | 2021 | <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 | 2021 | <https://www.legis.ga.gov/legislation/59556> |
| 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 | 2021 | <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 |  |  | 2021 | <https://www.legis.ga.gov/legislation/59166> |
| 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 | 2021 | <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 |  | 2021 | <https://www.legis.ga.gov/legislation/59180> |
| HB 269 | Aviation; certain publicly held lands; revise taxability | Governmental Affairs |  | Mike Glanton |  | 2021 | <https://www.legis.ga.gov/legislation/59275> |
| HB 204 | Buildings and housing; comprehensive state civil rights law protecting individuals from discrimination in housing, public accommodations, and employment; provide | Judiciary |  | Sandra Scott |  | 2021 | <https://www.legis.ga.gov/legislation/59152> |
| HB 2 | Georgia Constitutional Carry Act of 2021; enact | Public Safety and Homeland Security |  | Philip Singleton |  | 2021 | <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 |  | 2021 | <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 |  | 2021 | <https://www.legis.ga.gov/legislation/59948> |
| HR 756 | Ad valorem tax; qualified low-income building projects may be classified as a separate class of property; provide - CA | Ways and Means |  |  |  | 2022 | <https://www.legis.ga.gov/legislation/61940> |