

Georgia Association of Housing and Redevelopment Authorities (GAHRA) Government Relations Committee Report

March 17, 2025

GAHRA's Lobby Day at the State Capitol was on the morning of March , and it was a huge success! Thank you to all members that came to Atlanta and attended! We heard from leadership from the House and Senate, and our members were able to ask questions, push for support on legislation we care about, and show who we are and what we do in Georgia!

As you'll see in the legislation listed below, the Governor's bills on tort reform, SB 68 and SB 69 are active. SB 68 and SB 69 passed the Senate and both are now in a special Rules Committee in the House set up for tort reform legislation. SB 68 has caught the most focus of the two with it including negligent security, premises liability, collateral source, anchoring, bifurcation, and more sweeping changes.

This is the most sweeping tort reform legislation the country has ever seen with all topics covered under civil litigation - including what some GAHRA members really care about with negligent security and premises liability.

Speaking of tort reform, the decision by the Georgia Court of Appeals that determined housing authorities do have sovereign immunity when it comes to civil litigation has now been appealed and will be taken up by the Georgia Supreme Court this summer.

Our government affairs team, Thrash-Haliburton, has been speaking and working with our Washington, DC Congressional delegation and staff on ensuring the President's freeze on certain aspects of federal spending and aid don't hurt our housing authorities. We sent GAHRA leadership an extensive document describing what we've done on this and what has happened. Long story short, the President issued a freeze. This would have really hurt and crippled our authorities and tenants. It was then paused by a judge. The Judge then extended the pause, and it is still paused (at least the parts that harm housing authorities). We continue to watch and work on this on behalf of GAHRA along with HUD cuts and reductions!

Our team is acting at the association's direction on all legislation and issues, and we will provide further updates in the future.

Legislators are back at the Gold Dome this week. Lawmakers were in session last week on Monday, Tuesday, and Thursday for Legislative Days 29 through 31 . Wednesday was a Committee Work Day. There were many Committee and Subcommittee meetings from both chambers and private meetings this past week, and the Capitol was extremely crowded and busy with many different groups coming down to the Capitol. This week, March 18 - 21, will have legislative days 32 - 34 with them taking off today (Monday) for St Patrick's Day and Wednesday for a Committee Work Day. Crossover Day passed by already on March 6.

As has been mentioned, Crossover Day is the last day that a bill can be passed out of its original chamber. However, legislative language can be attached to different bills after Crossover Day to keep language "alive" until the last day of session at midnight of April 4.

Thrash-Haliburton has been in constant communication with our leadership about issues and legislation coming up for our industry in the 2025 session.

Here's to another great year for our industry in 2025 at the State Capitol!

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. Please find legislation affecting our industry below:

2025 Regular Session

We are monitoring the following legislation, and watchful for any bills that may impact our industry.

Bill	Summary	House Comm	Sen Comm	House Sponsor	Sen Sponsor
HB 165	To repeal and reserve an income tax credit for business enterprises for leased motor vehicles; to exempt from sales and use taxation property used in construction, renovation, and rehabilitation of affordable housing by nonprofit organizations	Passed	Rules	Franklin	
SB 68 and 69	Governor’s Tort Reform Bills	Rules Special Committee	Passed		Kennedy
HB 299	Relating to restrictions on rent regulation by local governments	Governmental Affairs		Taylor	