

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

April 7, 2025

As you'll see in the legislation listed below, **the Governor's bills on tort reform, SB 68 and SB 69, passed the House and Senate and are now awaiting the Governor's signature!** This is a huge deal and is the most aggressive tort reform legislation passed in the country yet.

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.

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!

GAHRA's Lobby Day at the State Capitol was in 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! It was mentioned to do another session at some point with DCA leadership possibly.

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

Legislators were back at the Gold Dome this past week for the last week of session. Lawmakers were in session last week on Monday, Wednesday, and Friday for Legislative Days 38 - 40 with Tuesday and Thursday being Committee Days and off days. The floor sessions and debates were long and lasted all days and nights for both chambers this past week, and they were there until late in the night on all three official legislative days.

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

Georgia's General Assembly operates on a biennial process, so 2026 is the second year of the 2025-2026 legislative session. Legislation that did not pass in 2025 goes back to the committee from which it came for the 2026 session.

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	Passed - Awaiting Governor's signature	Passed		Kennedy
HB 299	Relating to restrictions on rent regulation by local governments	Governmental Affairs		Taylor	