

House Bill 904

By: Representative Petrea of the 166<sup>th</sup>

A BILL TO BE ENTITLED  
AN ACT

1 To amend Code Section 44-3-225 of the Official Code of Georgia Annotated, relating to  
2 assessment of expenses, exemption from liability, and liability for unpaid assessments, so as  
3 to replace owner with declarant; to repeal conflicting laws; and for other purposes.

4 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

5 **SECTION 1.**

6 Code Section 44-3-225 of the Official Code of Georgia Annotated, relating to assessment of  
7 expenses, exemption from liability, and liability for unpaid assessments, is amended in  
8 subsection (b) as follows:

9 "(b) No lot owner other than the association shall be exempted from any liability for any  
10 assessment under this Code section or under any instrument for any reason whatsoever,  
11 including, without limitation, abandonment, nonuse, or waiver of the use or enjoyment of  
12 his or her lot or any part of the common area except to the extent that any lot, upon request  
13 by the ~~owner~~ declarant of the lot, expressly may be made exempt from assessments and  
14 thus denied voting rights of the lot under the instrument until a certificate of occupancy is  
15 issued by the governing authority for a dwelling on such lot."

16 **SECTION 2.**

17 All laws and parts of laws in conflict with this Act are repealed.