

House Bill 969

By: Representatives Schofield of the 63rd, Scott of the 76th, Davis of the 87th, and Gilliard of the 162nd

A BILL TO BE ENTITLED
AN ACT

1 To amend Title 8 of the Official Code of Georgia Annotated, relating to buildings and
2 housing, so as to require indoor air quality assessments of all city, county, and state
3 buildings; to provide for definitions; to provide for a short title; to provide for related
4 matters; to provide for an effective date; to repeal conflicting laws; and for other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 **SECTION 1.**

7 This Act shall be known and may be cited as the "Georgia Indoor Air Quality Act."

8 **SECTION 2.**

9 Title 8 of the Official Code of Georgia Annotated, relating to buildings and housing, is
10 amended by adding a new chapter to read as follows:

11 "CHAPTER 8

12 8-8-1.

13 As used in this chapter, the term:

14 (1) 'Building operator' means the owner, the owner's agent, or the building manager of
15 any city building, county building, or state building or, in the case of such building that
16 is leased to a tenant who is responsible for the operation of the building, the tenant or the
17 tenant's building manager.

18 (2) 'City building' means a building owned or leased by a city, town, municipality, or
19 village in the State of Georgia.

20 (3) 'County building' means a building owned or leased by a county in the State of
21 Georgia.

22 (4) 'Division' means the Environmental Protection Division of the Department of Natural
23 Resources.

24 (5) 'State building' means a building owned or leased by the State of Georgia.

25 (6) 'Ultraviolet germicidal irradiation' means the use of ultraviolet energy to kill viral,
26 bacterial, and fungal organisms.

27 8-8-2.

28 (a) Prior to January 1, 2026, the building operator of a city building, county building, or
29 state building shall undertake an assessment of the air quality of such building pursuant to
30 the Indoor Air Quality Building Education and Assessment Model developed by the United
31 States Environmental Protection Agency in effect on July 1, 2025, and the building rating
32 system Leadership in Energy and Environmental Design applied by the United States
33 Green Building Council in effect on such date. Such assessment shall also include a
34 determination as to whether the building operator used ultraviolet germicidal irradiation
35 in accordance with rules and regulations promulgated by the division. Finally, such
36 assessment shall include testing for particle pollutants, nitrous oxide, sulfur dioxide, radon,
37 carcinogens, asbestos, biological pollutants, carbon monoxide, formaldehyde, pressed
38 wood products, lead, pesticides, benzene, vinyl chloride, all forms of mold, and indoor
39 humidity that is between 30 percent and 50 percent.

40 (b) Building operators may contract with a third party to conduct the assessments
41 described in subsection (a) of this Code section. If the building assessed is owned by the
42 state, a city, or a county, such contract shall comply with any applicable competitive
43 bidding requirements in Chapter 5 of Title 50 or other applicable law.

44 (c) On or before July 1, 2026, and each July 1 thereafter, the Department of Natural
45 Resources shall provide a written report to the House Committee on State Properties, or its
46 successor committee, that includes a summary of building operator compliance with the
47 Indoor Air Quality Building Education and Assessment Model developed by the United
48 States Environmental Protection Agency, the building rating system Leadership in Energy
49 and Environmental Design applied by the United States Green Building Council, and
50 regulatory requirements concerning ultraviolet germicidal irradiation.

51 (d) Beginning in 2027 and for every year thereafter, the assessment described in
52 subsection (a) of this Code section shall be conducted on a biannual basis by March 1 and
53 September 1."

54 **SECTION 3.**

55 This Act shall become effective upon its approval by the Governor or upon its becoming law
56 without such approval.

57 **SECTION 4.**

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