

House Resolution 758

By: Representatives Clark of the 98th, Pruett of the 149th, Powell of the 32nd, Jackson of the 128th, and Barr of the 103rd

A RESOLUTION

- 1 Creating the House Study Committee on Local Building Permits; and for other purposes.
- 2 WHEREAS, the state-wide construction building code requires homebuilders, general
3 contractors, and conditioned air, plumbing, electrical, and low voltage contractors to obtain
4 local building permits; and
- 5 WHEREAS, Chapter 14 of Title 43 of the Official Code of Georgia Annotated provides for
6 licensing of electrical, plumbing, conditioned air, low-voltage, and utility contractors and
7 Chapter 41 of Title 43 provides for licensing of residential and general contractors; and
- 8 WHEREAS, obtaining permits, permit costs, and the scheduling of inspections associated
9 with construction permits is an industry-wide problem for all building trades and for local
10 jurisdictions; and
- 11 WHEREAS, while professional contractors abide by the law and obtain building permits,
12 many unlicensed contractors never obtain such permits; and
- 13 WHEREAS, it is recognized throughout the construction industry that if local jurisdictions
14 streamlined the permit processes and provided for more affordable fees, more contractors
15 would lawfully obtain such permits; and
- 16 WHEREAS, it is suggested that local jurisdictions utilize current technologies to provide for
17 more streamlined methods, ensuring processes that are easier, more efficient, and more cost
18 effective for everyone; and
- 19 WHEREAS, permit costs vary greatly across the state indicating that methods for
20 determining the cost of the permits should be reevaluated; and

21 WHEREAS, many times the property owner and the contractor are required to be present
22 when the local inspector inspects the completed work, pursuant to code requirements, and
23 scheduling initial and subsequent inspections can present a hardship to the contractor and
24 property owner; and

25 WHEREAS, in the event that the property owner does not schedule an inspection within the
26 time period of such permit the contractor, in some cases, is fined or required to pay an
27 additional fee to extend a permit or is required to pay a re-inspection fee due to the inspection
28 scheduling issues; and

29 WHEREAS, a standard policy among local jurisdictions to establish consistent scheduling,
30 reporting, and notification procedures would benefit contractors and property owners; and

31 WHEREAS, allowing the licensed contractor to provide a letter of certification indicating
32 that the completed work meets all current applicable codes and requesting the permit to be
33 closed as being in compliance would save the local jurisdiction a great deal of time and
34 expense; and

35 WHEREAS, the creation of a centralized statewide database to search and control permits
36 would tremendously aid in addressing current issues in areas concerning real estate
37 transactions, home inspection verifications, and insurance claims; and

38 WHEREAS, such a centralized statewide database would also provide local tax assessors
39 with home improvement, remodeling, and other information potentially leading to increased
40 assessment revenue; and

41 WHEREAS, a study needs to be undertaken in order to address these areas of concern within
42 the construction industry.

43 NOW, THEREFORE, BE IT RESOLVED BY THE HOUSE OF REPRESENTATIVES:

44 (1) **Creation of House study committee.** There is created the House Study Committee
45 on Local Building Permits.

46 (2) **Members and officers.** The committee shall be composed of five to seven members
47 of the House of Representatives to be determined at the discretion of the Speaker of the
48 House of Representatives and appointed by the Speaker. The Speaker shall designate a
49 member of the committee as chairperson of the committee.

50 (3) **Powers and duties.** The committee shall undertake a study of the conditions, needs,
51 issues, and problems mentioned above or related thereto and recommend any action or
52 legislation which the committee deems necessary or appropriate.

53 (4) **Meetings.** The chairperson shall call all meetings of the committee. The committee
54 may conduct such meetings at such places and at such times as it may deem necessary or
55 convenient to enable it to exercise fully and effectively its powers, perform its duties, and
56 accomplish the objectives and purposes of this resolution.

57 (5) **Allowances and funding.** The legislative members of the committee shall receive
58 the allowances provided for in Code Section 28-1-8 of the Official Code of Georgia
59 Annotated. The allowances authorized by this resolution shall not be received by any
60 member of the committee for more than five days unless additional days are authorized.
61 Funds necessary to carry out the provisions of this resolution shall come from funds
62 appropriated to the House of Representatives.

63 (6) **Report.**

64 (A) In the event the committee adopts any specific findings or recommendations that
65 include suggestions for proposed legislation, the chairperson shall file a report of the
66 same prior to the date of abolishment specified in this resolution, subject to
67 subparagraph (C) of this paragraph.

68 (B) In the event the committee adopts a report that does not include suggestions for
69 proposed legislation, the chairperson shall file the report, subject to subparagraph (C)
70 of this paragraph.

71 (C) No report shall be filed unless the same has been approved prior to the date of
72 abolishment specified in this resolution by majority vote of a quorum of the committee.
73 A report so approved shall be signed by the chairperson of the committee and filed with
74 the Clerk of the House of Representatives.

75 (D) In the absence of an approved report, the chairperson may file with the Clerk of the
76 House of Representatives a copy of the minutes of the meetings of the committee in lieu
77 thereof.

78 (7) **Abolishment.** The committee shall stand abolished on December 1, 2017.