

Senate Bill 154

By: Senator James of the 35th

A BILL TO BE ENTITLED  
AN ACT

1 To amend Article 6 of Chapter 3 of Title 44 of the Official Code of Georgia Annotated,  
2 relating to property owners' associations, so as to provide for a cap on assessments by  
3 property owners' associations for certain lots relative to mortgage costs; to provide for related  
4 matters; to repeal conflicting laws; and for other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 **SECTION 1.**

7 Article 6 of Chapter 3 of Title 44 of the Official Code of Georgia Annotated, relating to  
8 property owners' associations, is amended by adding a new subsection to Code Section  
9 44-3-225, relating to assessment of expenses, exemption from liability, and liability for  
10 unpaid assessments, to read as follows:

11 "(e) For lots that are subject to a mortgage, no instrument executed or amended on or after  
12 July 1, 2021, shall provide for an assessment that exceeds 20 percent of the mortgage costs  
13 of a lot owner."

14 **SECTION 2.**

15 All laws and parts of laws in conflict with this Act are repealed.