

CAI Georgia Legislative Action Committee (LAC) : Capitol Advocacy Day Training

January 8, 2026



EMPOWERING COMMUNITIES. ENRICHING LIVES.

Community Associations Institute (CAI)

- Nationally, 77.1 million people live and work in approximately 369,000 community associations (homeowners associations, condominiums, and housing cooperatives).
- In Georgia, CAI represents the approximately **2.5 million people** living in more than **11,300 community associations**. These residents pay nearly **\$4.6 billion a year** to maintain their communities.

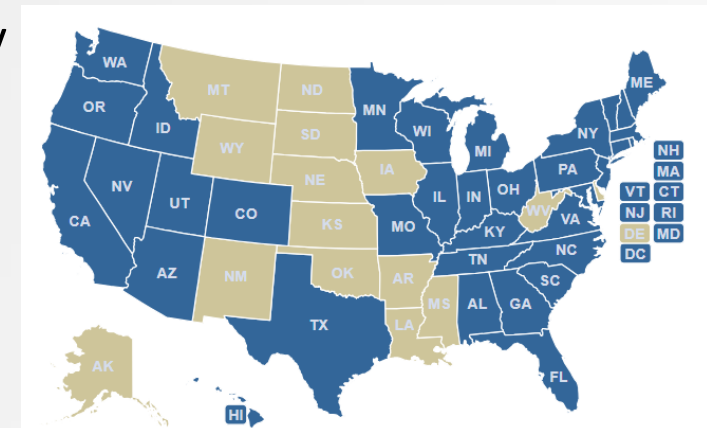


Legislative Action Committees

- CAI's Legislative Action Committees
 - work to monitor state legislation,
 - educate lawmakers, and
 - protect the interests of those living and working in community associations.
- LACs are made up of volunteer homeowner leaders, community managers, and representatives from community association business partners
 - Over 600 CAI member advocates serve on these 37 state-level, volunteer-driven committees
 - CAI also has a Federal LAC and Federal Capitol Advocacy Day annually

More information at

<https://www.caionline.org/advocacy/legislative-action-committees/>



CAI LAC State Advocacy Days

- CAI's legislative action committees and chapters host State Advocacy Days:
 - To engage CAI industry professionals, members, and lawmakers in promoting the interests of the community association housing model and advancing CAI's legislative agenda at the state level.
- Participants discuss specific issues such as:
 - proposed legislation,
 - regulatory changes, or
 - funding for important programs.
- CAI State Advocacy Days are critical:
 - help shape public policy,
 - build relationships with lawmakers, and
 - ensure their members' interests are represented in state government.

Georgia Capitol Advocacy Day

Purpose and Goals

- Advance CAI Georgia's legislative agenda and public policy positions by fostering direct communication between CAI Georgia member advocates and state lawmakers and their staff.
- Educate lawmakers on the public policy impacts of the issues impacting our industry, showcasing how their decisions and legislative initiatives affect their constituents and the state's community associations.
- Inspire advocates and encourage everyone's continued engagement.

Georgia Capitol Advocacy Day

Logistics:

- **Date:** Tuesday, January 27, 2026
- **Location:** Coverdell Legislative Office Building (CLOB)/Georgia State Capitol Building
 - Start in CLOB-across from the Capitol Building
 - Room 514
 - Will walk over to Capitol Building together later
- **Duration:** 8:00 a.m. – 11:30 a.m.
 - Introductory Session
 - Legislator guest speakers
 - Resolution presented in the House
 - Photo on Capitol steps
 - “Working ropes”
 - Meetings with specific legislators/staff

Georgia Capitol Advocacy Day

Logistics:

- **Parking**
 - Pete Hackney Parking Deck-\$10/day (best deck for price); covered walkway to Floyd Building
 - Steve Polk Plaza-\$15 to \$20/day-Near Underground Atlanta
 - Capitol Lot Daily-\$15 to \$20/day- Directly across from the Capitol (Limited space)
- **Security**
 - No weapons, including pocketknives, are allowed.
 - Bring as few personal items as possible.
 - Will need to go through security to be admitted to CLOB (need Photo ID).
 - Look for public entrance (near the external stairwell).
 - Will need to go through security to be admitted to Capitol (need Photo ID).
 - Must go to public entrance on the ground-floor on Mitchell Street.

Georgia Legislative Process

1. Introduction and First Reading –

- A legislator works with Legislative Council to draft a bill using correct terminology and formatting. In the Senate, bills are filed with the Secretary of Senate. In the House, bills are filed with the Clerk of the House.
- On the first legislative day after the bill is filed, the bill is formally introduced to legislators through its “First Reading.”

2. Second Reading (House Only)

3. Committees – where the majority of the work happens

- Testimony - legislators can invite people to testify on behalf of the bill (the author, other legislators, lobbyists, state officials, and the public). Committee members can make changes to bills, adding amendments or making deletions where they feel it is appropriate.
- Committee Options:
 - Recommend Do Pass; or
 - Recommend Do Not Pass; or
 - Recommend Do Pass with changes (amendments or substitutes);
 - Report without recommendation (in House); or
 - Hold Bill (often signaled in advance by “Hearing Only” designation)

Georgia Legislative Process

4. Third Reading and Passage

- General Calendar = After a committee favorably reports, the bill is placed on a General Calendar with all favorably reported bills from each committee.
- Rules Calendar - From the General Calendar, the Rules Committees for each chamber create a Rules Calendar for the next legislative day. This is the list of bills to be considered on the floor that day.
- Third Reading - Once the presiding officer brings up the bills from the Rules Calendar, the Clerk of the House or the Secretary of the Senate reads the bill's title for its Third Reading and the bill finally opens for floor debate.
- Passage – a bill must pass by majority vote (except for constitutional amendments, which require 2/3rds approval).

Georgia Legislative Process

5. Transmission

- If the bill is approved by a majority of the voting membership of a chamber, it is signed by the Clerk or the Secretary and transmitted to the other house for its consideration. The process described above then begins again. If Amendments are made, the bill must be returned to the house from which the bill was originally transmitted for approval.

6. The Governor's Role

- Typically, bills are sent to the governor after the session ends but can also be expedited if the Governor so chooses. The governor has 40 days after session ends to determine whether to sign the bill or veto a bill.
- If the governor vetoes the bill, it goes back to the chamber where it originated during the next year's session. The veto can be overridden by two-thirds majority of each chamber.
- If the Governor neither signs nor vetoes, the bill will automatically become a law after the 40 days are up.

Tips for Meeting with Legislative Offices

Personal visits with legislators are extremely effective.

- <https://www.caionline.org/advocacy/take-action/find-officials/>
- Call the legislator's office to let them know you are coming.
- Educate yourself about the official – their background, political philosophy and the number of community associations in their district.
- Develop 2-3 key points that you want to convey to the legislator.
 - Use layperson's terms and personal experiences to make your points.
- Consider what questions may be asked and develop concise answers to those questions.

Tips for Meeting with Legislative Offices

During the Visit

- Briefly introduce yourself and other attendees.
- Clearly explain your issue.
- Ask if the legislator has any questions.
- Offer to provide further information.
- Thank the legislator or staff member for his or her time.
- Leave your written position paper.

After the Visit

- Write a personal thank you note.
- Maintain contact with the legislator.

Educating Your Legislators on the Community Association Housing Model



Educate the office on what the community association housing model is:

- CAI represents the 77.1 million people living and working in America's 369,000 community associations.
 - Homeowners associations;
 - Condominiums;
 - Housing cooperatives.

Community characteristics include:

- Homeowners choose where they want to live and which community is best for them.
- Many people choose community associations for the shared amenities—playgrounds, walking paths, pools, landscaping—while others find community associations are the most affordable housing option.
- Community association development is often the decision of a local municipality in an effort to shift the obligation of providing services like road maintenance, snow removal, and trash pickup.
- Associations are usually incorporated as nonprofit corporations and rely on an elected, volunteer board of neighbors to carry out the responsibilities of the community.

As you prepare for your meetings with legislators, take a moment to prepare written remarks for yourself that describe the community association housing model and your personal connection.

2026 Legislative Priorities

- <https://www.caionline.org/advocacy/georgia-legislative-resources/georgia-legislative-issue-tracking/>
- HB 389 (prohibition on HOAs preventing solar panels)
 - Bill Sponsor: Eric Bell
 - Status: House Withdrawn, Recommitted
 - Seeks to prevent condominium, property owners', and homeowners' associations from restricting the installation of solar energy devices on common roofs or roof structures.
 - Outlines that owners may install, maintain, and use solar devices without needing a permit or fee, but they will be responsible for the removal and reinstallation costs if roof maintenance is required.

2026 Legislative Priorities

- HB 664 (election requirements)
 - Bill Sponsor: Deborah Silcox
 - Status: House Withdrawn, Recommitted
 - Amends existing laws to allow property owners' associations to submit to specific legal governance after their creation.
 - Outlines the procedures for voting and recording votes to join the governing article and makes membership mandatory for all owners in such associations.
 - The bill also allows associations to amend their governing documents under certain conditions, such as requiring up to 80% of votes for amendments unless a higher threshold is retained by a subsequent vote.

2026 Legislative Priorities

- SB 107 (foreclosure limitations, ombudsman, registration)
 - Bill Sponsor: Donzella James
 - Status: Senate Read Second Time
 - Amends Georgia's regulations on specialized land transactions to enhance protections for homeowners in community associations.
 - Revises foreclosure procedures by setting new limitations and providing a redemption right for homeowners following a foreclosure sale.
 - Creates the office of Community Association Ombudsman, tasked with resolving disputes and monitoring association practices, while ensuring assessments are waived under certain conditions, such as death or disability of a homeowner.
 - Mandates the annual registration of community associations and introduces a new fee structure to fund these regulatory updates.

2026 Legislative Priorities

- SB 108 (certificates of good standing, ADR and owner recovery of attorney's fees)
 - Bill Sponsor: Donzella James
 - Status: Senate Read Second Time
 - Changes mandate property owners' associations to issue certificates of good standing for lots with no outstanding annual assessment dues within 45 days post-fiscal year without cost to owners.
 - Associations must offer alternative dispute resolution before placing a lien for unpaid assessments, with an obligation to participate in good faith.
 - A lien, if placed, will be subordinate to liens from unpaid medical bills.
 - Lot owners can recover attorney's fees if the alternative dispute resolution process is not conducted in good faith.

2026 Legislative Priorities

- SB 230 (condominium insurance deductible maximum increase)
 - Bill Sponsor: Shawn Still
 - Status: Senate Read Second Time
 - Increase the insurance deductible cap that can be allocated to individual condominium unit owners from \$5,000 to \$25,000 per casualty loss in Georgia.
 - Condominium associations notify unit owners in writing about any material changes to the master policy deductible, with options for delivery including mail, in-person, or electronic means.

2026 Legislative Priorities

- SB 315 (POA disclosure requirements to buyers)
 - Bill Sponsor: Jason Esteves
 - Status: Senate Read and Referred
 - Mandates that property owners' associations provide comprehensive disclosures and specific documents to prospective lot buyers before finalizing a sale including information on assessments, covenants, and any binding obligations related to the property, as well as copies of relevant association documents such as bylaws and budgets.
 - Buyers are granted the right to void a contract if disclosures are not provided in time, ensuring transparency and informed decision-making.
 - Aims to enhance buyer protection and accountability among associations, with penalties for non-compliance and the right to pursue legal action for misleading or incomplete information.

2026 Legislative Priorities

- SB 361 (POA Secretary of State registration, administrative hearings)
 - Bill Sponsor: Matthew Brass
 - Status: Senate Read and Referred
 - Amend existing laws related to property owners' associations by authorizing liens and adjustments to assessment procedures.
 - introduces requirements for registration of these associations with the Secretary of State and mandates annual updates.
 - Regulations for administrative hearings and escrow management will be established to handle disputes and financial oversight.

Importance of CAI GA's Work

- Help spread the message that **homeowners love their community associations.**
 - Homeowners choose to live in community associations because of this **increased value and aesthetics.**
 - **86%** of community association homeowners rate their community association experience as **very good, good, or neutral.**

Reminders and Expectations

- **Pack the necessities.**
 - Bring a bag to carry your materials.
 - Pack a portable phone charger!
 - Bring your ID.
- **Dress appropriately.**
 - Business/Business casual attire.
 - No political messaging or vulgar language.
 - Comfortable shoes, this is a walking focused event!
 - Check the weather beforehand.
 - It is January and may be cold.

Questions?



GEORGIA
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute