

Summary of Proposed **Senate Bill 108** (as of January 22, 2026)

Sponsors:

1. Donzella James
2. Harold Jones, II
3. Sheik Rahman
4. RaShaun Kemp
5. Ed Harbison
6. Randal Mangham
7. Tonya Anderson
8. Nan Orrock
9. Sonya Halpern
10. Michal “Doc” Rhett
11. Freddie Powell Sims
12. Gail Davenport

Status: Senate Recommitted 01.12.2026.

- This proposed bill applies to property owners’ associations.
- This proposed bill would amend O.C.G.A. § 44-3-232 of the POAA:
 - Giving unpaid medical bill liens statutory priority over the property owners’ association’s liens.
 - Limiting the automatic statutory lien rights of property owners’ associations such that there is no statutory lien unless and until the association offers to the owner participation in an ADR process and engages in same.
- This proposed bill would add a provision to the POAA, O.C.G.A. § 44-3-232.2:
 - Requiring property owners’ associations to adopt a written policy to provide fair, reasonable, and expeditious ADR procedures for resolving disputes over sums assessed by the Association.
 - Requiring property owners’ associations to provide a copy said written policy to lot owners annually.
 - Authorizing an owner to invoke said ADR process, at no cost to the owner
- This proposed bill would add a provision to the POAA, O.C.G.A. § 44-3-225:



- This bill would require property owners' associations to provide lot owners with a mandatory certificate of good standing each fiscal year if such assessments and other amounts due have been paid in full for that fiscal year, at no cost to the lot owner.