

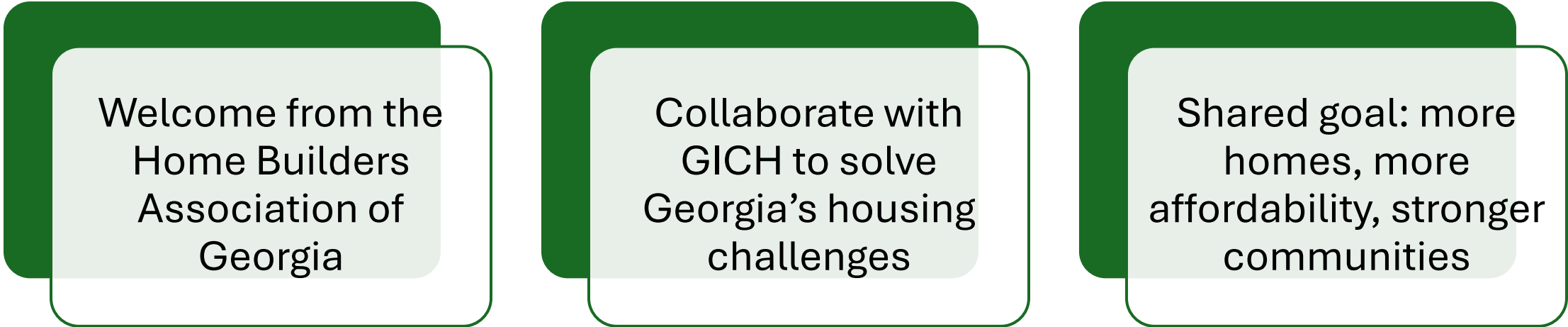




Clearing the Path to Housing Abundance

Builders and Communities Working Together
Home Builders Association of Georgia

Welcome & Purpose



Welcome from the
Home Builders
Association of
Georgia

Collaborate with
GICH to solve
Georgia's housing
challenges

Shared goal: more
homes, more
affordability, stronger
communities

Georgia's Housing Market Today

Population
growth outpacing
housing
production

Inventory low;
prices and rents
high

Especially acute
in workforce and
entry-level
housing

Barriers to Housing Supply

Local zoning
restrictions and
permitting delays

High construction
and
infrastructure
costs

Labor shortages
and limited
builder financing
options

HBAG's Commitment to Solutions

Partner with local
governments and
planners

Promote smart,
attainable growth

Reduce
unnecessary
regulatory
burdens

2025 Georgia Legislative Recap

Advocacy Wins & Future
Opportunities

Home Builders
Association of Georgia



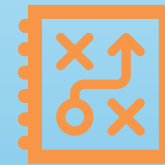
A Year of Progress



All HBAG-
supported bills
passed



Defeated every bill
opposed by HBAG



Strategic
momentum for
2026 session

Property Tax Reform HB 92

- Refines rollback rate rules
- Streamlines homestead exemptions
- Refunds sales tax on school construction materials



Zoning & Annexation HB 155

- Codifies zoning standards
- Improves public notice for single-family zoning
- Streamlines annexation of city-owned land



Housing Finance Expansion – HB 159

- Raises GHFA bond cap from \$3B to \$6B
- Increases access to low-interest mortgages



Workforce Development HB 192

- Aligns K–12 with high-demand careers
- Expands credentials and equipment grants
- Prioritizes construction in funding decisions



Licensing & Accountability

HB 579, HB 635, SB 125



- Streamlines licensing reviews
- Clarifies contractor board structure
- Centralizes CE tracking & improves enforcement

Litigation & Liability Reform SB 68 & SB 69

- Limits noneconomic damage 'anchoring'
- Allows bifurcated trials
- Adds seatbelt use & tightens discovery rules



Warranty & Tax Protections

SB 112 & SB 141



- Preserves HVAC warranties without registration
- Extends tax appeal deadline from 30 to 45 days
- Extends tax incentives for historic rehabs

Apprenticeships

SB 180

- \$5K–\$10K per apprentice in state awards
- Milestone bonuses added
- Raises cap on eligible apprentices per sponsor



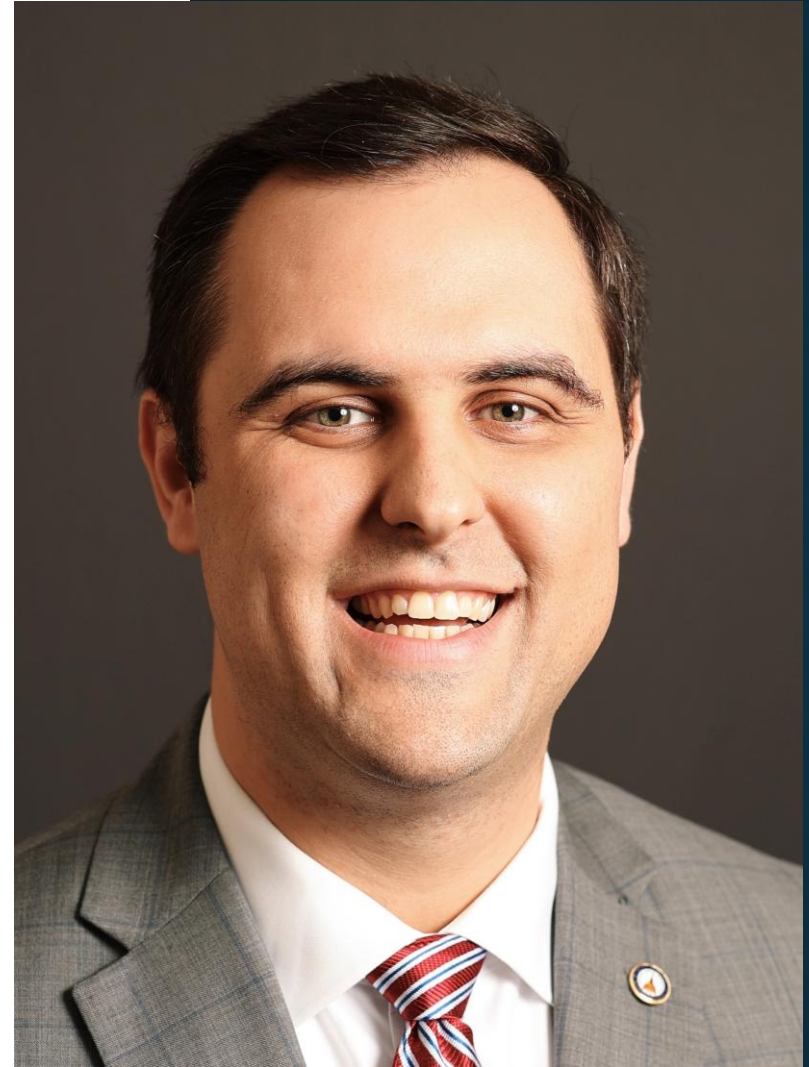
Blocked: HB 305 – Institutional Investor Ban

- Prohibited REITs and large investors from owning single-family homes
- Would have taken effect July 1, 2025
- Aimed to preserve homeownership opportunities for individuals



Blocked: HB 374 – Local Rental Registry Mandate

- Required registration for landlords with 10+ contiguous units
- Imposed contact info reporting and foreign ownership disclosures
- Included some exemptions for small landlords and hardship cases



Blocked: HB 555 – Ownership Cap & Forced Sales

- Limited businesses to 2,000 single-family homes statewide
- Allowed lawsuits and forced sales for overages
- Included leasing bans and rent clawbacks on noncompliant properties



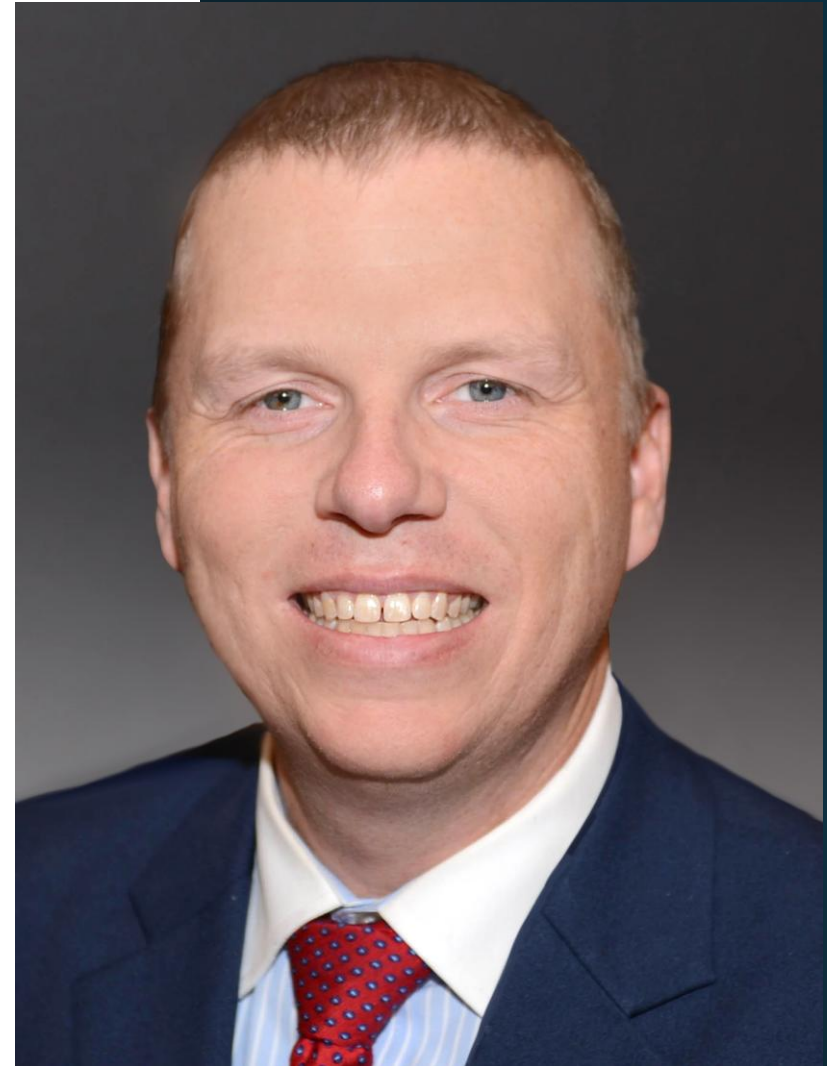
Blocked: HB 616 – Tax Hit on Rental Homes

- Eliminated Section 179 depreciation for rental properties
- Applied only to corporations starting in 2026
- Intended to discourage institutional ownership



Blocked: HB 683 – Local Residential Sprinkler Mandates

- Allowed local governments to mandate fire sprinklers in new homes
- No exemption for affordability or design impacts



Blocked: SB 38 – School Impact Fees

- Authorized school districts to levy fees on new residential development
- Targeted 'high growth' systems only
- Aimed to fund new school construction



Blocked: 20+ Anti-HOA & Landlord-Tenant Bills

- Included proposals to restrict HOAs, cap fees, and mandate disclosures
- Others would have increased liability or altered lease terms
- Most were defeated or stalled in committee



HB 82 – Georgia Guest Worker Act

- Creates a state-run guest worker program
- Authorizes one-year hires to meet verified labor shortages
- Requires strict wage, insurance, and housing conditions



HB 317 / HR 192 – Infrastructure Districts

- Establishes Workforce & Residential Infrastructure Districts
- Allows developers to finance infrastructure using public rates
- Homeowners repay through monthly assessments



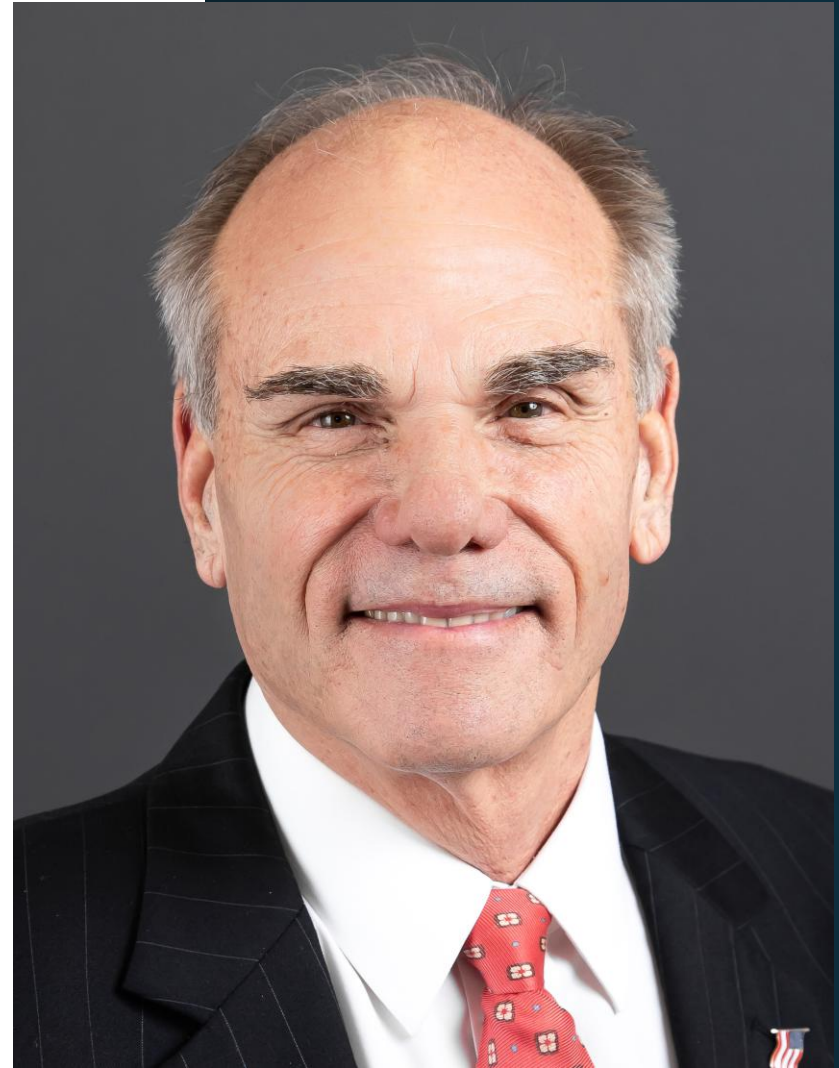
HB 400 – CHOICE Act

- Voluntary housing-friendly certification for local governments
- Rewards zoning reform, permitting efficiency, and reduced barriers
- Certified localities gain priority for state grants and infrastructure funds



HB 618 – Flood Disclosure & Lien Reform

- Requires sellers to disclose known flood damage or insurance claims
- Effective Jan 1, 2026
- Penalizes frivolous mechanic's lien filings with \$1,500 fines plus costs



HB 812 – Permit Streamlining & Code Oversight

- Requires local land disturbance permits to be approved or denied within 45 days
- Standardizes timelines to reduce permitting delays
- Requires DCA approval for local amendments to state building codes



Questions & Discussion



Strategies from the Housing Supply Accelerator



Focus Areas:



Construction &
Development



Finance



Land Use &
Regulation



Collaboration &
Partnerships

Applying the Playbook in Georgia



Construction: Workforce development, modular innovation



Finance: Predictable impact fees, rural builder capital access



Land Use: Missing middle zoning, by-right permitting



Partnerships: Task Forces, builder seats in GICH plans

Policy Recommendations

- Streamline permitting processes
- Encourage zoning flexibility
- Align infrastructure planning with housing goals
- Support small builders and redevelopment



Shared Path Forward

Builders and
leaders want
thriving, affordable
communities

HBAG supports
locally led reforms
with state
collaboration

Launch local
Housing Supply
Accelerators
across Georgia

Thank You



Austin Hackney

Home Builders Association of Georgia

www.hbag.org