



GAR ADVOCACY

2018 GAR Legislative Day Capitol Hill Talking Points

HOUSE OF REPRESENTATIVES

HB 410 HOA Letter Fees (Representative Alan Powell of Hartwell) GAR supports this legislation:

- **Current Law allows a Homeowners Association to charge \$10 for an estoppel/closing letter. In practice, however, many HOAs and third-party management companies are abusing the law by charging additional fees.**
- **Such fees have various names (processing fee, convenience fee, expedited service fee, etc.) and they often far exceed the \$10 charge. The consumer bears the burden of these additional fees and is only made aware of them at the time of closing.**
- **HB 410 seeks to more clearly define the intent of the estoppel letter by identifying a disclosure list of specific items necessary for closing while eliminating unnecessary additional fees. It also establishes a timeframe for production of the letter, thus removing undue surprise at closing.**
- **The allowed charge for production of the letter will be raised from \$10 to \$100 in acknowledgement of HOA and management company costs associated with adherence to the disclosure list.**

HB 204 Property Tax & Non-Tax Fees (Representative Brett Harrell of Snellville)

- **Thank you for passing this legislation last year.**
- **The separation and prioritization of property tax bills are important to protect the property owner from potential liens resulting from non-payment of fees (such as solid waste services).**

HB 661 Tax Liens (Representative Bruce Williamson of Monroe)

- **Thank you for passing this legislation last week!**
- **Improves efficiency of deed recording and fixes unintended consequences of the 2017 State Tax Execution Modernization Act.**

SENATE

HB 204 Property Tax & Non-Tax Fees (Representative Brett Harrell of Snellville)
GAR supports this legislation & Rep. Harrell's efforts:

- **HB 204 (as passed by the House) will require local jurisdictions to separate property tax billing from non-tax fees/assessments (such as solid waste services) and to prioritize payment of property taxes.**
- **This separation and prioritization are important to protect the property owner from potential liens resulting from non-payment of fees.**

HB 410 HOA Letter Fees (Representative Alan Powell of Hartwell)

- **GAR supports this legislation (see above for details).**

HB 661 Tax Liens (Representative Bruce Williamson of Monroe)

- **Thank you for passing this legislation yesterday!**
- **Improves efficiency of deed recording and fixes unintended consequences of the 2017 State Tax Execution Modernization Act.**

**If your legislator has specific questions about any of these bills, please ask him/her to contact GAR lobbyists Jeff Ledford (678-517-7836), Brad Mock (770-375-5127), or Keith Hatcher (404-980-6236).*

