

CAAG Legislative Update



From: Tucker Green



CAAG MONTHLY LEGISLATIVE UPDATE

The 2026 Legislative Session has officially ended with Legislative Day 40, Sine Die. The final week was fast-paced and unpredictable, with long floor calendars, many amendments, substitute language, and plenty of last-minute activities. From early committee meetings to late-night floor action, our team stayed involved every step of the way as the General Assembly completed another busy year at the Capitol.

Sine Die was a long day that extended into the night as both chambers finished the last pieces of legislation before adjourning. Legislative Counsel wrapped up the year with 4,734 bills and 1,868 resolutions, marking another productive session under the Gold Dome. We were proud to represent CAAG during the 2026 Legislative Session and to advocate for the interests of its members across Georgia. Thank you to everyone who visited the Capitol this year and witnessed the legislative process firsthand. We also appreciate your continued support throughout the 2026 Georgia Legislative Session.



PRIORITY LEGISLATION

Senate Bill 553

By: Senators Hatchett of the 50th, Walker of the 20th, Cowsert of the 46th, Brass of the 6th, Payne of the 54th, Williams of the 25th, Echols of the 49th, Dickerson of the 21st, Hodges of the 3rd, Bearden of the 30th, Goodman of the 8th, Watson of the 1st, Kirkpatrick of the 32nd, Hufstetler of the 52nd, Gooch of the 51st, Anderson of the 24th, McNeel of the 18th, Still of the 48th, Dolezal of the 27th, Burns of the 23rd, Albers of the 56th, Robertson of the 29th, and Anavitarte of the 31st.

Senate Bill 553 is a Governor's bill that updates Georgia's contractor licensing laws by creating a new structure for electrical, plumbing, conditioned air, low-voltage, and utility contractors. It updates definitions, licensing requirements, testing, and oversight under the State Construction Industry Licensing Board. For conditioned air contractors, it outlines Class I and Class II licenses, clarifies the type of work each can perform, and requires licensed individuals to oversee work at business locations. It also sets clearer guidelines for who can perform and advertise services and how work must be supervised. Overall, the bill is intended to bring more clarity and consistency to the licensing process and industry standards.

Status: Full House Passed 168-0; Full Senate Passed 52-0; Waiting for the Governor's Signature.

Senate Bill 437

By: Senators Dixon of the 45th, Robertson of the 29th, Still of the 48th, Goodman of the 8th, and Watson of the 11th.

Senate Bill 437 updates the permitting process for building, plumbing, and electrical work. It requires local governments to quickly confirm whether an application is complete and notify the applicant of any missing items. If the local government cannot review the plans or complete the inspection in time, the applicant can hire a private professional provider to do it instead. When a private provider is used, the city or county's regulatory fees are reduced, and no convenience fees can be added. The bill sets clear timelines for notices, corrections, and approvals, and in some cases, a permit is automatically approved if the local government does not respond on time. Private providers must meet licensing and insurance requirements, and applicants must acknowledge their choice to use them.

Status: This bill did not pass both the House and the Senate, so it is considered dead for this session.

House Bill 1233

By: Representatives Carpenter of the 4th, Crowe of the 118th, Clifton of the 131st, Frye of the 122nd, and Washburn of the 144th.

PRIORITY LEGISLATION

House Bill 1233 allows local governments to waive development impact fees for certain projects that support economic development or affordable and workforce housing. The waiver can be granted if the project aligns with the city or county's comprehensive plan. For single-family workforce housing projects that qualify, local governments may waive impact fees without raising fees on other projects to make up the difference. The goal of the bill is to help encourage workforce housing and support local economic growth.

Status: This bill did not pass both the House and the Senate, so it is considered dead for this session.

House Bill 1007

By: Representatives Berry of the 56th, Frye of the 122nd, Ridley of the 22nd, Sanchez of the 42nd, Bell of the 75th, and Roberts of the 52nd.

House Bill 1007, the "Essential Services for Renters Act," proposes changes to Georgia's landlord-tenant law relating to residential property repairs. The bill allows tenants, under certain circumstances, to complete necessary repairs if a landlord fails to act within required timeframes and to deduct the cost from future rent payments. In more serious cases, tenants may also terminate a lease if repairs are not made. The legislation defines "essential services" to include heating, ventilation, and air conditioning, along with plumbing, electrical, gas, and water services.

Status: This bill did not pass both the House and the Senate, so it is considered dead for this session.

House Bill 676

By: Representatives Clifton of the 131st, Gunter of the 8th, Reeves of the 99th, Wiedower of the 121st, Persinger of the 119th, and Gambill of the 15th.

House Bill 676 creates a penalty for filing a frivolous mechanic's lien in Georgia. If a lien is filed without substantial justification, not made in good faith, or filed with malice or a wrongful purpose, the filer may be fined \$1,500 per lien in addition to any attorney's fees or court costs. The bill is intended to discourage abusive or bad-faith lien filings and protect property owners from misuse of the lien process.

Status: This bill did not pass both the House and the Senate, so it is considered dead for this session.

PRIORITY LEGISLATION

House Bill 1171

By: Representatives Frye of the 122nd, Oliver of the 84th, Williams of the 37th, Gilliard of the 162nd, Glaize of the 67th, and Carter of the 93rd.

House Bill 1171 establishes minimum habitability standards for residential rental properties under Georgia law. The bill clarifies that landlords have a nonwaivable duty to maintain rental units in a condition fit for human habitation and to comply with applicable building and housing codes affecting health and safety. The legislation specifically requires landlords to maintain essential systems in good and safe working order, including electrical, plumbing, heating, ventilation, and air-conditioning systems. If a landlord fails to remedy conditions that materially affect health, safety, or use of the premises within one week of notice, tenants may pursue remedies such as terminating the lease, withholding rent, seeking court relief, or arranging for necessary repairs.

Status: This bill did not pass both the House and the Senate, so it is considered dead for this session.

Senate Bill 458

By: Senators Goodman of the 8th, Hatchett of the 50th, Echols of the 49th, Jones of the 10th, Lucas of the 26th, Anderson of the 24th, Hickman of the 4th, Kirkpatrick of the 32nd, Hufstetler of the 52nd, Dixon of the 45th, Davenport of the 17th, Anderson of the 43rd, Burns of the 23rd, Kemp of the 38th, and Halpern of the 39th.

Senate Bill 458 creates a statewide licensing framework for home inspectors in Georgia. The bill establishes education, examination, insurance, and continuing education requirements and places home inspectors under the oversight of the Residential Contractor Division. It also authorizes the board to adopt standards of practice and enforce disciplinary actions.

Home inspections include review of heating and air-conditioning systems, which are specifically listed within the scope of inspection under the bill.

Status: Senate Passed 46-2; House Passed By Substitute 138-19; Waiting for the Governor's Signature.

House Bill 187

By: Representatives Washburn of the 144th, Powell of the 33rd, McDonald III of the 26th, Carpenter of the 4th, McCollum of the 30th, and Tarvin of the 2nd.

PRIORITY LEGISLATION

House Bill 187 makes changes to Georgia’s licensing laws for several construction-related professions. It revises rules for electrical contractors, plumbers, conditioned air contractors, low-voltage contractors, and utility contractors. The bill updates definitions, clarifies license classes, expands the qualifications and structure of the State Construction Industry Licensing Board, and creates new requirements for licensing, renewals, inactive licenses, and continuing education. It also strengthens enforcement tools, updates disciplinary authority, and modernizes cross-references to state codes.

Status: This language was incorporated into another piece of legislation last year, which the Governor signed into law. However, we continue to monitor this bill as it is still alive and can be used as a vehicle.

House Bill 1071

By: Representatives Schofield of the 63rd, McClain of the 109th, Davis of the 87th, Scott of the 76th, Holly of the 116th, and Jackson of the 68th.

House Bill 1071, the “Georgia Workplace Safety and Heat Protection Act,” establishes new requirements for employers to implement heat illness prevention programs. The bill requires employers to adopt written safety plans when employees work in high-heat or extreme heat conditions, including mandatory access to water, shaded rest areas, paid rest breaks, heat hazard assessments, and emergency response procedures.

The legislation applies to most employers beginning in 2027, with earlier compliance required for larger employers. The Department of Labor would be authorized to conduct inspections, investigate complaints, and impose civil penalties for violations.

Status: This bill did not pass both the House and the Senate, so it is considered dead for this session.

House Bill 1305

By: Representatives Crowe of the 118th, Camp of the 135th, Washburn of the 144th, Paris of the 142nd, and Powell of the 33rd.

House Bill 1305 creates a state licensing requirement for home inspectors, including education, supervised inspections, testing, background checks, insurance, and continuing education standards. It also requires inspection companies to register with the state and gives the board authority to investigate complaints and discipline inspectors.

PRIORITY LEGISLATION

Status: This bill did not pass both the House and the Senate, so it is considered dead for this session.

House Bill 1345

By: Representatives Rice of the 139th, Efstration of the 104th, Donatucci of the 105th, Reeves of the 99th, Hilton of the 48th, and Seabaugh of the 34th.

House Bill 1345 allows Georgia to implement the federal Workforce Pell Grant program for eligible workforce training programs. It authorizes the Governor, in consultation with the State Workforce Development Board, to approve qualifying training programs. The bill ensures coordination between federal and state workforce programs to prevent duplicate funding for the same purpose. It also clarifies that no state agency may create additional rules beyond what is authorized in the bill. Overall, it is designed to expand access to short-term workforce training using federal Pell Grant funding.

Status: This bill did not pass both the House and the Senate, so it is considered dead for this session.

Senate Resolution 882

By: Representatives Robertson of the 29th, Burns of the 23rd, Kirkpatrick of the 32nd, Payne of the 54th, Harbin of the 16th, Brass of the 6th, Albers of the 56th, Hickman of the 4th, Anderson of the 24th, Echols of the 49th, Still of the 48th, Dixon of the 45th, Watson of the 11th, Goodman of the 8th, Gooch of the 51st, Anavitarte of the 31st, Dickerson of the 21st, Hodges of the 3rd, McNeel of the 18th, Bearden of the 30th, Hufstetler of the 52nd, and Summers of the 13th.

This resolution urges the Department of Community Affairs not to adopt the 2024 International Energy Conservation Code for residential construction. It argues that the updated code would increase building costs and make housing less affordable for Georgia residents. Instead, it supports keeping the current 2015 energy code, which is viewed as a balance between efficiency and cost. The resolution is focused on limiting new regulations that could raise home prices.

Status: This resolution did not pass the Senate, so it is considered dead for this session.