

Georgia Passes Bill to Limit Costly and Illegitimate [HOA Transfer Fees](#)

The [Georgia House and Senate passed HB 410](#) limiting fees on HOA home sales transactions to \$100 (aka HOA Home Sale Transfer Fee). This is the allowable amount that can be charged to the seller (or buyer) for a home sale transfer fee. This means that the amount charged for providing HOA governing documents, the Status Letter (final billing to home seller), statement of outstanding financial obligations with the HOA by the home seller and/or outstanding covenant violations, and other related items must be provided (and promptly) with the total cost not to exceed \$100. Yes, the hundred dollars is gratuitous but this sends a message that the HOA Transfer Fee will no longer be accepted as legitimate recovery of costs related to the home sale by the management company (as you know all these supposed extra services related to the home sale have already been paid for with HOA dues resulting in double billing). Georgians will save millions of dollars.

This is very good beginning. The Colorado HOA Forum will continue to push for a similar Bill and include that all Transfer Fees be accompanied by a hard copy/electronic receipt indicating the services performed, the legal requirement that such services be performed and that such services are also not being billed to the home seller by another entity, and that any billed services be unique to the sale of the home and have not already been paid for with HOA dues. If any limit, such as \$100, is in a Bill those charges also must be identified as unique to the home sale and documented. The Georgia Bill will most certainly be enhanced to counter any scheme getting around limits on fees.

The CAI articles and lobbying to kill this Bill would make your head spin if lies and misrepresentations affect your health. Claims that HOA dues would increase, home owner closing costs would increase, home closing would meet with delays, etc. were all argued but lacked one item: FACTS! The Bill passed overwhelmingly and in a bi-partisan manner and should be signed into law in May. [A copy of the Bill](#) will be posted on our web site. Appears the CAI lobby isn't as "influential" in Georgia as it is in Colorado. Your legislators in Colorado will be made aware of this Bill and financial victory for Georgia HOA home owners via a copy of this email.

Enough with the financial scalping of HOA home owners via Transfer Fees! It's a Rainy Night in Georgia for the CAI and Transfer Fees.

--