

House Bill 470 (AS PASSED HOUSE AND SENATE)

By: Representatives Washburn of the 141st, Kelley of the 16th, Burchett of the 176th,
Wiedower of the 119th, and Efstration of the 104th

A BILL TO BE ENTITLED
AN ACT

1 To amend Chapter 3 of Title 44 of the Official Code of Georgia Annotated, relating to
2 regulation of specialized land transactions, so as to provide that no plans are required when
3 units are not designated by physical structures; to provide that no plats are required for
4 subcondominiums; to provide for related matters; to repeal conflicting laws; and for other
5 purposes.

6 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

7 **SECTION 1.**

8 Chapter 3 of Title 44 of the Official Code of Georgia Annotated, relating to regulation of
9 specialized land transactions, is amended in Code Section 44-3-83, relating to recording of
10 plats and plans, contents, completion of structural improvements, and certification by
11 registered architect or engineer, by adding new subsections to read as follows:

12 "(f) Except for a unit that is an individual residential dwelling intended for single-family
13 occupancy, nothing in this Code section shall require plans for a unit when the boundaries
14 of the unit are not designated by walls, floors, ceilings, or other physical structures,
15 provided that the boundaries of the unit are depicted on a plat of survey prepared in
16 accordance with subsection (a) of this Code section.

17 (g) Nothing in this Code section shall require a separate plat of survey for a
18 subcondominium."

19 **SECTION 2.**

20 All laws and parts of laws in conflict with this Act are repealed.