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

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

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.
Chapter 3 of Title 44 of the Official Code of Georgia Annotated, relating to regulation of specialized land transactions, is amended in Code Section 44-3-83, relating to recording of plats and plans, contents, completion of structural improvements, and certification by registered architect or engineer, by adding new subsections to read as follows:

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

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

SECTION 2.

All laws and parts of laws in conflict with this Act are repealed.