

House Bill 709 (AS PASSED HOUSE AND SENATE)

By: Representatives Anderson of the 10<sup>th</sup> and Erwin of the 32<sup>nd</sup>

A BILL TO BE ENTITLED

AN ACT

1 To authorize the City of Demorest, Georgia, to exercise all redevelopment and other powers  
2 provided for under Article IX, Section II, Paragraph VII(b) of the Georgia Constitution and  
3 Chapter 44 of Title 36 of the O.C.G.A., the "Redevelopment Powers Law," as amended; to  
4 provide for a referendum; to provide for effective dates; to provide for automatic repeal  
5 under certain circumstances; to repeal conflicting laws; and for other purposes.

6 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

7 **SECTION 1.**

8 The City of Demorest, Georgia, shall be and is authorized to exercise all redevelopment and  
9 other powers provided for under Chapter 44 of Title 36 of the O.C.G.A., the "Redevelopment  
10 Powers Law," as amended. The intention of this Act is to authorize the City of Demorest to  
11 undertake and carry out community redevelopment, to create tax allocation districts, to issue  
12 tax allocation bonds, and to incur other obligations within the meaning of and as fully  
13 permitted under the provisions of Article IX, Section II, Paragraph VII(b) of the Constitution  
14 of the State of Georgia of 1983, as amended, and to authorize the City of Demorest to  
15 exercise redevelopment powers as fully as the "Redevelopment Powers Law" may now or

16 hereafter permit and not to limit any redevelopment powers permitted under the  
17 "Redevelopment Powers Law."

18 **SECTION 2.**

19 The election superintendent of the City of Demorest shall call and conduct an election, as  
20 provided in this section, for the purpose of submitting this Act to the electors of the City of  
21 Demorest for approval or rejection. The election superintendent shall conduct that election  
22 on the Tuesday next following the first Monday in November, 2025, and shall issue the call  
23 and conduct that election as provided by general law. The election superintendent shall  
24 cause the date and purpose of the election to be published once at least 90 days immediately  
25 preceding the date thereof and once a week for two weeks immediately preceding the date  
26 thereof in the official organ of Habersham County, Georgia. The ballot shall have written  
27 or printed thereon the words:

28 "( ) YES Shall the Act be approved which authorizes the City of Demorest, Georgia,  
29 ( ) NO to exercise all redevelopment powers allowed under the 'Redevelopment  
30 Powers Law,' as it may be amended from time to time?"

31 All persons desiring to vote for approval of the Act shall vote "Yes," and all persons desiring  
32 to vote for rejection of the Act shall vote "No." If more than one-half of the votes cast on  
33 such question are for approval of the Act, then Section 1 of this Act shall become of full  
34 force and effect immediately. If this Act is not so approved or if the election is not  
35 conducted as provided in this section, Section 1 of this Act shall not become effective and  
36 this Act shall be automatically repealed on the first day of January immediately following  
37 such election date. The expense of such election shall be borne by the City of Demorest. It  
38 shall be the election superintendent's duty to certify the result thereof to the Secretary of  
39 State.

40 **SECTION 3.**

41 Except as otherwise provided in Section 2 of this Act, this Act shall become effective upon  
42 its approval by the Governor or upon its becoming law without such approval.

43 **SECTION 4.**

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