



LEGISLATIVE UPDATE



February 28, 2025

Welcome to GHLA @ the Capitol, your weekly update about news you need to know related to Georgia's lodging industry and the 2025 General Assembly.

GHLA's legislative team will be your eyes and ears under the Gold Dome

Legislative Schedule

This week, the legislature convened for legislative days 22 through 25, engaging in a flurry of activity and debate. Legislators focused their efforts on tackling crucial matters, including insurance reform legislation. The legislature will reconvene on Monday, March 3, for legislative day 26. Click [here](#) to view the complete legislative calendar.

GHLA Tourism Day @ the Capitol - March 5

GHLA invites all hoteliers to stand alongside our statewide CVB partners for this important event. We'll gather at 12:30 PM on the Capitol steps for a special presentation to Governor Kemp, showcasing the significant impact of tourism and lodging on Georgia's economy. This is also a prime opportunity to connect with your legislator. [Click here for event details and to register.](#)

GHLA Supports HB 183 at House Judiciary Committee

[HB 183](#) by Rep. Devan Seabaugh aims to provide clearer legal grounds and procedures for innkeepers to manage guest occupancy and, if necessary, remove individuals from their property. It also clarifies the legal standing of occupancy agreements and the involvement of law enforcement in these situations. GHLA's Director of Government Policy, Chris Hardman, testified in front of the House Judiciary Committee in favor of HB 183 by Rep. Seabaugh.



The bill establishes specific procedures for innkeepers to eject individuals from their premises under certain circumstances:

- A person can be ejected if their occupancy has expired, been terminated, or if they do not have a valid contract with the innkeeper.

- The innkeeper must provide a written affidavit to a law enforcement officer stating the grounds for ejection (e.g., expired or terminated occupancy, no valid contract, and refusal to leave).
- Upon receiving the affidavit, law enforcement is required to eject the person within five days.
- If law enforcement cannot perform the ejection within five days, the innkeeper is authorized to hire an off-duty certified peace officer.

HB 183 received a hearing in House Judiciary this week which included testimony from GHLA. Additional witnesses there to speak in support for the measure included Amanda Dyson-Thornton (GACVB), Daniel New (AAHOA), John Jarrard (AHLA), Lisa Anders (Explore Gwinnett), along with several impacted hoteliers. The bill was eventually tabled to be brought back at a future meeting. We will continue to monitor for updates.

Links to related videos and articles:

House Judiciary Committee Video on HB183 - Feb. 24

- [HB 183 coverage starts at 1:02 in the video.](#)
- [GHLA testimony by GHLA's Chris Hardman starts at 1:32 in the video.](#)

Atlanta News First Report - ["Bill would speed up evictions for people squatting in Georgia hotels"](#) By Doug Reardon, Published: Feb. 26, 2025 at 6:42 PM EST

Sports Betting

[SR 131](#) by Sen. Carden Summers is a resolution that proposes changing the Georgia Constitution to allow sports betting and casino gambling. The passage of the resolution would put the issue in the hands of the voters. If voters approve this amendment on the ballot, it would let the Georgia General Assembly regulate and tax these activities. A part of the tax revenue would fund addiction programs. Sports betting and casino gambling would be taxed at 20% of their gross income, after certain expenses. This revenue could go towards infrastructure and boost local economies, especially in rural Georgia.

The resolution failed to pass out of the Senate Regulated Industries and Utilities Committee, with a vote of 9-2. Senators expressed concerns about details in the resolution, possible negative impacts on public safety, and a lack of support from the House.

Georgia Religious Freedom Restoration Act

[SB 36](#), or the Georgia Religious Freedom Restoration Act, was presented by Senator Ed Setzler on Thursday during an afternoon Senate Judiciary Committee.

The sponsor gave brief remarks, indicating that this law closely mirrors the federal law. His argument is that this law as written, would “plug a gap” in federal law by adding

protections that put the First Amendment right to practice religion on the same terms as freedom of speech, assembly, and press.

Proponents of the bill spoke in strong support, indicating the legislation will insulate Georgians from government intrusion into religious practice. Opponents, on the other hand, indicated that the law could be used to allow private employers to deny birth control on employee health insurance or intrude on other personal decisions.

Over 30 states have adopted a form of RFRA to protect communities from governmental overreach. This version of the bill has several major differences from the version introduced in 2016 when then-Governor Nathan Deal vetoed the bill.

The federal standard is to show that the government has a compelling interest in enforcing any rule that is contrary to religious faith. That interest must be achieved in the least restrictive way possible.

Creation of Subcommittee of Rules on Lawsuit Reform

This week, House Speaker Jon Burns (R-Newington) along with State Representative Butch Parrish (R-Swainsboro), Chairman of the House Rules Committee, created the Subcommittee of Rules on Lawsuit Reform. This subcommittee is tasked with considering proposed legislation that addresses changes to Georgia's legal environment—[Senate Bill 68](#) and [Senate Bill 69](#).

“The House is committed to working alongside Governor Brian Kemp to pass meaningful, substantive legal reform this session,” said Speaker Jon Burns. “Excessive lawsuits and the rising cost of insurance have impacted our citizens, businesses and communities across the state for too long. That’s why Chairman Parrish and the members of this committee will work diligently to give the governor’s proposals fair consideration and pass legislation that returns balance to our courtrooms and stability to our insurance markets—all while upholding the right of our citizens with legitimate claims to be made whole.”

The House subcommittee held their first hearing this week to discuss SB 68, where the sponsor walked through the proposal and received questions from members, no public testimony was allowed.

Support Tort Reform to Protect Georgia's Hospitality Industry – Act Today!

Georgia's hospitality industry is the backbone of our state's economy, welcoming millions of visitors every year and creating countless jobs. But rising costs, fueled by a broken civil litigation system, are making it harder for hotels to thrive. Governor Kemp has made tort reform a top legislative priority, and now is the time to act to ensure our industry's future success. Here are some more ways you can help secure a better legal system for Georgia's hotels:

1. **Take the Impact Survey** - Let us know how tort laws are impacting your business

by taking the "**GHLA Tort Reform Impact Survey**"

2. **Email Your Legislators** – Visit www.JusticeNotJackpots.com to urge your State Senator and Representative to support comprehensive tort reform.

3. **Contact Your Lawmakers Directly** – If you have relationships with your local legislators, call or text them and explain how vital tort reform is for Georgia's hospitality sector.

4. **Share This Message** – Forward this email to fellow hoteliers, industry partners, and colleagues. Encourage them to join the fight for meaningful reform that will protect our businesses.

Legislative Tracking Update

House Bills:

[HB 343](#) - Georgia Living Wage Act; enact
[HB 345](#) - Insurance; prohibit raises in liability insurance rates for five years

[HB 347](#) - Georgia Pro-Birth Accountability Act; enact

[HB 353](#) - Georgia Music Office and Music Ready Communities Act; enact

[HB 360](#) - Revenue and taxation; rehabilitation of historic structures; revise tax credit

[HB 367](#) - Georgia Equity and Fairness Commission Act; enact

[HB 369](#) - Motor vehicles; sale of food or beverages; provide vehicle equipment standards

[HB 374](#) - Local government; residential rental property; establish housing management databases

[HB 375](#) - Income tax; exclude overtime compensation

[HB 376](#) - Income tax; rehabilitation of certified structures; increase amount of tax credits

[HB 377](#) - Buildings and housing; manufactured homes; provisions

[HB 383](#) - Georgia High School NIL Protection Act; enact

[HB 392](#) - Georgia Tax Court; certain events; revise dates

[HB 393](#) - Safer Cycling in Georgia Act; enact

[HB 395](#) - Labor and industrial relations; minimum wage; provide for an increase

[HB 398](#) - Food, drugs, and cosmetics; authorize production and sale of cottage food items with certain exemptions, requirements, and disclosures

[HB 399](#) - Property; require certain residential landlords to have in-state staff to manage tenant communications

[HB 400](#) - Community Housing Options Increase Cost Efficiency (CHOICE) Act; enact

[HB 401](#) - Insurance; prohibit insurers from considering advertising costs when making or using insurance rates

[HB 403](#) - Property; enhance protections for homeowners and tenants by revising or repealing certain provisions inhibiting housing stability

[HB 410](#) - Insurance, Department of; efficiency in the practices; provide

[HB 415](#) - Homeowners Protection Act; enact

[HB 416](#) - Local government; enterprise zones; revise class of retailer from which fees may be collected

[HB 423](#) - Emergency telephone number 9-1-1 system; Next Generation 9-1-1 systems and services; provide

[HB 425](#) - Revenue and taxation; purchase of an emergency power generator to

convenience stores and grocery stores; provide tax credit

[HB 431](#) - Consumer Inflation Reduction and Tax Fairness Act; enact

[HB 447](#) - Crimes and offenses; crimes of gift card theft, gift card forgery, and gift card fraud; provide

[HB 453](#) - Georgia Red Flag Protective Order Act; enact

[HB 454](#) - Vince Dooley Battlefield Trust Fund Act; enact

[HB 455](#) - Bingo; properties used for games; limit number of sessions; provisions

[HB 456](#) - Ad valorem tax; additional period to appeal certain property assessments; provide

[HB 466](#) - State symbols; marsh tacky horse as official Georgia heritage horse breed; designate

[HB 467](#) - State flag, seal, and other symbols; protection of government statues and monuments; revise provisions

[HB 470](#) - Crimes and offenses; prohibit activities related to immigration enforcement in certain locations

[HB 472](#) - Crimes and offenses; add certain facilities of the Geo. L. Smith II Georgia World Congress Center Authority to the locations in which the carrying of weapons or long guns is prohibited

[HB 474](#) - Revenue and taxation; repeal an exemption for charges paid for continuous use of rooms, lodgings, or accommodations after the first 30 days of continuous occupancy

[HB 475](#) - Income tax credit; film, gaming, or digital production; revise a definition

[HB 477](#) - Insurance; prohibit insurers from raising private passenger motor vehicle insurance rates more often than once every calendar year

[HB 479](#) - Income tax; allow for tax credits in excess of the amount that can be claimed in a given year to be carried forward to subsequent years

[HB 489](#) - End Public Funding of Misinformation Act; enact

[HB 490](#) - Crimes and offenses; required human trafficking training program for hotels; provide

[HB 492](#) - Revenue and taxation; repeal an exemption for charges paid for continuous use of rooms, lodgings, or accommodations after the first 30 days of continuous occupancy

[HB 498](#) - Garden City Charm and Tourism Act; enact

[HB 505](#) - Career Readiness and Economic Development Act; enact

[HB 512](#) - Property owners' associations; revise provisions

[HB 514](#) - Kennesaw, City of; corporate limits; change provisions

[HB 519](#) - Revenue and taxation; amount of federal work opportunity credit claimed by a taxpayer shall also be allowed as a tax credit; provide

[HB 526](#) - Ad valorem tax; extension of preferential assessment period for certain historic properties; provide

[HB 529](#) - Georgia Online Automatic Renewal Transparency Act; enact

[HB 534](#) - Fairburn, City of; levy an excise tax

[HB 537](#) - Revenue and taxation; maximum amount of local sales and use taxes that may be imposed; provide

[HB 547](#) - Revenue and taxation; bona fide conservation use property; permit combination of multiple covenants into a single, new, ten-year covenant

[HB 548](#) - Albany-Dougherty Inner City Authority Act; enact

[HB 555](#) - Georgians First Residential Property Protection Act; enact

[HB 560](#) - Joint county and municipal sales and use tax (LOST); negotiations for distribution of tax proceeds; revise provisions

[HB 561](#) - Okefenokee Protection Act; enact

[HB 562](#) - Natural Resources, Department of; five-year moratorium on acceptance of applications for new or requests to modify existing permits; provisions

[HB 566](#) - NO FAKES Act of 2025; enact

[HB 568](#) - Euharlee, City of; levy an excise tax

[HB 570](#) - Local government; acknowledge that certain international organizations have no jurisdiction in this state

[HB 572](#) - Braselton, Town of; annex certain properties

[HB 574](#) - Labor and industrial relations; applicability of workers' compensation to employers and employees; provisions

[HB 578](#) - Public utilities; \$1.50 increase in monthly 9-1-1 charge assessed by local governments; provide

[HB 581](#) - Georgia Craft Brewery Innovation and Survival Act; enact

[HB 585](#) - Insurance; motor vehicle policy; provide excluded driver

[HB 586](#) - Revenue and taxation; intangible recording tax; revise notes

[HB 587](#) - Cartersville, City of; provide for a finance director

[HB 600](#) - Minimum Wage and Second Chance Act of 2025; enact

[HB 611](#) - Forever Chemicals Transparency Act; enact

[HB 614](#) - Local government; prohibit use or ignition of consumer fireworks in proximity to certain facilities housing equines; authorize

[HB 615](#) - Chatham County Recreation Authority; abolish current authority memberships; provide new board membership

[HB 616](#) - Income tax; depreciation for single-family residential rental property; revise a deduction

[HB 618](#) - Property; require any seller of real property to make certain disclosures regarding flood damage to such real property

[HB 628](#) - Income tax; contributions to law enforcement foundations; revise tax credit

[HB 638](#) - MARTA; prohibit stopping or parking of a motor vehicle other than a transit vehicle in a designated transit vehicle lane in the City of Atlanta

[HB 651](#) - Motor vehicles; use of automated traffic enforcement safety devices in school zones; revise provisions

[HB 652](#) - Motor fuel tax; electricity delivered by certain electric vehicle charging stations; provide exception

[HB 655](#) - Income tax; postproduction expenditures; renew a tax credit

[HB 656](#) - Local government; authorize assessment of development impact fees for public facilities produced through agreements between developers and governmental entities

[HB 664](#) - Property owners' associations; development and affirmative election; provisions

[HB 667](#) - Motor vehicles; standards for liability of an employer or insurance provider for actions relating to a commercial vehicle driver; provide

[HB 668](#) - Crimes and offenses; change references to assistance and guide dogs to

service dogs

[HB 670](#) - Georgia Civil Rights Act of 2025; enact

[HB 671](#) - Torts; right of action against any person who knowingly or negligently engages in sexually explicit conduct in the presence of a minor; provide

[HB 676](#) - Property; fine for any frivolous mechanic lien filed; provide

[HB 679](#) - End Rental Price-Fixing Act; enact

[HB 680](#) - Labor and industrial relations; prohibit certain employers that do not provide affordable health insurance benefits from requiring certain employees to provide a doctor's note when absent from work

House Resolutions:

[HR 208](#) - General Assembly; prohibit use of racially derogatory or discriminatory school mascots, logos, or team names in Georgia public schools

[HR 209](#) - General Assembly; Workplace Safety and Heat Protection Act; urge passage

[HR 250](#) - Local government; adopt an alternative method of appraisal and assessment of real property located within the county for taxation; provide - CA

[HR 257](#) - House Special Committee on Oversight of Federal Funds; create

[HR 276](#) - Equal Rights Amendment as the law of the land; commemorate; ratify a proposed Amendment to the United States Constitution

[HR 304](#) - House Study Committee on the Costs and Effects of Smoking; create

[HR 367](#) - General Assembly; members elected in 2028 and thereafter shall serve four-year terms of office; provide - CA

[HR 368](#) - Joint Study Committee on Intoxicating Cannabinoids in Consumable Hemp Products; create

[HR 392](#) - Joint Study Committee on the State Board of Registration of Used Motor Vehicle Dealers and Used Motor Vehicle Parts Dealers; create

[HR 393](#) - General Assembly; enact Workplace Safety and Heat Protection Act; urge

[HR 394](#) - House of Representatives; the American Dream belongs to all of us; affirm

[HR 399](#) - House Study Committee on One-way Street Markings; create

[HR 429](#) - House Study Committee on Funding for Next Generation 9-1-1; create

Senate Bills:

[SB 127](#) - Contracts with Small Businesses; automatic renewal provisions; definitions; provide and revise

[SB 135](#) - "Coastal Island Preservation Act"; enact

[SB 141](#) - Revenue and Taxation; the appeal and protest period from 30 days to 45 days for tax assessments; extend

[SB 144](#) - Fertilizers or Pesticides; a manufacturer cannot be held liable for failing to warn consumers of health risks above those required by the United States Environmental Protection Agency; clarify

[SB 151](#) - "Joint Development Authority of North Fulton Municipalities Act"; enact

[SB 155](#) - "Georgia Insurance Premium Reduction Act"; enact

[SB 156](#) - "Georgia Insurance Premium Reduction Act"; enact

[SB 164](#) - Trade Practices; surveillance based price discrimination and surveillance based wage discrimination; prohibit

[SB 167](#) - Commerce and Trade; private entities that employ certain AI systems to

guard against discrimination caused by such systems; provide

[SB 168](#) - Individual Tax Rates; reduction of the state income tax over time; revise provisions

[SB 170](#) - Georgia Interagency Council for the Homeless; create

[SB 172](#) - Speed Detection Devices; all laws relative to enforcement of speeding violations in school zones through the use of automated traffic enforcement safety devices; repeal

[SB 180](#) - High Demand Apprenticeship Program; opportunities for apprenticeship sponsors to enter into apprenticeship program contracts with State Board of the Technical College System of Georgia; provide

[SB 182](#) - "Georgia Music Office and Music Ready Communities Act"; enact

[SB 184](#) - "Georgia Anti-Squatting Act of 2025"; enact

[SB 187](#) - State Income Tax; amount of tax credits available for qualified caregiving expenses; increase

[SB 191](#) - Employment Security; certain notice provisions relating to benefits and appeals; revise

[SB 194](#) - Alcoholic Beverages and Motor Vehicles and Traffic; production of distilled spirits by a person in his or her private residence; authorize

[SB 197](#) - "End Public Funding of Misinformation Act" enact

[SB 200](#) - Persons and Their Rights; that life is valued and protected from the moment of conception; provide

[SB 208](#) - State Government; regulation and taxation of sports betting in this state; authorize and provide

[SB 219](#) - "Restroom Access Act"; enact

[SB 223](#) - "Pro People, Pro Business Act"; enact

[SB 227](#) - Labor and Industrial Relations; protections for freelance workers; provide

[SB 229](#) - Alcoholic Beverages; the issuance of wholesale consumable hemp licenses to wholesale dealers of alcoholic beverages; prohibit

[SB 230](#) - Condominiums; maximum amount of insurance deductibles payable by unit owners; remove the limitation

[SB 237](#) - Newton County Public Facilities Authority; contracts and borrowing of funds; revise provisions

[SB 243](#) - Back the Blue Fund; authorized use of money; revise

[SB 246](#) - "Reproductive Freedom Act"; enact

[SB 251](#) - "Fair Business Practices Act of 1975,"; rent pricing for residential properties; encourage transparency and fairness

[SB 255](#) - General Assembly; authorization of statutory investigatory powers to certain committees of the General Assembly; codify a process

[SB 256](#) - Electric Membership Corporation; disclose certain acquisitions and other information to its members within a certain time frame; require

[SB 257](#) - Department of Human Services; adopt and implement affordable family housing assistance programs; authorize local governments

[SB 268](#) - Offenses Against Public Order; crime of interference with a first responder; provide

[SB 272](#) - Landlord and Tenant; requiring tenants to provide income information; prohibit

[SB 273](#) - Minimum Wage; certain provisions regarding the minimum wage law; revise

[SB 278](#) - Standards, Labeling, and Adulteration of Food; corn masa flour and wet corn masa products to contain certain amounts of folic acid; require
[SB 280](#) - Commercial Drivers' Licenses; standards for liability of an employer or insurance provider for actions relating to a commercial vehicle driver; provide
[SB 281](#) - "Port Wentworth Convention and Visitors Bureau Authority Act"; enact
[SB 282](#) - "Fair Business Practices Act of 1975,"; requirements for earned wage access services; provide
[SB 283](#) - Certification of Motor Carriers; authority of the Department of Public Safety to establish reasonable rates, fares, and charges; repeal
[SB 284](#) - "Georgia Uniform Securities Act of 2008,"; issuance of orders by the Commissioner of Securities directing persons who have violated certain securities provisions to return; authorize
[SB 292](#) - Business Corporations; domestic corporations maintaining a principal place of business in Georgia shall be deemed to reside; provide
[SB 294](#) - Distilled Spirits; sale of consumable hemp products by retail dealers in distilled spirits; authorize
[SB 301](#) - State Flag, Seal, and Other Symbols; protection of government statues, monuments, plaques, banners, and other commemorative symbols; revise provisions
[SB 304](#) - Ad Valorem Taxation; direct payments to property owners whose property was damaged or destroyed as a result of a certain natural disaster; provide
[SB 310](#) - Creating Hope and a New Georgia for Everyone or CHANGE Task Force; establish
[SB 311](#) - Ride Share Network Services; additional requirements upon transportation referral service providers and ride share network services relative to driver safety; provide
[SB 312](#) - Department of Economic Development; establishment of the Georgia Peach Walk of Fame Advisory Council; provide

Senate Resolutions:

[SR 167](#) - Recognition of Marriage; only the union of man and woman; repeal - CA
[SR 202](#) - Equal Rights Amendment; proposed Amendment to the United States Constitution; ratify
[SR 216](#) - Senate Study Committee on Vulnerable Roadway Users; create
[SR 244](#) - Equal Rights Amendment; encouraging all states to ratify
[SR 262](#) - Article V of the United States Constitution; a convention of the states; apply
[SR 282](#) - Joint Study Committee on Funding for Next Generation 9-1-1 Sustainability; create
[SR 283](#) - Joint Study Committee on Height Restrictions Surrounding Georgia Airports; create
[SR 286](#) - Diwali Day; recognize October 20, 2025
[SR 309](#) - Sales or Income Tax Credit; any bill proposing to receive a two-thirds' vote of the membership of each house of the General Assembly in order to become law; require -CA

GHLA Full Legislative Tracking Update

Please [click here to go to our Legislative tracking page](#) for the complete list of bills we are watching.

