

Here is a detailed briefing on the contributions and positions of key senators who participated in the September 16, 2025, Senate Rules Subcommittee on Homeowners Associations meeting on SB 361 and HOA reform proposals. Senator Matt Brass (R–Newnan), Chair

- As sponsor of SB 361 and committee chair, Senator Brass led the hearing, emphasizing the need for stronger state oversight of HOAs to protect homeowner rights, improve transparency, and provide meaningful enforcement mechanisms. He advocated for balancing HOA authority with consumer protections and highlighted the potential value of independent oversight commissions to address abuses efficiently.
- Senator Frank Ginn (R–Danielsville), Vice Chair
Vice Chair Ginn supported enhancing administrative hearing capabilities within the state framework, noting that many disputes arise from unclear governance rules and inconsistent HOA practices. He asked about scalable solutions, such as registration systems and public databases, that could reduce costly litigation and improve compliance.
- Senator Clint Dixon (R–Mulberry)
Senator Dixon focused on upholding constitutional protections for homeowners, questioning how proposals like subpoena power and adjudication authority would reconcile with due process rights. He pressed for clear safeguards in the legislation to prevent overreach while maintaining effective enforcement.
- Senator Ed Harbison (D–Columbus)
Senator Harbison advocated for strong consumer protections, especially for vulnerable populations affected by aggressive HOA fines and lien practices. He supported state-funded oversight with binding enforcement to curb predatory practices and promote affordability in community living.
- Senator Chuck Hufstetler (R–Rome)
Senator Hufstetler raised concerns about the administrative complexity and funding sustainability of expanded oversight agencies. He suggested a phased implementation, with an initial focus on registration and transparency, and delaying adjudicative authority until the system's efficacy is proven.
- Senator Michael "Doc" Rhett (D–Marietta)
Senator Rhett highlighted the importance of homeowner education

and communication alongside legal reforms. He stressed addressing the root causes of governance conflicts through mediation options and promoting fairness in HOA board operations.

- Senator Rick Williams (R–Milledgeville)
Senator Williams supported mechanisms for holding HOA boards and management companies accountable. He favored clear statutory fine schedules and limiting lien authority to prevent abusive escalation of disputes.

This subcommittee represented bipartisan engagement on HOA reform, combining Michael's comprehensive oversight proposal with aspects of HRLNG's model emphasizing transparency, registration, and administrative remedies. The discussion reflected a keen attention to protecting homeowner rights while ensuring legislative frameworks are constitutionally sound and practically enforceable.