

Georgia HOA Laws: Boards, Records, Assessments and Rentals

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/georgia-hoa-laws>

Georgia communities choose their governing law: condominiums follow the Georgia Condominium Act, and homeowners associations may submit to the Georgia Property Owners' Association Act. Otherwise the recorded covenants and nonprofit corporation law control.

Key points

- Condominiums follow the Georgia Condominium Act, and homeowners associations that opt in follow the Georgia Property Owners' Association Act; others are governed by their recorded covenants.
- Generally, under both acts, unpaid assessments automatically become a lien on the owner's lot or unit.

Georgia at a glance

Rule	Georgia	Law
Governing law	Condominiums follow the Georgia Condominium Act, and homeowners associations that opt in follow the Georgia Property Owners' Association Act; others are governed by their recorded covenants.	Georgia Condominium Act and Georgia Property Owners' Association Act (Title 44 Chapter 3)
Assessments and liens	Generally, under both acts, unpaid assessments automatically become a lien on the owner's lot or unit.	Georgia Condominium Act and Georgia Property Owners' Association Act

Mistakes to avoid

- Holding board decisions without the notice owners are entitled to.
- Not keeping records ready for owner requests.
- Fining owners without the notice and hearing steps in the governing documents.
- Enforcing rental rules that are not in the recorded documents.

Verify current law

Laws named in this summary:

- Georgia Condominium Act and Georgia Property Owners' Association Act (Title 44 Chapter 3)
- Georgia Condominium Act and Georgia Property Owners' Association Act

Official sources:

- Georgia General Assembly (legislation and code access): <https://www.legis.ga.gov/>
- Judicial Council of Georgia: Georgia Courts: <https://georgiacourts.gov/>

General information, not legal advice. Check current law and talk to a Georgia attorney before you act. Last reviewed October 29, 2026.