

House Bill 1489 (COMMITTEE SUBSTITUTE)

By: Representatives Momtahan of the 17th, Gullett of the 19th, Gravley of the 67th, and Kelley of the 16th

A BILL TO BE ENTITLED

AN ACT

1 To amend an Act creating the Board of Commissioners of Paulding County, approved
2 April 17, 1975 (Ga. L. 1975, p. 2916), as amended, so as to require fire hazard reviews prior
3 to the issuance of building and land disturbance permits; to repeal conflicting laws; and for
4 other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 **SECTION 1.**

7 An Act creating the Board of Commissioners of Paulding County, approved April 17, 1975
8 (Ga. L. 1975, p. 2916), as amended, is amended by revising paragraph (6) of subsection (b)
9 of Section 12 as follows:

10 "(6)(A) To prescribe fire safety regulations in the Paulding County fire districts not
11 inconsistent with general law, relating to both fire prevention and detection and to fire
12 fighting, and to prescribe penalties and punishment for violation thereof. Prior to the
13 issuance of any building or land disturbance permit for a residential development
14 project of 200 or more residential lots or units located in a fire district, the county shall
15 review the effect that the issuance of such permit would have on the local school
16 system. The county shall consult with the affected school board or the school board's

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17 designees to determine whether or not the school system has adequate facilities and
18 staff to ensure that the proposed project associated with such permit does not present
19 a fire hazard. If the county determines that the issuance of the permit will result in a
20 fire hazard, such permit shall not be granted or issued.

21 (B) For the purposes of subparagraph (A) of this paragraph, 'residential development
22 project' shall mean a project or group of projects, in a rolling seven-year period, of 200
23 or more residential lots or units in the aggregate that are located in a current or former
24 fire district wherein such project or projects are undertaken by or the permits are
25 applied for by the same party or group of parties connected by one transaction or a
26 series of related transactions; provided, however, that if the distance between the closest
27 points of the boundary lines between two associated properties or lots is more than 1.5
28 miles, such properties or lots shall not fall within this definition."

29 **SECTION 2.**

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