

House Bill 938

By: Representatives Prince of the 127th, Rice of the 95th, Drenner of the 85th, Powell of the 171st, Glanton of the 75th, and others

A BILL TO BE ENTITLED
AN ACT

1 To amend Chapter 4 of Title 48 of the Official Code of Georgia Annotated, relating to tax
2 sales, so as to provide for maintenance of the property so sold; to provide for related matters;
3 to repeal conflicting laws; and for other purposes.

4 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

5 style="text-align:center">**SECTION 1.**

6 Chapter 4 of Title 48 of the Official Code of Georgia Annotated, relating to tax sales, is
7 amended by adding a new Code section to read as follows:

8 "48-4-8.

9 (a) The purchaser of a property at a tax sale shall be responsible for maintaining the
10 property in accordance with all local laws and ordinances and in a state of good repair
11 during the period from the sale through the foreclosure of the right of redemption pursuant
12 to the provisions of Article 3 of this chapter.

13 (b) If the property is redeemed by the owner, the reasonable costs incurred by the
14 purchaser of a property at a tax sale shall be paid by the owner to the purchaser at a tax sale
15 as part of the costs of redemption provided for in Code Section 48-4-42."

16 style="text-align:center">**SECTION 2.**

17 Said chapter is further amended by revising Code Section 48-4-42, relating to the amount
18 payable for redemption, as follows:

19 "48-4-42.

20 (a) The amount required to be paid for redemption of property from any sale for taxes as
21 provided in this chapter, ~~or the redemption price,~~ shall with respect to any sale made after
22 July 1, 2002, be the amount paid for the property at the tax sale, as shown by the recitals
23 in the tax deed, plus; ~~any~~

24 (1) Any taxes paid on the property by the purchaser after the sale for taxes, ~~plus any;~~

25 (2) Any special assessments on the property, ~~plus a; and~~

26 (3) A premium of 20 percent of the amount for the first year or fraction of a year which
27 has elapsed between the date of the sale and the date on which the redemption payment
28 is made and 10 percent for each year or fraction of a year thereafter.

29 (b) If redemption is not made until more than 30 days after the notice provided for in Code
30 Section 48-4-45 has been given, there shall be added to the ~~redemption price~~ sums set forth
31 in subsection (a) of this Code section the sheriff's cost in connection with serving the notice
32 and the cost of publication of the notice, if any.

33 (c) With respect to any sale made after July 1, 2016, there shall be added to the sums set
34 forth in subsections (a) and (b) of this Code section any sums paid by the purchaser at the
35 tax sale from the date of the tax sale to the date of redemption to maintain the property in
36 accordance with Code Section 48-4-8.

37 (d) All of the amounts required to be paid by this Code section shall be paid in lawful
38 money of the United States to the purchaser at the tax sale or to the purchaser's successors."

39 **SECTION 3.**

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