

HB715 • Georgia

Fair and Future Ready Housing Act; enact

Introduced

Risk: Medium

Amendment

Last Action (Mar 06, 2025): House Second Readers

Summary

The Fair and Future Ready Housing Act addresses AI use in housing, requiring oversight, disclosures, and repealing conflicting laws to prevent discrimination.

Business Impact

If you use AI in housing decisions, you must ensure human oversight and make disclosures or face fines.

Key Provisions

- Prohibits the use of AI or automated tools without human oversight in housing determinations.
- Requires disclosures when AI or automated decision tools are used.
- Prohibits certain defenses in actions for discriminatory housing practices.
- Allows enforcement by the Attorney General.
- Imposes fines for non-compliance.
- Repeals conflicting laws.

Compliance Checklist

- Ensure human oversight for AI in housing decisions | Who: Housing providers and decision-makers | Penalty: Fines for non-compliance
- Provide required disclosures when using AI tools | Who: Housing providers and decision-makers | Penalty: Fines for non-compliance

Industries Affected

Real Estate

Housing

Consumer Protection

Technology

Topics

AI Transparency

Automated
Decision-Making

Comprehensive AI

AI in Real Estate

Bill Sponsors

Name	Party	Role
Carolyn Hugley	Democratic	Primary
Sandra Scott	Democratic	Primary
Debbie Buckner	Democratic	Primary
Dar'shun Kendrick	Democratic	Primary
Pam Stephenson		Primary
Mable Thomas		Primary
Shaw Blackmon	Republican	Primary
Jay Powell		Primary
Brett Harrell		Primary
Don Hogan		Primary
Buddy DeLoach	Republican	Primary
Matt Dollar		Primary

Official Source

<https://www.legis.ga.gov/legislation/71101>

Disclaimer: This document is generated by AI for informational purposes only. It does not constitute legal advice. Consult a qualified attorney for guidance specific to your situation. Information may not be fully up to date.