



DOAA

Georgia Department
of Audits & Accounts

Greg S. Griffin
State Auditor

December 12, 2025

Honorable Derek Mallow
State Senator
121-H State Capitol
Atlanta, GA 30334

SUBJECT: Fiscal Note
Senate Bill (LC 52 0875)

Dear Senator Mallow:

The bill would require qualifying Low-Income Housing Tax Credit (LIHTC) projects that include a senior living facility acquire and maintain an emergency and standby power system capable of operating for at least 96 hours. The bill does not change the overall allocation amount, state credit percentage, or any other eligibility criteria related to Georgia's LIHTC. The bill would be effective upon signature of the governor.

Impact on Revenue

Georgia State University's Fiscal Research Center (FRC) estimated that the bill would not have a material impact on state revenue. Specifically, FRC stated that "Because the bill adds a compliance step to qualifying facilities, it could marginally increase project costs and, consequentially, the credits earned on projects that include a senior living facility. Conversely, it could marginally reduce the number or size of such projects, thereby reducing credits earned. Due to this uncertainty, the size or direction of any behavioral response cannot be reliably predicted. However, the overall effect on revenues is not expected to be material."

Impact on Expenditures

The Department of Revenue would be able to implement the bill's provisions with existing resources.

Respectfully,

A handwritten signature in blue ink that reads "Greg S. Griffin".

Greg S. Griffin
State Auditor

A handwritten signature in blue ink that reads "R. Dunn".

Richard Dunn, Director
Office of Planning and Budget

GSG/RD/mt