

**LAW OF GEORGIA**  
**ON HOMEOWNERS' ASSOCIATIONS**

**Chapter I - General Provisions**

**Article 1 - Scope**

This Law regulates relationships concerning the administration of common property of members of a homeowners' association ('HOA'), determines the forms of HOAs and the forms of ownership of members of an HOA, as well as basic legal conditions for the origination, establishment, operation and liquidation of HOAs.

**Article 2 - Purpose of the Law**

The purpose of this Law is to provide legal conditions for the administration, use and development of the common property of members of an HOA.

**Article 3 - Definition of terms**

For the purposes of this Law, the terms used in the Law have the following meanings:

- a) homeowners' association - a union of owners of residential or non-residential spaces, including the space used for commercial purposes, located in an apartment building;
- b) apartment in an apartment building - a subject of individual ownership in an apartment building, which may be a set of adjacent (interconnected) premises united in one system or isolated premises (set of premises) used for residential or non-residential, including commercial purposes;
- c) apartment building - a building that consists of more than two subjects of individual ownership (apartments);
- d) total area of an apartment - adjacent premises united (interconnected) in one system, isolated premises and/or the sum of the area of isolated premises;
- e) individual property - ownership of an apartment and/or of a non-residential space, also of those parts of this area that may be modified, removed or added in such a way that does not unjustifiably infringe upon common property or individual ownership rights of the owner of any other apartment, as well as utility spaces (basements, attics, etc.) of apartment buildings owned by the members of an HOA;
- f) common property of HOA members - a land parcel, an apartment building located on the same land parcel, a set of utility networks, equipment and installations, buildings, constructions and amenities that are not in individual ownership;
- g) use of the common property of HOA members - activities directed at ensuring the functionality and the proper physical and technical condition of the common property of HOA members;
- h) maintenance of the common property of HOA members - activities required for the everyday functioning of the common property of HOA members;
- i) development of the common property of HOA members - activities involving the improvement, functional modification or reconstruction of the common property of HOA members;
- j) owner - an owner of one of the apartments individually owned by HOA members;
- k) association of owners of individual houses - an association established on a voluntary basis and consisting of owners of individual houses located on two or more adjacent land parcels;
- l) total area of apartments in an apartment building - the sum of the total areas of apartments in an apartment building;
- m) transit conduits - common use utility equipment and lines crossing areas of individual ownership.

**Chapter II - Individual and Common Property of HOA Members**

**Article 4 - Individual property of HOA members**

1. Individual property of HOA members shall be apartments owned by individual persons, as well as utility spaces (basements, attics, etc.) of the apartment building owned by HOA members.

2. HOA members shall, at a meeting, determine the actual status of ownership of utility spaces (basements, attics, etc.) of the apartment building by HOA members as of the date of the entry into force of this Law and adopt a decision, with a 2/3 of votes, which shall be recorded in the minutes of the meeting, unless a different quorum is provided for in the charter. For the registration of the right of ownership of utility spaces (basements, attics, etc.)



of the apartment building with the Public Registry, an HOA member shall present the minutes of the meeting and the relevant drawings prepared by HOA members that make it possible to determine the location of the utility spaces.

#### **Article 5 - Common property of HOA members**

1. A land parcel forming part of the common property of HOA members, also part of the apartment building and those buildings, constructions, installations, utility networks and equipment that are not individually owned by HOA members shall constitute common property (common ownership) of HOA members.
2. The number of holders of common property is determined in accordance with the number of apartments.
3. The share of an owner in the common property of HOA members shall be determined by the ratio of the area under his/her individual ownership with the total area of apartments in an apartment building.
4. The following shall constitute common property of HOA members:
  - a) the land parcel;
  - b) buildings, constructions, utility and communication equipment and lines intended to provide services to the common property of HOA members;
  - c) load-bearing and enclosing non-load-bearing (facade) constructions of an apartment building (foundations, framework, walls, common balconies, inter-floor covering, parapet (railing), eaves (cornices), rain-pipes, etc.);
  - d) lobbies, entrances, corridors, stairwell enclosures, basements, attics, boiler-rooms, technical floors, roofs, elevators, as well as shafts, channels, garbage chutes, garbage hoppers of various purposes etc. in an apartment building that are not individually owned;
  - e) transit conduits.
5. Common property of HOA members may include acquired movable property, securities and intangible goods.
6. The share of an HOA member in the common property of HOA members shall determine his/her share of the common expenses for the maintenance, use and development of common property, unless otherwise provided for by the charter of the HOA.

#### **Article 6 - Disposal of the common property of HOA members**

1. Individual property may not be alienated without a proportionate share of individual owners in the common property of HOA members.
2. Individual property may not be encumbered with a mortgage or in any other way without a corresponding share in the common property of HOA members.
3. The restrictions on the disposal of common property of HOA members established by this Law or the charter of the HOA shall not apply to the disposal of individual property or its encumbrance with a mortgage or in any other way as provided for by paragraphs 1 and 2 of this article.
4. Individual objects or parts of the common property of HOA members may be transferred for use to a third person only in accordance with the rules laid down by the charter of the HOA.
5. Upon the unanimous decision of all HOA members it shall be possible to transfer for use the following objects of the common property:
  - a) stairwell enclosures and stairs;
  - b) elevators, elevator or any other shafts and channels;
  - c) common corridors and galleries;
  - d) technical floors, load-bearing and enclosed non-load-bearing (facade) constructions, roofs;
  - e) mechanical, electric and sanitary engineering and other equipment and installations serving the apartment building.
6. It shall be possible to encumber, in accordance with the Civil Code of Georgia, a land parcel that is part of the common property of HOA members with the right of limited use by HOA members or third persons.

#### **Article 7 - Use of individual and common property of HOA Members**

1. An owner may use the parts of the individually owned building as he/she deems appropriate and preclude any kind of influence from third persons on these parts of the building if by doing so he/she does not violate this Law or the rights of third persons.
2. An owner may use the common property of HOA members.
3. An owner, regardless of the location of his/her apartment, shall have an obligation to other homeowners to bear the expenses associated with the maintenance and use of the common property of HOA members in proportion to his/her share, unless otherwise provided for by the charter of the HOA.



4. An owner who did not vote for a measure that is not directly associated with the maintenance and use of the common property of HOA members shall not be obliged to bear expenses associated with such measures. Also, he/she may not demand the benefits associated with these measures, unless otherwise provided for by the charter of the HOA or by a decision of a meeting of HOA members.

#### **Article 8 -Administration of the common property of HOA Members**

1. Joint administration of the common property of HOA members shall be carried out by the owners, unless otherwise provided for by the charter of the HOA or any other agreement.

2. An owner may, without the consent of other owners, take, within reasonable bounds, measures necessary to avert an immediate threat of damage to the common property of HOA members. This owner may request reimbursement of the expenses incurred by him/her.

3. Owners may require that the HOA activities be carried out in accordance with the charter of the HOA, or in the case of absence of a charter, in accordance with the requirements of this Law and the common interests of homeowners.

#### **Article 9 - Borders of the land parcel forming part of the common property of HOA members**

1. The borders of the land parcel forming part of the common property of HOA members shall be established, modified and assigned in accordance with the rules prescribed by the legislation of Georgia.

2. Possible modifications made to the borders of a land parcel forming part of the common property of HOA as a result of the development of the common property of HOA members shall be regulated in accordance with the procedure provided for by the legislation of Georgia.

### **Chapter III - Development of the Common Property of HOA Members**

#### **Article 10 - Conditions for the development of the common property of HOA members**

1. The development of the common property of HOA members in such a way that significantly alters the common property of HOA members and affects the use of the common property by homeowners shall be carried out by a unanimous decision of all members of the HOA taken at a meeting of HOA members.

2. In the case of the alteration of the area of common property of HOA members as a result of the development of the common property of HOA members, the shares of HOA members shall be recalculated and registered with the Public Registry at the expense of the member (members) whose share has been increased as a result of the alteration of the relevant area, unless HOA members agree otherwise.

#### **Article 10<sup>1</sup> Conditions for the development of individual property of HOA Members**

1. The property individually owned by an HOA member may be developed without the consent of the HOA if such development affects the common property of HOA members but does not increase the area under individual ownership and/or create a new object of individual property.

2. If the construction activities provided for by paragraph 1 of this article increase the area under individual ownership and/or create a new object of individual property, the decision on the permissibility of such construction activities shall be taken by the HOA with 2/3 of the votes.

3. If the construction activities provided for by paragraph 1 of this article imply the demolition of the common property of HOA members, a corresponding decision shall be taken by the HOA with 2/3 of the votes.

*Law of Georgia No 5095 of 11 October 2011 – web-site, 3.11.2011*

### **Chapter IV - Homeowners' Association**

#### **Article 11 - Apartment building homeowners' association established in accordance with this Law**

1. By the entry into force of this Law a homeowners' association shall be deemed established in such an apartment building that is located on a single land parcel and has more than two individually owned apartments.

2. Upon unanimous decision of all members of the homeowners' association of an apartment building located on a single land parcel and with the consent of the executive body of the local self-government it shall be possible to establish homeowners' associations of one or more entrances.

3. Upon a decision of all homeowners of several apartment buildings located on the adjacent land parcels and with the consent of the executive body of the local self-government it shall be possible to establish one HOA.

4. Conditions for liquidating an HOA shall be determined by this Law and the legislation of Georgia.



5. The activities of an HOA shall be carried out in accordance with this Law and the charter of the HOA.

#### **Article 12 - Association of homeowners of individual houses**

1. Owners of individual houses located on two or more adjacent land parcels may establish an association of homeowners of individual houses.
2. The activities, rights and obligations and the procedure for the liquidation of an association of homeowners of individual houses shall be regulated by the charter adopted by the homeowners of individual houses.
3. The requirements of this Law, except for paragraphs 1 and 2 of this article, shall not apply to the activities of an association of homeowners of individual houses.

#### **Article 13 - Objectives of an HOA**

The main objectives of a homeowners' association are: Maintenance, use and development of common property.

#### **Article 14 - Legal status of HOAs**

1. An HOA is not a legal person. It may have operating or other accounts in a bank, as well as other necessary requisites.
2. An HOA shall have a separate property; it may acquire property and non-property rights and obligations in its own name; in legal relationships an HOA shall be represented by the chairperson or another duly authorised person.
3. An HOA shall not be responsible for the obligations of its members.
4. The claims of the creditors of an HOA may be satisfied from the property of HOA members. Also, for the decisions made by an HOA, except for the cases provided for by Article 7(4) of this Law, the HOA members shall be liable, personally and jointly, in proportion to their share in the common property of HOA members. The responsibility of a hired manager is determined by an agreement.
5. The chairperson of an HOA, in agreement with the meeting of HOA members, or any other person duly authorised by the HOA, may register with the Public Registry the indebtedness of a member of the homeowners' association to the homeowners' association as a liability attached to an immovable property, provided that such indebtedness exceeds GEL 500.
6. In the case of disposal of individual property, the new owner shall be liable, personally and jointly, for the unfulfilled obligations associated with the membership in the homeowners' association.

#### **Article 15 - Income of HOAs**

1. The source of income of HOAs may be any kind of income that is not prohibited by the legislation of Georgia.
2. It shall be possible to impose on HOA members additional expenses associated with the development of the common property of HOA members if this is approved by 2/3 of the HOA members.

#### **Article 16 - Non-entrepreneurial economic activities of HOAs**

1. An HOA may carry out non-entrepreneurial economic activities and shall, in the first place, use the income derived from such activities in accordance with the charter of the HOA and for the accomplishment of the objectives determined by this Law.
2. An HOA may carry out the following types of non-entrepreneurial economic activities:
  - a) transfer for use or alienate the common property of HOA members, including those roofs, attics, basements or land parcels that are not in individual ownership. This paragraph shall not apply to utility spaces provided for by Article 4(2) of this Law.
  - b) place funds in banks or other credit institutions;
  - c) carry out non-entrepreneurial economic activities of other types provided for by the legislation of Georgia.

#### **Article 17 - Name of an HOA**

1. In order to engage in legal relationships an HOA shall have a name.
2. The abbreviation - 'HOA' shall precede the name of an HOA.
3. If an HOA does not have a name, the address of the HOA shall be deemed to be its name.



## **Article 18 - Rights of HOAs**

An HOA shall have the right to:

- a) enter into agreements with third persons to achieve the objectives determined by this Law and by its charter;
- b) acquire immovable and movable property;
- c) in an established manner:
  - c.a) lease, rent, exchange, alienate or write off the common movable property of HOA members;
  - c.b) lease, rent or alienate the common immovable property of HOA members;
- d) insure the common property of HOA members;
- e) use a bank credit;
- f) carry out other activities prescribed by the charter of the HOA that do not contradict the legislation of Georgia.

## **Article 19 -Membership of HOAs**

1. A member of an HOA shall be a homeowner in an apartment building.
2. If an apartment is owned by several owners by the right of common ownership, they shall decide on the appointment of their representative in the HOA. If the owners fail to appoint a representative, the oldest of the owners shall be deemed to be a representative.
3. An HOA membership shall be acquired upon the purchase of individual property in an apartment building.
4. Interests of the minor members of HOA shall be represented by their parents, guardians, or care givers. Any actions on behalf of minors shall be carried out in accordance with the legislation of Georgia.
5. HOA membership of a person shall be terminated from the moment of the termination of the right of ownership due to the death of the owner, liquidation of a legal person, alienation of the apartment or any other reasons. The legal successor of this person or the buyer of the given property shall become the HOA member from the moment of the origination of the right of ownership to such property.

## **Article 20 - Rights of HOA members**

An HOA member may:

- a) possess, use and administer his/her apartment as he/she deems appropriate without the consent of other members of the homeowners' association; preclude any kind of influence on such property by other persons if by doing so he/she does not violate the law or the rights of third persons;
- b) be reimbursed from the funds of the HOA for urgent expenses incurred by him/her, within reasonable bounds, to prevent damage to the common property of HOA members
- c) participate in the activities of the HOA personally or through a representative;
- d) elect or be elected as the chairperson of the HOA;
- e) receive information on the activities of the HOA, on the condition of the common property of HOA members and of the expenses incurred;
- f) come up with proposals to improve the activities of the HOA;
- g) exercise other rights provided for by the legislation of Georgia and the charter of the homeowners' association.

## **Article 21 - Obligations of HOA members**

1. An HOA member shall:

- a) maintain the individual property and the common property of HOA members in such a condition and use it in such a way that does not cause damage to other owners, and act within the limits of the obligation to tolerate neighbouring nuisances;
- b) make sure that the employees of his/her enterprise located in the apartment building, or those persons to whom he/she transfers for use the individually or commonly owned land parcel or parts of the building fulfil the obligations prescribed by sub-paragraph (a) of this paragraph;
- c) tolerate the nuisance in that part of the building that forms part of his/her apartment, as well as in the common property of HOA members, provided that such nuisance complies with the conditions prescribed by sub-paragraphs (a) and (b) of this paragraph.



- d) allow an authorized person to enter the apartment and use it temporarily if it is necessary to bring the common property of HOA members into a proper condition and to carry out ongoing repair work; any damage inflicted in this process shall be reimbursed;
- e) tolerate activities that are necessary for equipping and operating communications and supply facilities. The owner for whom such activities are carried out shall reimburse any damage inflicted in this process;
- f) participate in bearing the expenses associated with the maintenance and use of the common property of HOA members in accordance with Article 5(6) of this Law;
- g) for the purpose of protecting the common property of HOA members, comply with construction, technical, fire-prevention, sanitary and other rules and regulations;
- h) at the time of alienating his/her property inform the person intending to buy the property of existing or anticipated obligations to the HOA;
- i) fulfil other obligations prescribed by the legislation of Georgia and the charter of the HOA.

2. Non-use of the property by an HOA member or a refusal to use the common property of HOA members shall not release him/her from the obligation to participate in expenses associated with the maintenance and use of the common property of HOA members.

3. In the case of failure to perform the obligation provided for by this article, the HOA may apply to a court.

#### **Article 22 - Registration with the Public Registry of voluntary restrictions established by HOA members**

1. HOA members shall register any restrictions to the right of possession, use or administration of individual property set by them under a written agreement.

2. The restriction provided for by paragraph 1 of this article shall enter into force only after its registration with the Public Registry.

#### **Article 23 - Charter of an HOA**

1. An HOA may have a charter that shall determine:

- a) the rules for making changes and additions to the charter of the HOA;
- b) the rules for developing the common property of HOA members;
- c) the amounts of the regular expenses of HOA members and additional expenses associated with the development of the common property of HOA members under Article 5(6) of this Law;
- d) the rules for the adoption and execution of a management plan;
- e) the rules for alienating, renting, leasing or pledging the common property of HOA members as well as for transferring easements or any other rights to other persons;
- f) the rules for taking or granting loans;
- g) the rules for purchasing the common property of HOA members;
- h) the rules for the appointment and dismissal of the HOA chairperson;
- i) the procedure for the transfer of the HOA common property management functions to a hired manager;
- j) other issues related to the activities of the HOA.

2. If the number of HOA members does not exceed 12, the charter of the HOA shall be adopted by 3/4 of the HOA members, and in other cases, by 2/3 of the votes.

3. If a charter of an HOA is not adopted within 3 months after the entry of this Law into force, the activities of the HOA shall be carried out in accordance with the rules provided for by Chapter V of this Law, until a new charter is adopted by the HOA members.

#### **Article 24 - Liquidation of HOAs**

1. An HOA shall be liquidated:

- a) if an apartment building, or the entrance (entrances) of an apartment building where the HOA was formed, has been completely destroyed;
- b) if one person acquired the ownership of all the apartments of an HOA established under this Law or of all the apartments in the entrance (entrances) of an apartment building where an HOA was formed;
- c) in other cases provided for by the legislation of Georgia;



2. In the case of liquidation of an HOA, the remaining common property of HOA members, except for the land parcel, shall be distributed among the HOA members in proportion to their shares;

3. The land parcel remaining after the liquidation of an HOA shall not be distributed among the HOA members. It shall be deemed as joint property. The sum of money (property) derived as a result of the alienation of a land parcel or encumbrance of its title shall be distributed among the HOA members in proportion to their shares held before the liquidation of the HOA.

#### **Article 25 - Union of HOAs**

HOAs may form unions as provided for by the legislation of Georgia to protect their common interests..

### **Chapter V - Administration of HOAs**

#### **Article 26 - Administration of HOAs**

1. Activities of an HOA shall be administered by the chairperson of the HOA.

2. In those apartment buildings where the number of entrances exceeds two, the chairperson of the HOA may appoint a representative per entrance, whose functions shall be determined by the charter of the HOA or, if the HOA members fail to adopt the charter, the representative appointed by the HOA chairperson shall carry out his/her activities under this Law and the instructions of the HOA chairperson.

3. A meeting of HOA members may elect, for a specified term, the HOA chairperson with 2/3 of the votes. If the HOA chairperson has not been elected within 3 months after the entry into force of this Law, the duties of the HOA chairperson shall, until the election of a new HOA chairperson, be carried out by the HOA members with 6 month rotations and their order shall be determined by casting lots at a meeting of the HOA members.

4. Any member of the HOA or a hired manager may be elected as chairperson of the HOA.

5. In the case of the absence of the chairperson or his/her inability to perform his/her duties, the duties of the HOA chairperson shall be carried out by one of the HOA members under the instructions of the chairman.

6. After the expiry of the term of office of the HOA chairperson, the previous chairperson shall transfer to the new chairperson the full information, documentation and material assets held by him/her and related to the activities of the HOA chairperson.

7. If an HOA fails to adopt the charter of the HOA within 3 months after the entry into force of this Law, the chairperson of the HOA shall, before the adoption of the charter by the HOA members:

a) call and chair meetings of the HOA members;

b) ensure the performance of the decisions adopted at a meeting of the HOA members;

c) in agreement with a meeting of the HOA members, take measures necessary for the maintenance, use and development of the common property of the HOA members;

d) in agreement with the meeting of the HOA members, determine the expenses of the HOA for the current economic year;

e) in agreement with a meeting of the HOA members, determine the regular expenses of the HOA members and additional contributions associated with the development of the common property of the HOA members as provided for by Article 5(6) of this Law.

f) in agreement with a meeting of the HOA members, alienate, rent, lease or pledge the common property of the HOA members and transfer such property under easement or other rights to other persons;

g) in agreement with a meeting of the HOA members, ensure the taking and granting of loans;

h) take measures necessary to meet certain deadlines or to avoid any negative legal outcome;

i) receive and pay the amount of money required to cover the expenses and debts incurred, if it concerns the common property of homeowners;

j) enter into agreements, present necessary documentation if it is related to the maintenance, exploitation and development of the common property of the HOA members and common interests of the HOA members;

k) ensure the fulfilment of contractual terms and obligations undertaken by the HOA;

l) appear in court or other bodies on behalf of the HOA.

8. Homeowners may carry out the work associated with the maintenance, use and development of the common property of the HOA members personally or through third persons; In that case, the work performed by them shall be accounted for and evaluated by the chairperson. The contribution of an owner towards the expenses shall be decreased proportionally to the work performed, unless otherwise provided by the charter of the HOA or a decision of a meeting of the HOA members.

9. The chairperson shall hire and enter into contracts with workers for the maintenance, use and development of the common property of the HOA members.



10. The chairperson shall perform other obligations provided for by the legislation of Georgia.

#### **Article 27 - Calling of a meeting of HOA members**

1. A meeting of HOA members shall be called by the chairperson of the HOA at least once in a year. This rule shall apply only to cases where the members of the HOA fail to adopt a charter or where the charter does not provide to the contrary.
2. In the case of absence of the chairperson, or he/she, contrary to his/her duties, avoids the calling of a meeting, the meeting may be called by any owner, unless otherwise provided in the charter.
3. In the case of urgent necessity, a meeting shall be called immediately.
4. The members of the HOA shall be given notice of the meeting in writing.
5. The meeting shall be chaired by the chairperson of the HOA, unless the meeting decides otherwise.

#### **Article 28 - Meeting of HOA members**

1. The rules prescribed by this article shall be applicable only if the members of the HOA fail to adopt a charter.
2. The meeting of the members of the HOA shall be duly constituted if the 2/3 of the members of the HOA are present.
3. If the meeting of the members of the HOA is not duly constituted, the chairperson of the HOA shall call the meeting again with the same agenda. This meeting shall be duly constituted regardless of the number of participants, which shall be noted when calling the meeting.
4. When adopting a decision at the meeting of the HOA members, each owner shall have one vote. If an apartment is owned by several owners, they may exercise their right to vote only jointly. If an owner owns several apartments, he/she shall have the number of votes corresponding to the number of apartments owned.
5. Decisions at the meeting of HOA members shall be adopted by a majority of the votes of the members present, unless otherwise provided by this Law.
6. A member of an HOA may not participate in the voting if:
  - a) he/she has a conflict of interests;
  - b) the issue concerns a law suit brought against him/her in court.
7. A decision of the members of the HOA shall be documented in the minutes of the meeting, which shall be drafted and signed by the chairperson of the meeting. Each owner may review the minutes.
8. A member of the HOA may appeal the minutes to a court.
9. The decision of the meeting of the HOA members shall be binding on each member of the HOA, including for those who did not participate in the voting for any reason.

### **Chapter VI - Relationship with Local Self-government Authorities**

#### **Article 29 - Relationship with Local Self-government Authorities**

1. Local self-government authorities shall support the formation of HOAs. For this purpose they may carry out the following activities:
  - a) advocacy and awareness-raising work with homeowners;
  - b) preparation of technical passports of apartment buildings and information regarding the technical condition of apartment buildings in collaboration with relevant authorities and with participation of investment groups;
  - c) registration of HOAs;
  - d) training of HOA members;
  - e) development of programmes to support HOAs.
2. Executive bodies of local self-government shall, pursuant to Article 11(2) and (3) of this Law, issue a consent:
  - a) to form an HOA of one or several entrances on the basis of a unanimous decision of all members of the homeowners' association of an apartment building located on one land parcel;
  - b) to form one HOA on the basis of an unanimous decision of all the homeowners of the apartment buildings located on adjacent land parcels.





## Chapter VII - Transitional and Final Provisions

### Article 30 - Transitional provisions

1. Within 6 months after this Law enters into force, the Government of Georgia shall:

a) adopt a procedure for establishing the boundaries of land parcels under common ownership of HOA members;

b) present to the Parliament of Georgia relevant amendments to the Law of Georgia on the Registration of Rights on Immovable Property and the Law of Georgia on the Fees Established for Services Provided by the National Agency of Public Registry in order to ensure the full entry into force of Article 14 of this Law.

2. Until the Government of Georgia determines the procedure for establishing the boundaries of land parcels under the common ownership of HOA members, Article 4(1) and (2) of this Law shall apply to the utility spaces located in those apartment buildings in which the HOAs are formed under this Law.

3. The procedure for establishing the boundaries of land parcels under the common property of the HOA members, which is to be adopted by the Government of Georgia under sub-paragraph (a) of paragraph 1 of this article, shall not apply to land parcels which were assigned (whose boundaries were established) to apartment buildings prior of the adoption of the aforementioned procedure.

### Article 31 - Entry into force of the Law

This Law shall enter into force on 1 August 2007.

President of Georgia

M. Saakashvili

Tbilisi

11 July 2007

No 5277-66

