



Austin Hackney  
Executive Vice President

# Home Builders Association of Georgia

- 23 local home builders associations
- 1,450 builder members
- 3,500 member companies
  
- Advocacy, workforce development, member services
  
- Cindy Morley, Director of Public Affairs

# Economic Impact of Housing in Georgia

- 2021 Single Family House permits: 53,419
- 1 year impact of 100 homes
  - \$30.4M income for Georgia residents
  - \$6.1M taxes and revenue for state and local governments
  - 419 jobs
- Annually recurring impact of 100 homes
  - \$4.6M income for Georgia residents
  - \$1.6M taxes and revenue for state and local governments
  - 78 jobs

# Economic Impact of Housing in Georgia

- 2021 Single Family House permits: 53,419
- 1 year impact statewide
  - \$16.2B income for Georgia residents
  - \$3.3B taxes and revenue for state and local governments
  - 223,825 jobs
- Annually recurring impact statewide
  - \$2.5B income for Georgia residents
  - \$854.7M taxes and revenue for state and local governments
  - 41,666 jobs

# The 5 L's of Housing Supply

- Land
- Lumber
- Labor
- Lending
- Laws

# Cost of Regulation in the Price of a New Home

- Georgia Public Policy Foundation
- Regulations imposed by government at all levels (federal, state, local) account for **26.9%** of the final price of a new single-family home built in **Georgia**.
  - Of this, **11.3%** of the final house price is attributable to regulation during development of the lot with **15.6%** due to regulation during construction of the single-family home.
- Notably, the aggregate cost of regulation was slightly higher in Georgia than the national survey conducted earlier in 2021 by NAHB.
- **Nationwide**, regulations accounted for **23.8%** of the final price of a new single-family home.
  - Of this, **10.5%** of the final house price is attributable to regulation during development of the lot with **13.3%** due to regulation during construction of the single-family home.

# Cost of EV Ready Garage

- The [price to install an electrical circuit](#) for an L2 EV charging station is between **\$400 to \$1,700** for a single-port station and **\$800 to \$3,400** for a dual-port station. The cost of an L2 charger falls between **\$500 to \$700 for a single-port station** and approximately **\$3,500 for a dual-port station**, not including the installation.
- Level 2 chargers give your EV approximately **12 to 80 miles per hour**, meaning an overnight charge typically fills a fully depleted battery. These charging stations require some electrical work. They plug into a 50-amp (minimum), 208-240-V dedicated circuit and need a costly and heavy supply line from the breaker box, accounting for the price increase.

- “I have seen no evidence at the residential real estate level that an EV charger increases home value,” said Craig Foley, founder of [Sustainable Real Estate Consulting Services](#) in Winchester, MA.
- In a 2021 survey by the National Association of Home Builders, about 3,200 likely home buyers were asked to rate their interest in 21 high-tech home features. An EV car charger came in dead last, with only **38%** saying they considered it an essential or even a desirable feature. By contrast, **77%** were eager to have smart thermostats.

# Construction Code Mandates

- International Building Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#))
- International Residential Code, 2018 Edition, with Georgia Amendments ([2020](#))
- International Fire Code, 2018 Edition (Contact State Fire Marshal)
- International Plumbing Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#))
- International Mechanical Code, 2018 Edition, with Georgia Amendments ([2020](#))
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#))
- National Electrical Code, 2020 Edition, with Georgia Amendments ([2021](#))
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments ([2020](#)), ([2022](#))
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments ([2020](#))

# Priced Out Models

- Median New Home Price: \$412,505 – US
- Median New Home Price: \$356,743 – GA
  
- Adding \$1,000 prices out 117,932 US households
  
- 87 million US households cannot afford median price home
- 1.4 million GA households cannot afford median price home
- Adding \$1,000 prices out 4,851 Georgia households



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