ROME & ASSOCIATES, P.C.
ATTORNEYS AT LAW
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2027 LEGAL SERVICES FOR HOMEOWNER & CONDOMINIUM ASSOCIATIONS

Our Firm's Philosophy. We are first and foremost concerned about the needs of our clients and feel that we offer conscientious service for a very reasonable fee. The typical association of 250 homes or less should not have to pay fees more appropriate for larger associations. We only practice in the area of community association law and it's what we are passionate about. Our firm is boutique in size, but very efficient in order to keep down costs and fees. Contact: (770) 428-9284 or info@hoa-attorneys.com

Low Annual Retainer. Our annual retainer for legal services outside of collections is only $850, or $700 for associations with 50 homes or less. (Time over 4 hours per year billed at only $175 an hour.) This fee covers most day-to-day legal matters, but a separate fee will be quoted for amendment of governing documents, and litigation outside of collections. Please feel free to request a sample of our contract for all of the details.

Collection Fees Under The Georgia Property Owners' Bill of Rights. About twenty-five years ago our firm was the first to develop a program for deferred payment of legal collection fees. We created this approach, so the majority of our fees were not payable until we obtained the funds from the delinquent homeowner. The end result was a transfer of the financial burden for the attorney fees from the association to the delinquent homeowner. In addition, most of our fees were a set amount, rather than hourly. This made it easier for our clients to know in advance what to expect, rather than be surprised by a large hourly invoice.

Due to sweeping changes in Georgia's community association laws, entitled the Georgia Property Owners' Bill of Rights ("Act"), we will no longer be able to defer as much payment of our attorney's fees. Under the Act, which is effective as of January 1, 2027, any partial payments made by delinquent owners must be applied in the following order: (1) Regular assessments or dues until current; (2) Special assessments until current; (3) Specific assessments until current; and (4) Other fees and fines.

As a result of the changes in the law, the majority of our attorney fees through the filing of a lien will be due at time of service. We have kept the flat fee approach, and the good news is that we have largely kept our deferred approach for litigation related services up through judgment. Here is a list of our new fee structures.

SERVICE	FEE AMT	UPFRONT EXPENSE
Pre-Suit & Lien		
Set-up, Title Search & Lien Ltr	$485 ($285 deferred)	$200
Draft & File Lien	$350 ($100 deferred)	$200 & $50 Court filing fees
Payment Plan Agreement & Admin.	$200 *(+$50 each 6 months over 1 yr)*	$200
Rush Lien Cancellation	$75	$75
Partial Payment Fee	$25	$25
Balance Due Letter	$75	$75
Suit Warning & Suit		
Title Update & Suit Warning Letter	$250 & Court costs.	$250 (*costs returned if owner pays*)
Complaint & Summons	$950 Deferred	NONE
Add Lien Foreclosure or Injunction	$1,500	$1,500 *($1,250 refunded if owner pays)*
Motion for Default Judgment	$450 Deferred	NONE (+$210 hr defer if hearing)
Motion for Summary Judgment	$750 Deferred	NONE (+$210 hr defer if hearing)
Court/Mediation/Depo. (incl travel)	$210 hr	$210 hr (if jury trial, $5,000 retainer)
Defense of Administrative Claim	$210 hr	$210 hr
Post Judgment Collection		
Fifa & Post Jmt Interrogatories	$250 & Filing Fee	$250 & Costs
Garnishment (Bank or Wages)	$350 & Costs	$350 & Costs ($210hr defer-hearing)
Motion to Compel	$350 & Costs	$350 & Costs ($210 hr defer-hearing)
Motion for Contempt	$425 & Costs	$425 & Costs ($210 hr defer-hearing)
Renewal or Revival of Judgment	$350 & Costs	$350 & Costs ($210 hr defer-hearing)
Deed Notice-Cov Violation/Variance	$275 & Filing Fee	$275 & Costs