

CHAPTER 5 - GOVERNMENT

I. PUBLIC CONTROLS AFFECTING LAND USE

A. LAND USE PLANNING.

B. ZONING.

1. SPECIAL TYPES OF ZONING.

a. *Aesthetic zoning.*

b. *Bulk zoning.*

c. *Directive zoning.*

d. *Incentive zoning.*

e. *Exclusionary zoning.*

2. NONCONFORMING USE.

3. PROCEDURE TO CHANGE ZONING.

C. BUILDING CODES.

D. SUBDIVISION REGULATIONS.

E. THE INTERSTATE LAND SALES FULL DISCLOSURE ACT (ILSFDA).

II. REAL PROPERTY TAXES

A. THE AD VALOREM TAX PROCESS.

1. BUDGET.

2. APPROPRIATION.

3. LEVY.

4. ASSESSMENT.

5. APPEAL.

6. EQUALIZATION.

7. TAX RATE.

8. TAX BILL CALCULATIONS.

9. TAX EXEMPTIONS.

10. TAX COLLECTION.

B. SPECIAL ASSESSMENTS.

III. FEDERAL AND STATE TAXES

A. CAPITAL GAINS.

B. FEDERAL ESTATE TAX.

C. STATE TAXES.

IV. FEDERAL FAIR HOUSING LAW

A. HISTORY OF FAIR HOUSING LAW.

B. COMPLIANCE WITH FAIR HOUSING LAWS.

1. STEERING.

2. BLOCKBUSTING.

3. LESS FAVORABLE TREATMENT.

4. DISCRIMINATION.

5. IMPROPER LISTING.

6. ADVERTISING.

C. EQUAL HOUSING OPPORTUNITY.

V. AMERICANS WITH DISABILITIES ACT

VI. LEAD-BASED PAINT

A. LEAD-BASED PAINT HAZARD REDUCTION ACT.

B. THE RRP RULE (RENOVATION, REPAIR AND PAINT).

VII. THE FEDERAL TRADE COMMISSION

A. DO-NOT-CALL REGISTRY.

B. CAN-SPAM ACT OF 2003.

VIII. FEDERAL ANTI-TRUST LAW

A. COMPLIANCE WITH ANTI-TRUST LAW.

B. TRAINING LICENSEES FOR COMPLIANCE.

C. THE GEORGIA FAIR BUSINESS PRACTICES ACT (FBPA).

D. THE GEORGIA UNIFORM DECEPTIVE TRADE PRACTICES ACT (UDTPA).