

House Bill 1349

By: Representative Cox of the 102<sup>nd</sup>

A BILL TO BE ENTITLED  
AN ACT

1 To amend Article 1 of Chapter 7 of Title 44 of the Official Code of Georgia Annotated,  
2 relating to general provisions relative to landlord and tenant, so as to define certain terms;  
3 to provide for notice of eviction or termination of lease in leases involving installation spaces  
4 for manufactured homes or mobile homes; to repeal conflicting laws; and for other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 style="text-align:center">**SECTION 1.**

7 Article 1 of Chapter 7 of Title 44 of the Official Code of Georgia Annotated, relating to  
8 general provisions relative to landlord and tenant, is amended by inserting at the end thereof  
9 the following:

10 "44-7-23.

11 (a) As used in this Code section, the term:

12 (1) 'Installation space' means a parcel of real property upon which a manufactured home  
13 or a mobile home is installed for residential purposes and which comprises less than 1/8  
14 acre.

15 (2) 'Manufactured home' means a structure, transportable in one or more sections, which,  
16 in the traveling mode, is eight body feet or more in width or 40 body feet or more in  
17 length or, when erected on site, is 320 or more square feet and which is built on a  
18 permanent chassis and designed to be used as a dwelling with or without a permanent  
19 foundation when connected to the required utilities and includes the plumbing, heating,  
20 air-conditioning, and electrical systems contained therein.

21 (3) 'Mobile home' means a structure, transportable in one or more sections, which, in the  
22 traveling mode, is eight body feet or more in width or 40 body feet or more in length or,  
23 when erected on site, is 320 or more square feet and which is built on a permanent chassis  
24 and designed to be used as a dwelling with or without a permanent foundation when  
25 connected to the required utilities and includes the plumbing, heating, air-conditioning,  
26 and electrical systems contained therein and manufactured prior to June 15, 1976.

1 (b) Prior to terminating a lease agreement for an installation space for any reason other  
2 than the nonpayment of rent, the lessor shall give at least 90 days' written notice to the  
3 lessee. The lessee shall be entitled to remain in possession of the installation space during  
4 such period only so long as he or she makes all rent payments as due."

5 **SECTION 2.**

6 All laws and parts of laws in conflict with this Act are repealed.