

The House Committee on Judiciary offers the following substitute to HB 1104:

A BILL TO BE ENTITLED
AN ACT

1 To amend Article 3 of Chapter 7 of Title 44 of the Official Code of Georgia Annotated,
2 relating to dispossessory proceedings, so as to provide that a landlord may initiate
3 dispossessory proceedings immediately after refusal by tenant of demand for possession; to
4 provide that a service by posting the summons to the premises and mailing a copy to the
5 defendant shall be sufficient for entry of a default judgment for possession in the absence of
6 an answer being filed; to provide for the payment of certain sums into the registry of the
7 court; to repeal conflicting laws; and for other purposes.

8 **BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:**

9 **SECTION 1.**

10 Article 3 of Chapter 7 of Title 44 of the Official Code of Georgia Annotated, relating to
11 dispossessory proceedings, is amended by striking in its entirety subsection (a) of Code
12 Section 44-7-50, relating to demand for possession and procedure upon tenant's refusal, and
13 inserting in lieu thereof the following:

14 "(a) In all cases where a tenant holds possession of lands or tenements over and beyond
15 the term for which they were rented or leased to the tenant or fails to pay the rent when it
16 becomes due and in all cases where lands or tenements are held and occupied by any tenant
17 at will or sufferance, whether under contract of rent or not, when the owner of the lands or
18 tenements desires possession of the lands or tenements, the owner may, individually or by
19 an agent, attorney in fact, or attorney at law, demand the possession of the property so
20 rented, leased, held, or occupied. If the tenant refuses or fails to deliver possession when
21 so demanded, the owner or the agent, attorney at law, or attorney in fact of the owner may
22 immediately go before the judge of the superior court, the judge of the state court, or the
23 clerk or deputy clerk of either court, or the judge or the clerk or deputy clerk of any other
24 court with jurisdiction over the subject matter, or a magistrate in the district where the land
25 lies and make an affidavit under oath to the facts. The affidavit may likewise be made

1 before a notary public, subject to the same requirements for judicial approval specified in
 2 Code Section 18-4-61, relating to garnishment affidavits."

3 **SECTION 2.**

4 Said article is further amended by inserting at the end of Code Section 44-7-51, relating to
 5 issuance of summons, service, time of answer, and defenses and counterclaims, the
 6 following:

7 "(c) If service is by posting a copy of the summons and the affidavit on the door of the
 8 premises and mailing a copy of the summons and the affidavit to the defendant, as provided
 9 in subsection (a) of this Code section, the court shall have jurisdiction to enter a default
 10 judgment for possession of the premises in the absence of an answer being filed, but in
 11 such instance a default judgment for money owed may not be entered unless the defendant
 12 files an answer or otherwise make an appearance in the case."

13 **SECTION 3.**

14 Said article is further amended by striking in its entirety Code Section 44-7-56, relating to
 15 appeal and possession and payment of rent pending appeal, and inserting in lieu thereof the
 16 following:

17 "44-7-56.

18 Any judgment by the trial court shall be appealable pursuant to Chapters 2, 3, 6, and 7 of
 19 Title 5, provided that any such appeal shall be filed within seven days of the date such
 20 judgment was entered and provided, further, that, after the notice of appeal is filed with the
 21 clerk of the trial court, the clerk shall immediately notify the trial judge of the notice of
 22 appeal and the trial judge may, within 15 days, supplement the record with findings of fact
 23 and conclusions of law which will be considered as a part of the order of the judge in that
 24 case. If the judgment of the trial court is against the tenant and the tenant appeals this
 25 judgment, ~~the court may upon motion of the landlord and upon good cause shown order the~~
 26 tenant shall be required to pay into the registry of the court all sums found by the trial court
 27 to be due for rent in order to remain in possession of the premises. The tenant shall also
 28 be required to pay all future rent as it becomes due into the registry of the trial court
 29 pursuant to paragraph (1) of subsection (a) of Code Section 44-7-54 until the issue has been
 30 finally determined on appeal."

31 **SECTION 4.**

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