

House Bill 1031

By: Representatives Holly of the 116<sup>th</sup>, McQueen of the 61<sup>st</sup>, Bell of the 75<sup>th</sup>, Barnes of the 86<sup>th</sup>, Baker of the 64<sup>th</sup>, and others

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 landlord and tenant in general, so as to provide for limitations on increasing rent  
3 on residential properties; to provide for an effective date and applicability; to provide for  
4 related matters; to repeal conflicting laws; and for other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 **SECTION 1.**

7 Article 1 of Chapter 7 of Title 44 of the Official Code of Georgia Annotated, relating to  
8 landlord and tenant in general, is amended by adding a new Code section to read as follows:

9 "44-7-26.

10 (a) An owner of a residential property shall not increase rent for a tenant more than 5  
11 percent when renewing a lease for residential occupancy.

12 (b) An owner of a residential property may establish rent not subject to subsection (a) of  
13 this Code section for a new tenancy in which no tenant from the prior tenancy remains in  
14 lawful possession of the residential property."

15 **SECTION 2.**

16 This Act shall become effective on July 1, 2026, and shall apply to leases entered into or  
17 renewed on or after such date.

18 **SECTION 3.**

19 All laws and parts of laws in conflict with this Act are repealed.