

House Bill 1495

By: Representatives Barnes of the 86th, Glaize of the 67th, Williams of the 168th, Alexander of the 66th, Taylor of the 92nd, and others

A BILL TO BE ENTITLED
AN ACT

1 To amend Chapter 7 of Title 44 of the Official Code of Georgia Annotated, relating to
2 landlord and tenant, so as to provide for rent increase limits for certain senior citizens and
3 senior housing; to provide for a short title; to provide for related matters; to repeal conflicting
4 laws; and for other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

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

7 This Act shall be known and may be cited as the "Senior Stabilization Act."

8 style="text-align:center">**SECTION 2.**

9 Chapter 7 of Title 44 of the Official Code of Georgia Annotated, relating to landlord and
10 tenant, is amended by adding a new Code section to read as follows:

11 "44-7-26.

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

13 (1) 'Senior housing' means rental residences exclusively for tenants.

14 (2) 'Tenant' means a person who is entitled, under a rental agreement entered into on or
15 before June 30, 2026, between such person and a landlord, to occupy a dwelling unit to
16 the exclusion of others and:
17 (A) Is 62 years of age or older; and
18 (B) Whose primary source of income is from payments received pursuant to the federal
19 Social Security Act, including retirement and survivor's benefits, supplemental security
20 income benefits, and disability income benefits.
21 (b) During the period beginning July 1, 2026, and ending December 31, 2028, no landlord
22 or developer constructing senior housing shall renew the rental agreement or enter into a
23 new rental agreement for a dwelling unit with the existing tenant of such dwelling unit
24 when such renewal or new rental agreement increases the rent payable by the existing
25 tenant for such dwelling unit in an amount that is greater than 10 percent of the rent
26 payable by the existing tenant pursuant to the rental agreement that is in effect on June 30,
27 2026."

28 **SECTION 3.**

29 All laws and parts of laws in conflict with this Act are repealed.