

House Bill 938

By: Representatives Barnes of the 86th, Taylor of the 92nd, Glaize of the 67th, Alexander of the 66th, Bell of the 75th, 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; to
3 provide for a short title; to provide for related matters; to repeal conflicting laws; and for
4 other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 **SECTION 1.**

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

8 **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 "44-7-25.

12 (a) As used in this Code section, the term 'tenant' means a person who is entitled under a
13 rental agreement that exists on June 30, 2024, between the person and a landlord to occupy
14 a dwelling unit to the exclusion of others and:

15 (1) Is 62 years of age or older; and

16 (2) Whose primary source of income is from payments received pursuant to the federal
17 Social Security Act, including retirement and survivor's benefits, supplemental security
18 income benefits, and disability income benefits.

19 (b) During the period beginning July 1, 2024, and ending December 31, 2026, no landlord
20 shall renew the rental agreement or enter into a new rental agreement for a dwelling unit
21 with the existing tenant of such dwelling unit that increases the rent payable by the existing
22 tenant for such dwelling unit in an amount that is more than 10 percent of the rent payable
23 by the existing tenant pursuant to the rental agreement that is in effect on June 30, 2024."

24 **SECTION 3.**

25 All laws and parts of laws in conflict with this Act are repealed.