

House Bill 399

By: Representatives Oliver of the 84th, Olaleye of the 59th, Burnough of the 77th, Blackmon of the 146th, Frye of the 122nd, 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 landlords and tenants in general, so as to require certain residential landlords to
3 have in-state staff to manage tenant communications related to such properties; to provide
4 for 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 landlords and tenants in general, is amended by adding a new Code section to read as
9 follows:

10 "44-7-25.

11 Any landlord that owns or operates 25 or more single-family or duplex residential rental
12 properties in this state shall employ at least one person, to be located within this state, who
13 shall be responsible for receiving, coordinating, managing, and responding to
14 communications from tenants of such landlord related to maintenance and other issues
15 related to such properties."

16

SECTION 2.

17 All laws and parts of laws in conflict with this Act are repealed.