

The House Committee on Governmental Affairs offers the following substitute to HB 399:

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 a broker licensed pursuant to Chapter 40 of Title 43,  
13 that may or may not reside within this state, and at least one person, to be located within  
14 this state, who shall be responsible for receiving, coordinating, managing, and responding  
15 to communications from tenants of such landlord related to maintenance and other issues  
16 related to such properties."

H. B. 399 (SUB)

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**SECTION 2.**

18 All laws and parts of laws in conflict with this Act are repealed.