

House Bill 725

By: Representatives Cummings of the 39th, Frye of the 122nd, Washburn of the 144th,
Wilkerson of the 38th, Smith of the 41st, and others

A BILL TO BE ENTITLED
AN ACT

1 To amend Code Section 44-7-13 of the Official Code of Georgia Annotated, relating to
2 landlord's duties as to repairs and improvements, so as to provide for landlord duties
3 regarding certain rental agreements; to provide for related matters; to repeal conflicting laws;
4 and for other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

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

7 Code Section 44-7-13 of the Official Code of Georgia Annotated, relating to landlord's duties
8 as to repairs and improvements, is amended by revising subsection (a) as follows:

9 "(a) The landlord shall keep the premises in repair and shall be liable for all substantial
10 improvements placed upon the premises by such landlord's consent, including:

11 (1) The structures shall be structurally sound so as not to pose any threat to the health
12 and safety of the occupants and so as to protect the residents from hazards;

13 (2) The housing shall be accessible and capable of being utilized without unauthorized
14 use of other private properties. Structures shall provide alternate means of egress in case
15 of fire;

- 16 (3) Each resident shall be afforded adequate space and security for himself or herself and
17 his or her belongings. Each resident shall be provided with an acceptable place to sleep;
18 (4) Every room or space shall be provided with natural or mechanical ventilation.
19 Structures shall be free of pollutants in the air at levels that threaten the health of
20 residents;
21 (5) The water supply shall be free from contamination;
22 (6) Residents shall have access to sufficient sanitary facilities that are in proper operating
23 condition, may be used in privacy, and are adequate for personal cleanliness and the
24 disposal of human waste;
25 (7) The housing shall have adequate heating and cooling facilities in proper operating
26 condition;
27 (8) The housing shall have adequate natural or artificial illumination to permit normal
28 indoor activities and to support the health and safety of residents. Sufficient electrical
29 sources shall be provided to permit use of essential electrical appliances while assuring
30 safety from fire;
31 (9) All food preparation areas shall contain suitable space and equipment to store,
32 prepare, and serve food in a sanitary manner;
33 (10) The housing and any equipment shall be maintained in sanitary conditions;
34 (11) Each unit shall include at least one battery operated or hardwired smoke detector,
35 in proper working condition, on each occupied level of the unit. Smoke detectors shall
36 be located, to the extent practicable, in a hallway adjacent to a bedroom. If the unit is
37 occupied by hearing impaired persons, smoke detectors shall have an alarm system
38 designed for hearing impaired persons in each bedroom occupied by a hearing impaired
39 person; and
40 (12) The public areas of all housing shall be equipped with a sufficient number, but not
41 less than one for each area, of battery operated or hardwired smoke detectors. Public

42 areas include, but are not limited to, laundry rooms, day-care centers, hallways,
43 stairwells, and other common areas."

44 **SECTION 2.**

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