

House Bill 779

By: Representatives Neal of the 79th, Bell of the 75th, Douglas of the 78th, Flournoy of the 74th, Scott of the 76th, 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 landlord and tenant in general, so as to require landlords and managers of
3 apartment buildings or complexes to provide local police and fire departments certain
4 information; to provide for a penalty; to provide for an effective date and applicability; to
5 provide for related matters; to repeal conflicting laws; and for other purposes.

6 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

7 **SECTION 1.**

8 Article 1 of Chapter 7 of Title 44 of the Official Code of Georgia Annotated, relating to
9 landlord and tenant in general, is amended by adding a new Code section to read as follows:

10 "44-7-14.2.

11 (a) The landlord or manager of any apartment building or complex shall provide local
12 police and fire departments with current and up to date:

13 (1) After hours maintenance telephone numbers; and

14 (2) After hours management telephone numbers.

15 (b) Any landlord or manager found to be in violation of subsection (a) of this Code section
16 shall be fined \$2,000.00 per violation.

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17 (c) Any landlord or manager found to be in continuing violation of subsection (a) of this
18 Code section shall be fined every five days they remain in violation.

19 (d) Any landlord or manager who receives a communication from local police and fire
20 departments shall respond to such communication within one hour. If the landlord or
21 manager does not respond, they shall be fined \$5,000.00.

22 (e) All fines collected pursuant to this Code section shall be paid into Clayton County
23 Public Schools Homeless Education Department."

24 **SECTION 2.**

25 This Act shall become effective on July 1, 2025, and shall apply to all violations occurring
26 on or after such date.

27 **SECTION 3.**

28 All laws and parts of laws in conflict with this Act are repealed.