

Senate Bill 429

By: Senators Dickerson of the 21st, Walker III of the 20th, Harbison of the 15th, Anavitarte of the 31st, McLaurin of the 14th 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 limit the monthly income requirement for
3 disabled veterans to qualify as tenants; to provide for definitions; to provide for related
4 matters; to provide for a short title; to repeal conflicting laws; and for 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 "Housing for Heroes Act."

8 **SECTION 2.**

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

11 "44-7-26.

12 (a) As used in this Code section, the term:

13 (1) 'Disabled veteran' means:

14 (A) Any veteran who is a citizen and a resident of this state, who was discharged under
15 honorable conditions, and who has been adjudicated by the United States Department

16 of Veterans Affairs as having a service related disability that renders such veteran as
17 being 100 percent totally disabled or as being less than 100 percent totally disabled but
18 is compensated at the 100 percent level due to individual unemployability or is entitled
19 to receive a statutory award from the United States Department of Veterans Affairs for:
20 (i) Loss or permanent loss of use of one or both feet;
21 (ii) Loss or permanent loss of use of one or both hands;
22 (iii) Loss of sight in one or both eyes; or
23 (iv) Permanent impairment of vision of both eyes of the following status: central
24 visual acuity of 20/200 or less in the better eye, with corrective glasses, or central
25 visual acuity of more than 20/200 if there is a field defect in which the peripheral field
26 has contracted to such an extent that the widest diameter of visual field subtends on
27 angular distance no greater than 20 degrees in the better eye;
28 (B) An American veteran of any war or armed conflict in which any branch of the
29 armed forces of the United States engaged, whether under United States command or
30 otherwise, and that he or she is disabled due to the loss or loss of use of both lower
31 extremities such as to preclude locomotion without the aid of braces, crutches, canes,
32 or a wheelchair; due to blindness in both eyes, having only light perception, together
33 with the loss or loss of use of one lower extremity; or due to the loss or loss of use of
34 one lower extremity together with residuals of organic disease or injury which so affect
35 the functions of balance or propulsion as to preclude locomotion without resort to a
36 wheelchair;
37 (C) Any disabled veteran who is not entitled to receive benefits from the Department
38 of Veterans Affairs but who qualifies otherwise, as provided for by Article VII,
39 Section I, Paragraph IV of the Constitution of Georgia of 1976;
40 (D) An American veteran of any war or armed conflict who is disabled due to loss or
41 loss of use of one lower extremity together with the loss or loss of use of one upper

42 extremity which so affects the functions of balance or propulsion as to preclude
43 locomotion without the aid of braces, crutches, canes, or a wheelchair; or
44 (E) A veteran becoming eligible for assistance in acquiring housing under Section 2101
45 of Title 38 of the United States Code as hereafter amended on or after July 1, 1999.
46 (2) 'Income' means federal adjusted gross income, as defined in the Internal Revenue
47 Code of 1986, as amended, from all sources.
48 (b) No landlord shall require a disabled veteran to have a monthly income of more than
49 twice the amount of the monthly rent in order to qualify as a tenant."

50 **SECTION 3.**

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