

The Senate Committee on Public Safety offered the following substitute to SB 570:

A BILL TO BE ENTITLED
AN ACT

1 To amend Article 1 of Chapter 21 of Title 43 of the Official Code of Georgia Annotated,
2 relating to rights, duties, and liabilities of innkeepers, so as to provide for a required human
3 trafficking training program for inns and short-term rental properties; to provide for
4 definitions; to provide for training policies and procedures; to provide for the retention of
5 certain records; to provide for limitations; to provide for penalties; to provide an effective
6 date; to provide a short title; to provide for related matters; to repeal conflicting laws; and for
7 other purposes.

8 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

9 **SECTION 1.**

10 This Act shall be known and may be cited as the "Georgia Human Trafficking Prevention
11 Training Act."

12 **SECTION 2.**

13 Article 1 of Chapter 21 of Title 43 of the Official Code of Georgia Annotated, relating to
14 rights, duties, and liabilities of innkeepers, is amended by adding a new Code section to read
15 as follows:

16 "43-21-16.

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

18 (1) 'Hosting platform' means an electronic platform used by a rental operator to advertise
19 or facilitate the rental of a short-term rental property.

20 (2) 'Human trafficking' means an offense provided for in Code Section 16-5-46. Such
21 term shall include the use of force, fraud, or coercion to obtain some type of labor or
22 commercial sex act as defined in 22 U.S.C. Section 7102.

23 (3) 'Human trafficking awareness training' means a course developed or approved by the
24 Criminal Justice Coordinating Council, in consultation with the Georgia Hotel and
25 Lodging Association, and representatives of short-term rental hosting platforms.

26 (4) 'Short-term rental property' means a residential unit used or offered for tourist or
27 transient use through a hosting platform.

28 (b)(1) All on-site employees of an inn and every operator of a short-term rental property
29 in this state shall be required to receive annual human trafficking awareness training
30 within 60 days of employment and on an annual basis thereafter, with the training being
31 completed by December 31 during the first full year of employment.

32 (2) The training requirements under subsection (c) of this Code section shall not apply
33 to an inn employee who has completed human trafficking awareness training that meets
34 the criteria set forth in this Code section within the 12 month period prior to July 1, 2026,
35 and provides a record of completion to the owner, operator, or manager of the inn.

36 (c) The Criminal Justice Coordination Council in consultation with the Georgia Hotel and
37 Lodging Association, and representatives of short-term rental hosting platforms shall
38 develop human trafficking awareness training or identify existing training courses that
39 includes, but is not limited to, the following:

40 (1) The definition of human trafficking and commercial exploitation of children;

41 (2) Guidance on how to identify individuals at risk for human trafficking;

- 42 (3) Guidance on how to identify the signs of human trafficking and individuals
43 potentially engaged in the act of human trafficking;
- 44 (4) The differences between labor and sex trafficking as such terms relate to the inn
45 industry;
- 46 (5) Guidance on the role of hospitality employees in reporting and responding to this
47 issue; and
- 48 (6) The contact information for the National Human Trafficking Hotline, the Statewide
49 Georgia Hotline for Domestic Minor Trafficking, 866-END-HTGA, or a local law
50 enforcement agency.
- 51 (d) Every owner, operator, or manager of an inn or short-term rental property in this state
52 shall implement procedures and adopt policies for the reporting of suspected human
53 trafficking to the National Human Trafficking Hotline, the Statewide Georgia Hotline for
54 Domestic Minor Trafficking, 866-END-HTGA, or a local law enforcement agency.
- 55 (e) Every owner, operator, or manager of a short-term rental property in this state shall
56 comply with the posting requirements in Code Section 16-5-47.
- 57 (f) Any person who operates an inn or short-term rental property in this state shall
58 maintain records of employee training acknowledgments. Such records shall be retained
59 by the inn or short-term rental property for the period during which the employee is
60 employed by such inn or short-term rental property and for three years after such
61 employment ends. An inn or short-term rental property shall provide records to the
62 applicable agency within a reasonable amount of time, but no later than ten business days,
63 after such request is made in writing by such agency.
- 64 (g) Nothing in this Code section shall be construed as creating a private cause of action
65 against an inn or short-term rental property, or its employees, for any act or omission
66 arising out of the requirements of this Code section or in any way limiting or impairing the
67 rights or remedies which are otherwise available to a victim of human trafficking under any
68 other law.

69 (h) The department may impose against any owner, operator, or manager who willfully
70 and knowingly violates the requirements of this Code section an administrative penalty of:

71 (1) For a first violation, \$500.00;

72 (2) For a second violation, \$1,000.00; and

73 (3) For a third or subsequent violation, \$2,000.00.

74 The proceeds of administrative penalties assessed under this subsection shall be remitted
75 to the general fund of the state treasury."

76 **SECTION 3.**

77 This Act shall become effective on July 1, 2026.

78 **SECTION 4.**

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