

ADOPTED

Senators Halpern of the 39th, Still of the 48th, Jones II of the 22nd, and Jackson of the 41st offered the following amendment #2:

1 *Amend the Senate Committee on Public Safety substitute to HB 61 (LC 63 0073S) by*
2 *inserting "to provide for construction;" after "an affidavit;" on line 7.*

3 *By inserting "to prohibit public access to court records of dispossessory proceedings under*
4 *certain conditions;" after "so as" on line 8.*

5 *By replacing lines 107 and 108 with the following:*

6 comply with such contract; provided, however, that the contract shall include a provision
7 that an innkeeper shall not require a guest who stays for more than 90 consecutive days to
8 vacate such guest's room or the premises as set forth in subsection (b) of this Code section
9 until at least ten days, excluding legal holidays, after such innkeeper has served the guest
10 with written notice to vacate the room and premises. Such notice shall state the date by
11 which such guest is required to vacate and shall be posted conspicuously in a sealed
12 envelope on the door of the guest's assigned room and shall also be delivered by another
13 reasonable method to such guest or representative of such guest, including, but not limited
14 to, hand delivery, email, text message, mail, or placement under the door of the guest's
15 assigned room. Upon the expiration of the contracted time period and any applicable grace
16 At the expiration of such time period, the

17 *By replacing line 120 with the following:*

18 (b)(1) Upon the expiration of the contracted time period and any applicable grace period
19 set forth in the written contract, an

20 *By replacing line 124 with the following:*

21 (2) If a guest refuses to vacate upon the expiration of the contracted time period and any
22 applicable grace period and

23 *By replacing line 140 with the following:*

24 removal of a guest pursuant to this Code or any other provision of law.

25 (d) Nothing in this Code section shall be construed to prohibit the innkeeper and guest
26 from agreeing to an alternative remedy in lieu of removal from the property upon the
27 expiration of a written contract under this Code section."

28 *By replacing line 142 with the following:*

29 Title 44 of the Official Code of Georgia Annotated, relating to property, is amended in Code
30 Section 44-7-50, relating to demand for possession, procedure upon a tenant's refusal, and
31 notice to vacate or pay, by adding a new subsection to read as follows:

32 "(e) A court of competent jurisdiction shall order all records of the court relating to a
33 dispossessory proceeding to be made unavailable to the public when the tenant has
34 prevailed in the proceeding, has met all the conditions of a settlement agreement, or three
35 years have lapsed since the resolution of the dispossessory action."

36 **SECTION 7.**

37 Said title is further amended in Code

38 *By redesignating Sections 7, 8, and 9 as Sections 8, 9, and 10, respectively.*