

House Bill 138

By: Representatives Mainor of the 56th, Mallow of the 163rd, and Thomas of the 65th

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 provide that certain landlords shall provide
3 certain notices to existing and prospective tenants with regard to certain crimes occurring on
4 the premises being leased; to provide for sanctions; to provide for related matters; to repeal
5 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 "44-7-4.1.

11 (a) The landlord or manager of any apartment building or complex that is being leased for
12 residential purposes and that consists of ten or more rental units shall obtain every six
13 months from the law enforcement agencies serving the area where the apartment building
14 or complex is located a summary or listing of all crimes involving the commission or
15 attempted commission of murder, assault, battery, aggravated assault, aggravated battery,
16 rape, peeping tom, gang related crimes, burglary, theft, or felony drug crimes which were

17 reported to or investigated by such law enforcement agencies that occurred on or in such
18 property constituting such apartment building or complex and notify all of the residents of
19 such apartment building or complex every six months of such crimes for the immediately
20 preceding six-month period. The landlord or manager shall maintain records regarding
21 such information and notifications for a period of two years.

22 (b) The landlord or manager of any apartment building or complex that is being leased for
23 residential purposes and that consists of ten or more rental units shall provide to
24 prospective tenants information on all crimes involving the commission or attempted
25 commission of murder, assault, battery, aggravated assault, aggravated battery, rape,
26 peeping tom, gang related crimes, burglary, theft, or felony drug crimes which were
27 reported to or investigated by law enforcement agencies serving the area where such
28 apartment building or complex is located that occurred on or in such property constituting
29 such apartment building or complex for the immediately preceding one-year period. The
30 landlord or manager may fulfill this duty by providing copies to prospective tenants of the
31 immediately preceding two reports provided to tenants under subsection (a) of this Code
32 section.

33 (c) Failure to provide the notices required by subsection (a) or (b) of this Code section
34 shall be deemed an unlawful practice in renting dwellings under Article 4 of Chapter 3 of
35 Title 8, regarding fair housing."

36 **SECTION 2.**

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