

House Bill 420

By: Representatives Roberts of the 52<sup>nd</sup>, Frye of the 122<sup>nd</sup>, Beverly of the 143<sup>rd</sup>, and Mitchell of the 88<sup>th</sup>

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 conditioned air is a utility a  
3 landlord cannot knowingly and willfully suspend; to provide for related matters; to repeal  
4 conflicting laws; and for other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 **SECTION 1.**

7 Article 1 of Chapter 7 of Title 44 of the Official Code of Georgia Annotated, relating to  
8 landlord and tenant in general, is amended by revising Code Section 44-7-14.1, relating to  
9 landlord's duties as to utilities, as follows:

10 "44-7-14.1.

11 (a) As used in this Code section, the term 'utilities' means conditioned air, heat, light, and  
12 water service.

13 (b) It shall be unlawful for any landlord knowingly and willfully to suspend the furnishing  
14 of utilities to a tenant until after the final disposition of any dispossession proceeding by  
15 the landlord against such tenant.

16 (c) Any person who violates subsection (b) of this Code section shall, upon conviction, be  
17 assessed a fine not to exceed \$500.00."

18 **SECTION 2.**

19 All laws and parts of laws in conflict with this Act are repealed.