

House Bill 965

By: Representatives Mainor of the 56th, Jackson of the 128th, Thomas of the 65th, Jones of the 53rd, and Mallow of the 163rd

A BILL TO BE ENTITLED
AN ACT

1 To amend Part 2 of Article 15 of Chapter 1 of Title 10 and Article 1 of Chapter 7 of Title 44
2 of the Official Code of Georgia Annotated, relating to the Fair Business Practices Act and
3 landlord and tenant in general, respectively, so as to provide that certain landlords shall
4 provide certain notices to existing and prospective tenants with regard to certain crimes
5 occurring on the premises being leased; to provide for an additional declared unlawful act
6 relative to landlord and tenant transactions; to provide a definition; to provide for sanctions;
7 to provide for related matters; to repeal conflicting laws; and for other purposes.

8 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

9 **SECTION 1.**

10 Part 2 of Article 15 of Chapter 1 of Title 10 of the Official Code of Georgia Annotated,
11 relating to the Fair Business Practices Act, is amended in Code Section 10-1-393, relating
12 to unfair or deceptive practices in consumer transactions unlawful and examples, by adding
13 a new paragraph to subsection (b) to read as follows:

14 "(20.1) Failure to comply with the provisions of Code Section 44-7-4.1;"

SECTION 2.

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

"44-7-4.1.

(a) As used in this Code section, the term 'apartment complex' means a group of buildings that contain apartments situated in a single location that are all managed by a single entity.

(b) On and after January 1, 2023, the landlord or manager of any apartment building or apartment complex that is being leased for residential purposes and that consists of 50 or more rental units shall every six months obtain from the law enforcement agencies serving the area where the apartment building or apartment complex is located a summary or listing of all crimes involving the commission or attempted commission of murder, assault, battery, aggravated assault, aggravated battery, rape, peeping tom, gang related crimes, burglary, theft, or felony drug crimes which were reported to or investigated by such law enforcement agencies that occurred on or in such property constituting such apartment building or apartment complex and shall notify all of the residents of such apartment building or apartment complex every six months of such crimes for the immediately preceding six-month period. The landlord or manager shall maintain records regarding such information and notifications for a period of two consecutive six-month periods or increments.

(c) On and after January 1, 2023, the landlord or manager of any apartment building or apartment complex that is being leased for residential purposes and that consists of 50 or more rental units shall provide to prospective tenants information on all crimes involving the commission or attempted commission of murder, assault, battery, aggravated assault, aggravated battery, rape, peeping tom, gang related crimes, burglary, theft, or felony drug crimes which were reported to or investigated by law enforcement agencies serving the area where such apartment building or apartment complex is located that occurred on or in such property constituting such apartment building or apartment complex for the

42 immediately preceding two consecutive six-month periods or increments. The landlord or
43 manager may fulfill this duty by providing copies to prospective tenants of the immediately
44 preceding two reports provided to tenants under subsection (b) of this Code section.
45 (d) The landlord or manager of any apartment building or apartment complex that is being
46 leased for residential purposes and that consists of 50 or more rental units shall have a
47 grace period until July 1, 2023, to bring all apartment buildings and apartment complexes
48 which are being leased on January 1, 2023, into compliance with this Code section."

49 **SECTION 3.**

50 This Act shall become effective upon its approval by the Governor or upon its becoming law
51 without such approval.

52 **SECTION 4.**

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