

House Bill 534

By: Representatives Gilliard of the 162nd, Bruce of the 61st, Beverly of the 143rd, and Williams of the 168th

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 generally, so as to repeal Code Section 44-7-19, relating to
3 restrictions on rent regulation by local governments; to require landlords to provide at
4 least 60 days' notice to terminate certain tenancies; to provide for a short title; to provide for
5 related matters; to repeal conflicting laws; and for other purposes.

6 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

7 **SECTION 1.**

8 This Act shall be known and may be cited as the "Tenant Protection Act."

9 **SECTION 2.**

10 Article 1 of Chapter 7 of Title 44 of the Official Code of Georgia Annotated, relating to
11 landlord and tenant generally, is amended by repealing Code Section 44-7-19, relating to
12 restrictions on rent regulation by local governments, in its entirety and designating said Code
13 section as reserved.

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14 **SECTION 3.**

15 Said article is further amended by adding a new Code section to read as follows:

16 "44-7-25.

17 Except when a tenant fails to pay the rent when it becomes due or otherwise violates the
18 terms of a rental agreement, a landlord may only terminate a fixed term residential tenancy
19 before the expiration of such tenancy if the landlord gives the tenant at least 60 days' notice
20 prior to the termination."

21 **SECTION 4.**

22 All laws and parts of laws in conflict with this Act are repealed.