

House Bill 1210

By: Representatives Lim of the 98th, Crowe of the 118th, Wilkerson of the 38th, Mainor of the 56th, and Frye of the 122nd

A BILL TO BE ENTITLED
AN ACT

1 To amend Article 1 of Chapter 8 of Title 50 of the Official Code of Georgia Annotated,
2 relating to general provisions of the Department of Community Affairs, so as to authorize
3 the creation of a data base to make certain information available about multifamily
4 complexes; to provide a definition; to provide for a purpose; to provide for the information
5 the data base shall contain; to provide for public access to the data base; to provide for the
6 promulgation of rules for the development, management, and maintenance of the data base;
7 to prohibit the department from posting information on the data base that is not voluntarily
8 provided; to provide for related matters; to repeal conflicting laws; and for other purposes.

9 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

10 **SECTION 1.**

11 Article 1 of Chapter 8 of Title 50 of the Official Code of Georgia Annotated, relating to
12 general provisions of the Department of Community Affairs, is amended by adding a new
13 Code section to read as follows:

14 "50-8-19.

15 (a) As used in this Code section, the term 'multifamily residential housing' or 'multifamily
16 complex' means any building, structure, or portion thereof which is designed or intended
17 for occupancy for residential use and that consists of ten or more units.

18 (b) Subject to funds as may be appropriated by the General Assembly or otherwise
19 available for such purpose, the department shall be authorized to develop, manage, and
20 maintain a state-wide multifamily residential housing data base, to be known as the
21 Georgia Multifamily Complex Data Base. The purpose of the data base shall be to make
22 available certain information regarding multifamily complexes in an effort to connect all
23 segments of the population of this state to options for decent, safe, and affordable housing.
24 Such data base may be developed by contract, cooperative agreement, or otherwise and
25 shall be managed and maintained by the department.

26 (c) The data base shall be limited to:

27 (1) Information voluntarily provided by a multifamily complex, including, but not
28 limited to, the current availability of rental units, the average monthly rent, renter
29 qualification criteria, whether housing vouchers are accepted, standard lease terms,
30 amenities located on the property, and information about the surrounding area;

31 (2) Current ownership information voluntarily provided by a multifamily complex,
32 including but not limited to:

33 (A) The name of the corporation and the state or country under whose law it is
34 incorporated;

35 (B) The street address and county of its registered office and the name of its registered
36 agent at that office in this state;

37 (C) The mailing address of its principal office; and

38 (D) The names and respective addresses of its chief executive officer, chief financial
39 officer, and secretary, or individuals holding similar positions; and

40 (3) Any other information voluntarily submitted by a multifamily complex that would
41 assist individuals and families in locating suitable housing based on their individual
42 needs.

43 (d) The department shall publish and maintain the data base on its principal website. The
44 data base shall be accessible and searchable by the public.

45 (e) The department shall be authorized to promulgate rules to further establish guidelines
46 for the development, management, and maintenance of the data base. The department shall
47 not include any information as part of the data base that is not provided voluntarily by the
48 owner or manager of a multifamily complex. This restriction includes, but is not limited
49 to, information that may be available in the public domain or as part of the public record."

50 **SECTION 2.**

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