

Senate Bill 540

By: Senators Merritt of the 9th, Mallow of the 2nd, Esteves of the 6th, Orrock of the 36th and Butler of the 55th

A BILL TO BE ENTITLED
AN ACT

1 To amend Code Section 8-3-202 and Article 1 of Chapter 7 of Title 44 of the Official Code
2 of Georgia Annotated, relating to unlawful practices in selling or renting dwellings and
3 exceptions, and landlord and tenant in general, respectively, so as to require landlords or
4 managers for certain apartment buildings or complexes to provide services when certain
5 crimes have been reported or investigated on the property; to provide for an additional
6 declared unlawful act relative to fair housing; to provide for a short title; to provide for
7 related matters; to repeal conflicting laws; and for other purposes.

8 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

9 **SECTION 1.**

10 This Act shall be known and may be cited as "The Community Services in Multifamily
11 Housing Act."

12 **SECTION 2.**

13 Code Section 8-3-202 of the Official Code of Georgia Annotated, relating to unlawful
14 practices in selling or renting dwellings and exceptions, is amended by deleting "or" at the

15 end of subparagraph (a)(7)(D), by replacing the period at the end of paragraph (8) of
16 subsection (a) with "; or", and by adding a new paragraph to read as follows:

17 "(9) To violate the provisions of Code Section 44-7-4.1."

18 **SECTION 3.**

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

21 "44-7-4.1.

22 (a) The landlord or manager of any apartment building or complex that consists of 100 or
23 more residential rental units where, in the preceding 24 months, crimes involving the
24 commission or attempted commission of murder, assault, battery, aggravated assault,
25 aggravated battery, rape, peeping Tom, gang related crimes, burglary, theft, or felony drug
26 crimes occurred on or in the property constituting such apartment building or complex were
27 reported to or investigated by law enforcement agencies serving the area where the
28 apartment building or apartment complex is located shall contract to provide wraparound
29 services directly to residents. Such services shall include, but not be limited to,
30 after-school education services, mentorship services, vocation services, and medical and
31 counseling services.

32 (b) Failure to contract as required by subsection (a) of this Code section shall be deemed
33 an unlawful practice in renting dwellings under Article 4 of Chapter 3 of Title 8, relating
34 to fair housing."

35 **SECTION 4.**

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