

Georgia

Landlord-Tenant Compliance Guide

Generated: October 01, 2026 • Verified as of: October 01, 2026
enCompliance.com

■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Georgia. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 113 compliance requirements across 17 categories

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1. CORE LEASE REQUIREMENTS

- 1. Lease Formation & Disclosures (O.C.G.A. § 44-7-3)
■ Legal Reference: [O.C.G.A. § 44-7-3](#) (click to view statute)
- 2. Written Lease Requirements (O.C.G.A. § 44-7-2)
■ Legal Reference: [O.C.G.A. § 44-7-2](#) (click to view statute)
- 3. Lease Language Requirements (O.C.G.A. § 44-7-3)
■ Legal Reference: [O.C.G.A. § 44-7-3](#) (click to view statute)
- 4. Lease Addendums (Various O.C.G.A. § 44-7 sections)
■ Legal Reference: [Various O.C.G.A. § 44-7 sections](#) (click to view statute)
- 5. Lease Renewal (O.C.G.A. § 44-7-6, § 44-7-7)
■ Legal Reference: [O.C.G.A. § 44-7-6, § 44-7-7](#) (click to view statute)
- 6. Lease Termination (O.C.G.A. § 44-7-6, § 44-7-7)
■ Legal Reference: [O.C.G.A. § 44-7-6, § 44-7-7](#) (click to view statute)
- 7. Early Termination (O.C.G.A. § 44-7-22, § 44-7-27)
■ Legal Reference: [O.C.G.A. § 44-7-22, § 44-7-27](#) (click to view statute)

2. DISCLOSURES

- 1. Lead-Based Paint Disclosure (Federal law - 42 U.S.C. § 4852d)
■ Legal Reference: [Federal law - 42 U.S.C. § 4852d](#) (click to view statute)
- 2. Flood Disclosure (O.C.G.A. § 44-7-20)
■ Legal Reference: [O.C.G.A. § 44-7-20](#) (click to view statute)
- 3. Mold Disclosure (No specific Georgia statute)
■ Legal Reference: *No specific Georgia statute*
- 4. Methamphetamine Contamination (No specific Georgia statute)

■ *Legal Reference: No specific Georgia statute*

● **5. Bed Bugs (No specific Georgia statute)**

■ *Legal Reference: No specific Georgia statute*

● **6. Property Owner/Manager Information (O.C.G.A. § 44-7-3)**

■ *Legal Reference: [O.C.G.A. § 44-7-3](#) (click to view statute)*

● **7. Shared Utility Arrangements (No specific statute; disclosure recommended)**

■ *Legal Reference: No specific statute; disclosure recommended*

● **8. Homeowners Association (HOA) Rules (No specific statute)**

■ *Legal Reference: No specific statute*

● **9. Pest Control Responsibility (No specific statute; addressed in lease)**

■ *Legal Reference: No specific statute; addressed in lease*

● **10. Property Defects (O.C.G.A. § 44-7-14)**

■ *Legal Reference: [O.C.G.A. § 44-7-14](#) (click to view statute)*

3. ENTRY & ACCESS

● **1. Landlord Right of Entry (O.C.G.A. § 44-7-13)**

■ *Legal Reference: [O.C.G.A. § 44-7-13](#) (click to view statute)*

● **2. Entry Notice Requirements (No specific statute; based on lease terms)**

■ *Legal Reference: No specific statute; based on lease terms*

● **3. Emergency Entry (General landlord-tenant principles)**

■ *Legal Reference: General landlord-tenant principles*

● **4. Tenant Refusal of Entry (Lease agreement provisions)**

■ *Legal Reference: Lease agreement provisions*

● **5. Lockout Prohibited (O.C.G.A. § 44-7-13, common law)**

■ *Legal Reference: [O.C.G.A. § 44-7-13, common law](#) (click to view statute)*

4. EVICTION PROCEDURES

- 1. Grounds for Eviction (O.C.G.A. § 44-7-50, § 44-7-52)

■ Legal Reference: [O.C.G.A. § 44-7-50, § 44-7-52](#) (click to view statute)

- 2. Eviction Notice Requirements (NEW) (O.C.G.A. § 44-7-50 (Amended July 1, 2024 - HB 404))

■ Legal Reference: [O.C.G.A. § 44-7-50 \(Amended July 1, 2024 - HB 404\)](#) (click to view statute)

- 3. Dispossessory Proceeding Process (O.C.G.A. § 44-7-50 through § 44-7-56)

■ Legal Reference: [O.C.G.A. § 44-7-50 through § 44-7-56](#) (click to view statute)

- 4. Tenant Defenses to Eviction (O.C.G.A. § 44-7-52, § 44-7-24)

■ Legal Reference: [O.C.G.A. § 44-7-52, § 44-7-24](#) (click to view statute)

- 5. Writ of Possession (O.C.G.A. § 44-7-55)

■ Legal Reference: [O.C.G.A. § 44-7-55](#) (click to view statute)

- 6. Tenant Personal Property After Eviction (O.C.G.A. § 44-7-55)

■ Legal Reference: [O.C.G.A. § 44-7-55](#) (click to view statute)

- 7. Self-Help Eviction Prohibited (O.C.G.A. § 44-7-13, common law)

■ Legal Reference: [O.C.G.A. § 44-7-13, common law](#) (click to view statute)

- 8. Eviction Timeline (O.C.G.A. § 44-7-50 through § 44-7-56)

■ Legal Reference: [O.C.G.A. § 44-7-50 through § 44-7-56](#) (click to view statute)

5. FAIR HOUSING & DISCRIMINATION

- 1. Federal Fair Housing Act (Federal law - 42 U.S.C. § 3601 et seq.)

■ Legal Reference: [Federal law - 42 U.S.C. § 3601 et seq.](#) (click to view statute)

- 2. Georgia Fair Housing Law (O.C.G.A. § 8-3-200 through § 8-3-223)

■ Legal Reference: [O.C.G.A. § 8-3-200 through § 8-3-223](#) (click to view statute)

- 3. Reasonable Accommodations (Federal Fair Housing Act, O.C.G.A. § 8-3-200)

■ Legal Reference: [Federal Fair Housing Act, O.C.G.A. § 8-3-200](#) (click to view statute)

- 4. Service Animals & ESAs (Federal Fair Housing Act, O.C.G.A. § 8-3-200)

■ Legal Reference: [Federal Fair Housing Act, O.C.G.A. § 8-3-200](#) (click to view statute)

- 5. Familial Status (Federal Fair Housing Act, O.C.G.A. § 8-3-200)
■ *Legal Reference:* [Federal Fair Housing Act, O.C.G.A. § 8-3-200](#) (click to view statute)
- 6. Source of Income Discrimination (No specific Georgia statute (some local ordinances))
■ *Legal Reference:* [No specific Georgia statute \(some local ordinances\)](#) (click to view statute)
- 7. Criminal History Screening (HUD guidance, no specific Georgia statute)
■ *Legal Reference:* [HUD guidance, no specific Georgia statute](#) (click to view statute)
- 8. Advertising Compliance (Federal Fair Housing Act, O.C.G.A. § 8-3-200)
■ *Legal Reference:* [Federal Fair Housing Act, O.C.G.A. § 8-3-200](#) (click to view statute)
- 9. Reasonable Modifications (Federal Fair Housing Act, O.C.G.A. § 8-3-200)
■ *Legal Reference:* [Federal Fair Housing Act, O.C.G.A. § 8-3-200](#) (click to view statute)

6. FINANCIAL TERMS

- 1. Rent Amount & Payment (O.C.G.A. § 44-7-2)
■ *Legal Reference:* [O.C.G.A. § 44-7-2](#) (click to view statute)
- 2. Rent Increases (No specific statute; general contract law)
■ *Legal Reference:* [No specific statute; general contract law](#) (click to view statute)
- 3. Late Fees (No specific statute; general contract law)
■ *Legal Reference:* [No specific statute; general contract law](#) (click to view statute)
- 4. NSF/Bounced Check Fees (O.C.G.A. § 16-9-20)
■ *Legal Reference:* [O.C.G.A. § 16-9-20](#) (click to view statute)
- 5. Application Fees (No specific statute)
■ *Legal Reference:* [No specific statute](#)
- 6. Move-In Fees (No specific statute)
■ *Legal Reference:* [No specific statute](#)
- 7. Pet Fees & Deposits (O.C.G.A. § 44-7-30.1 (part of security deposit cap))
■ *Legal Reference:* [O.C.G.A. § 44-7-30.1 \(part of security deposit cap\)](#) (click to view statute)
- 8. Utilities (O.C.G.A. § 44-7-13, § 44-7-14)

■ *Legal Reference:* [O.C.G.A. § 44-7-13, § 44-7-14](#) (click to view statute)

7. HABITABILITY & REPAIRS

● **1. Warranty of Habitability (NEW)** (O.C.G.A. § 44-7-13, § 44-7-30.1 (HB 404 - Effective July 1, 2024))

■ *Legal Reference:* [O.C.G.A. § 44-7-13, § 44-7-30.1 \(HB 404 - Effective July 1, 2024\)](#) (click to view statute)

● **2. Landlord Repair Duties** (O.C.G.A. § 44-7-13)

■ *Legal Reference:* [O.C.G.A. § 44-7-13](#) (click to view statute)

● **3. Tenant Repair Notification** (O.C.G.A. § 44-7-13)

■ *Legal Reference:* [O.C.G.A. § 44-7-13](#) (click to view statute)

● **4. Tenant Repair Remedies** (O.C.G.A. § 44-7-13, § 44-7-14)

■ *Legal Reference:* [O.C.G.A. § 44-7-13, § 44-7-14](#) (click to view statute)

● **5. Tenant Repair Responsibilities** (O.C.G.A. § 44-7-11)

■ *Legal Reference:* [O.C.G.A. § 44-7-11](#) (click to view statute)

● **6. Emergency Repairs** (O.C.G.A. § 44-7-13)

■ *Legal Reference:* [O.C.G.A. § 44-7-13](#) (click to view statute)

● **7. Landlord Liability for Defects** (O.C.G.A. § 44-7-14)

■ *Legal Reference:* [O.C.G.A. § 44-7-14](#) (click to view statute)

8. LEASE CLAUSES & TERMS

● **1. Lease Duration** (O.C.G.A. § 44-7-2, § 44-7-6)

■ *Legal Reference:* [O.C.G.A. § 44-7-2, § 44-7-6](#) (click to view statute)

● **2. Automatic Renewal Clauses** (No specific statute)

■ *Legal Reference:* *No specific statute*

● **3. Early Termination Clauses** (Lease agreement provisions)

■ *Legal Reference:* *Lease agreement provisions*

● **4. Rent Escalation Clauses** (No specific statute)

■ *Legal Reference: No specific statute*

● **5. Maintenance Responsibility Clauses (O.C.G.A. § 44-7-13 (cannot waive landlord duties))**

■ *Legal Reference: [O.C.G.A. § 44-7-13 \(cannot waive landlord duties\)](#) (click to view statute)*

● **6. Liquidated Damages Clauses (General contract law)**

■ *Legal Reference: General contract law*

● **7. Attorney Fees Clauses (O.C.G.A. § 44-7-3)**

■ *Legal Reference: [O.C.G.A. § 44-7-3](#) (click to view statute)*

9. LOCAL ORDINANCES

● **1. City-Specific Requirements (Various local ordinances)**

■ *Legal Reference: [Various local ordinances](#) (click to view statute)*

● **2. HOA Rules (O.C.G.A. § 44-3-220 et seq. (Georgia Property Owners' Association Act))**

■ *Legal Reference: [O.C.G.A. § 44-3-220 et seq. \(Georgia Property Owners' Association Act\)](#) (click to view statute)*

● **3. Condo Association Rules (O.C.G.A. § 44-3-70 et seq. (Georgia Condominium Act))**

■ *Legal Reference: [O.C.G.A. § 44-3-70 et seq. \(Georgia Condominium Act\)](#) (click to view statute)*

● **4. Zoning Compliance (Local zoning ordinances)**

■ *Legal Reference: [Local zoning ordinances](#) (click to view statute)*

10. PET POLICIES

● **1. Pet Deposits & Fees (O.C.G.A. § 44-7-30.1)**

■ *Legal Reference: [O.C.G.A. § 44-7-30.1](#) (click to view statute)*

● **2. Pet Restrictions (No specific statute)**

■ *Legal Reference: No specific statute*

● **3. Service Animals (Federal ADA and Fair Housing Act)**

■ *Legal Reference: [Federal ADA and Fair Housing Act](#) (click to view statute)*

● **4. Emotional Support Animals (ESAs) (Federal Fair Housing Act)**

■ *Legal Reference: [Federal Fair Housing Act](#) (click to view statute)*

● **5. Pet Damage** (O.C.G.A. § 44-7-34)

■ *Legal Reference:* [O.C.G.A. § 44-7-34 \(click to view statute\)](#)

● **6. Dangerous/Aggressive Animals** (O.C.G.A. § 44-7-11, local ordinances)

■ *Legal Reference:* [O.C.G.A. § 44-7-11, local ordinances \(click to view statute\)](#)

11. PROPERTY MANAGEMENT

● **1. Property Manager Licensing** (O.C.G.A. § 43-40-1 et seq. (Georgia Real Estate License Law))

■ *Legal Reference:* [O.C.G.A. § 43-40-1 et seq. \(Georgia Real Estate License Law\) \(click to view statute\)](#)

● **2. Trust Account Requirements** (Georgia Real Estate Commission Rules 520-1-.08)

■ *Legal Reference:* [Georgia Real Estate Commission Rules 520-1-.08 \(click to view statute\)](#)

● **3. Property Management Agreements** (Best practice, Georgia Real Estate Commission guidance)

■ *Legal Reference:* [Best practice, Georgia Real Estate Commission guidance \(click to view statute\)](#)

● **4. Rent Collection** (O.C.G.A. § 44-7-2, property management agreement)

■ *Legal Reference:* [O.C.G.A. § 44-7-2, property management agreement \(click to view statute\)](#)

● **5. Property Manager Liability** (O.C.G.A. § 43-40-1 et seq., common law)

■ *Legal Reference:* [O.C.G.A. § 43-40-1 et seq., common law \(click to view statute\)](#)

12. PROPERTY TYPES & SPECIAL RULES

● **1. Mobile Homes** (O.C.G.A. § 44-7-1 et seq. generally applies)

■ *Legal Reference:* [O.C.G.A. § 44-7-1 et seq. generally applies \(click to view statute\)](#)

● **2. Subsidized Housing** (Federal HUD regulations, O.C.G.A. § 44-7 generally)

■ *Legal Reference:* [Federal HUD regulations, O.C.G.A. § 44-7 generally \(click to view statute\)](#)

● **3. Student Housing** (O.C.G.A. § 44-7-1 et seq. applies)

■ *Legal Reference:* [O.C.G.A. § 44-7-1 et seq. applies \(click to view statute\)](#)

● **4. Senior Housing (55+)** (Federal Fair Housing Act (55+ exemption), O.C.G.A. § 44-7, § 8-3-200)

■ *Legal Reference:* [Federal Fair Housing Act \(55+ exemption\), O.C.G.A. § 44-7, § 8-3-200](#) (click to view statute)

13. REPORTING & DOCUMENTATION

- **1. Record Retention** (Georgia Real Estate Commission Rules (for licensed managers), IRS requirements)

■ *Legal Reference:* [Georgia Real Estate Commission Rules \(for licensed managers\), IRS requirements](#) (click to view statute)

- **2. Rent Payment Records** (General business practice)

■ *Legal Reference:* [General business practice](#)

- **3. Maintenance Logs** (O.C.G.A. § 44-7-13 (repair duties))

■ *Legal Reference:* [O.C.G.A. § 44-7-13 \(repair duties\)](#) (click to view statute)

- **4. Inspection Reports** (O.C.G.A. § 44-7-33 (move-in/move-out))

■ *Legal Reference:* [O.C.G.A. § 44-7-33 \(move-in/move-out\)](#) (click to view statute)

- **5. Lead Registry** (Federal requirement (42 U.S.C. § 4852d))

■ *Legal Reference:* [Federal requirement \(42 U.S.C. § 4852d\)](#) (click to view statute)

- **6. Bed Bug Registry** (No Georgia requirement)

■ *Legal Reference:* [No Georgia requirement](#)

14. SECURITY DEPOSITS

- **1. Security Deposit Limits** (O.C.G.A. § 44-7-30.1 (NEW - Effective July 1, 2024))

■ *Legal Reference:* [O.C.G.A. § 44-7-30.1 \(NEW - Effective July 1, 2024\)](#) (click to view statute)

- **2. Security Deposit Storage** (O.C.G.A. § 44-7-31, § 44-7-32)

■ *Legal Reference:* [O.C.G.A. § 44-7-31, § 44-7-32](#) (click to view statute)

- **3. Security Deposit Return** (O.C.G.A. § 44-7-34)

■ *Legal Reference:* [O.C.G.A. § 44-7-34](#) (click to view statute)

- **4. Allowable Deductions** (O.C.G.A. § 44-7-34)

■ *Legal Reference:* [O.C.G.A. § 44-7-34](#) (click to view statute)

● **5. Itemization Requirements (O.C.G.A. § 44-7-34)**

■ *Legal Reference: [O.C.G.A. § 44-7-34](#) (click to view statute)*

● **6. Penalties for Wrongful Withholding (O.C.G.A. § 44-7-35)**

■ *Legal Reference: [O.C.G.A. § 44-7-35](#) (click to view statute)*

● **7. Move-In/Move-Out Inspection (O.C.G.A. § 44-7-33)**

■ *Legal Reference: [O.C.G.A. § 44-7-33](#) (click to view statute)*

● **8. Interest on Deposits (None)**

■ *Legal Reference: None*

15. SPECIAL SITUATIONS

● **1. Military Service Members (O.C.G.A. § 44-7-22, Federal SCRA)**

■ *Legal Reference: [O.C.G.A. § 44-7-22, Federal SCRA](#) (click to view statute)*

● **2. Domestic Violence Victims (O.C.G.A. § 44-7-27)**

■ *Legal Reference: [O.C.G.A. § 44-7-27](#) (click to view statute)*

● **3. Death of Tenant (Georgia Probate Code, lease provisions)**

■ *Legal Reference: [Georgia Probate Code, lease provisions](#) (click to view statute)*

● **4. Tenant Abandonment (O.C.G.A. § 44-7-34)**

■ *Legal Reference: [O.C.G.A. § 44-7-34](#) (click to view statute)*

● **5. Foreclosure (Federal Protecting Tenants at Foreclosure Act (PTFA), O.C.G.A. § 44-14-161)**

■ *Legal Reference: [Federal Protecting Tenants at Foreclosure Act \(PTFA\), O.C.G.A. § 44-14-161](#) (click to view statute)*

● **6. Bankruptcy (Landlord or Tenant) (Federal Bankruptcy Code, 11 U.S.C. § 365)**

■ *Legal Reference: [Federal Bankruptcy Code, 11 U.S.C. § 365](#) (click to view statute)*

● **7. Property Condemnation (Georgia eminent domain law, O.C.G.A. § 22-1-1 et seq.)**

■ *Legal Reference: [Georgia eminent domain law, O.C.G.A. § 22-1-1 et seq.](#) (click to view statute)*

● **8. Mold & Environmental Hazards (O.C.G.A. § 44-7-13, § 44-7-30.1 (habitability))**

■ *Legal Reference: [O.C.G.A. § 44-7-13, § 44-7-30.1 \(habitability\)](#) (click to view statute)*

16. SUBLETTING & ASSIGNMENT

- 1. Subletting (O.C.G.A. § 44-7-1, lease agreement provisions)
■ *Legal Reference:* [O.C.G.A. § 44-7-1, lease agreement provisions](#) (click to view statute)
- 2. Assignment of Lease (O.C.G.A. § 44-7-1, lease agreement provisions)
■ *Legal Reference:* [O.C.G.A. § 44-7-1, lease agreement provisions](#) (click to view statute)
- 3. Landlord Consent to Sublet/Assign (Lease agreement provisions)
■ *Legal Reference:* [Lease agreement provisions](#)
- 4. Roommates (Lease agreement provisions)
■ *Legal Reference:* [Lease agreement provisions](#)
- 5. Unauthorized Occupants (Lease agreement provisions)
■ *Legal Reference:* [Lease agreement provisions](#)

17. TENANT PROTECTIONS

- 1. Retaliation Prohibited (O.C.G.A. § 44-7-24 (Effective July 1, 2024 - HB 404))
■ *Legal Reference:* [O.C.G.A. § 44-7-24 \(Effective July 1, 2024 - HB 404\)](#) (click to view statute)
- 2. Security of Tenure (O.C.G.A. § 44-7-1, § 44-7-6)
■ *Legal Reference:* [O.C.G.A. § 44-7-1, § 44-7-6](#) (click to view statute)
- 3. Privacy Rights (Common law and lease provisions)
■ *Legal Reference:* [Common law and lease provisions](#) (click to view statute)
- 4. Right to Organize (O.C.G.A. § 44-7-24 (NEW - Effective July 1, 2024))
■ *Legal Reference:* [O.C.G.A. § 44-7-24 \(NEW - Effective July 1, 2024\)](#) (click to view statute)
- 5. Peaceful Enjoyment (O.C.G.A. § 44-7-1, common law)
■ *Legal Reference:* [O.C.G.A. § 44-7-1, common law](#) (click to view statute)
- 6. Rent Withholding (Limited) (No specific statute; limited by Georgia law)
■ *Legal Reference:* [No specific statute; limited by Georgia law](#)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● 1. City-Specific Requirements (Various local ordinances)

■ *Legal Reference:* [Various local ordinances](#)

● 2. HOA Rules (O.C.G.A. § 44-3-220 et seq. (Georgia Property Owners' Association Act))

■ *Legal Reference:* [O.C.G.A. § 44-3-220 et seq. \(Georgia Property Owners' Association Act\)](#)

● 3. Condo Association Rules (O.C.G.A. § 44-3-70 et seq. (Georgia Condominium Act))

■ *Legal Reference:* [O.C.G.A. § 44-3-70 et seq. \(Georgia Condominium Act\)](#)

● 4. Zoning Compliance (Local zoning ordinances)

■ *Legal Reference:* [Local zoning ordinances](#)

For the most current information, always consult official state sources.

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Document ID: GA-COMP-20261001