

A BILL TO BE ENTITLED
AN ACT

1 To amend Chapter 7 of Title 44 of the Official Code of Georgia Annotated, relating to
2 landlord and tenant, so as to provide for advance notice requirements for landlords to enter
3 residential rental premises, subject to exceptions; to provide for background checks for
4 employees of landlords of residential rental premises; to provide for the storage, issuance,
5 and return of dwelling unit keys; to provide for a short title; to provide for definitions; to
6 provide for an effective date and applicability; to provide for related matters; to repeal
7 conflicting laws; and for other purposes.

8 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

9 **SECTION 1.**

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

12 "44-7-14.2.

13 (a) This Code section shall be known and may be cited as 'Miya's Law.'

14 (b) As used in this Code section, the term:

15 (1) 'Dwelling unit' means any premises owned, operated, or managed by or on behalf of
16 a landlord for which one or more tenants has the right of possession and enjoyment as a

17 residence irrespective of whether such premises is the subject of a current residential
18 rental or lease agreement.

19 (2) 'Dwelling unit key' means any physical or electronic mechanism used to gain access
20 to a dwelling unit, including, without limitation, a combination or access code.

21 (c)(1) Except as provided for in paragraph (2) of this subsection, a landlord shall not
22 enter a dwelling unit without providing notice to the tenant at least 24 hours prior to entry
23 for any purpose, including, but not limited to, inspecting the dwelling unit; making
24 necessary or agreed repairs or improvements; supplying agreed services; or exhibiting the
25 dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers, or
26 contractors. Except as otherwise mutually agreed to by the landlord and tenant, access
27 to the dwelling unit for such purposes shall not occur outside the hours of 8:00 A.M. to
28 8:00 P.M.

29 (2) No tenant shall unreasonably withhold consent to a landlord to enter a dwelling unit
30 as necessary and upon 24 hours prior notice in order to inspect the premises; make
31 necessary or agreed repairs or improvements; supply agreed services; or exhibit the
32 dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers, or
33 contractors.

34 (3) A landlord shall be authorized to enter a dwelling unit when necessary for the limited
35 purposes set forth in paragraph (2) of this subsection under the following circumstances:

36 (A) With the consent of the tenant;

37 (B) In case of emergency solely for the protection or preservation of the dwelling unit;

38 (C) When the tenant unreasonably withholds consent; or

39 (D) If the tenant is absent from the dwelling unit for a period of time greater than
40 one-half the time for periodic rental payments; provided, however, that, if the rent is
41 current and the tenant notifies the landlord of an intended absence, then the landlord
42 may enter only with the consent of the tenant or solely for the protection or preservation
43 of the dwelling unit in the case of an emergency.

44 (4) No landlord shall abuse the right of access nor use it to harass a tenant.

45 (5) Notwithstanding the provisions set forth in Code Section 44-7-2, any provision of
46 any dwelling unit rental or lease agreement entered into or renewed on or after
47 July 1, 2027, that conflicts with any provision of this subsection shall be legally null,
48 void, and unenforceable.

49 (d) Each landlord shall:

50 (1) Maintain a log accounting for the issuance and return of all dwelling unit keys; and

51 (2) Establish policies and procedures for:

52 (A) The issuance and return of all dwelling unit keys; and

53 (B) Regulating the secured storage of, and access to, unissued dwelling unit keys.

54 (e)(1) Each landlord shall require each applicant for employment with the landlord to
55 undergo a background screening as a condition of employment if the position for which
56 the applicant is applying entails access at any time to any dwelling unit.

57 (2) The background screening required under paragraph (1) of this subsection shall be
58 performed by a consumer reporting agency in accordance with the federal Fair Credit
59 Reporting Act and shall include a screening of criminal history records and sexual
60 predator and sexual offender registries of all 50 states and the District of Columbia.

61 (3)(A) A landlord may disqualify a person from employment if the person has been
62 convicted or found guilty of, or entered a plea of guilty or nolo contendere to,
63 regardless of adjudication, a criminal offense involving disregard for the safety of
64 others which, if committed in this state, is a felony or a misdemeanor of a high and
65 aggravated nature or, if committed in another state, would be a felony or a
66 misdemeanor of a high and aggravated nature if committed in this state.

67 (B) A landlord shall disqualify a person from employment if the person has been
68 convicted or found guilty of, or entered a plea of guilty or nolo contendere to,
69 regardless of adjudication, any of the following criminal offenses:

70 (i) Aggravated assault;

- (ii) Aggravated battery;
- (iii) Aggravated child molestation;
- (iv) Aggravated cruelty to animals;
- (v) Aggravated sexual battery;
- (vi) Aggravated sodomy;
- (vii) Armed robbery involving a firearm;
- (viii) Arson in the first degree;
- (ix) Burglary in the first degree;
- (x) Child molestation;
- (xi) Hijacking a motor vehicle in the first or second degree;
- (xii) Home invasion in the first or second degree;
- (xiii) Involuntary manslaughter in the commission of an unlawful act;
- (xiv) Kidnapping;
- (xv) Murder;
- (xvi) Rape;
- (xvii) Robbery;
- (xviii) Sexual exploitation of children; or
- (xix) Voluntary manslaughter.

(f) In addition to any other remedies available at law or in equity, if a landlord of a dwelling unit violates this Code section, any person aggrieved by the violation or a district attorney shall be authorized to bring a civil action in a court of competent jurisdiction against such landlord to seek any or all of the following relief:

- (1) Declaratory and injunctive relief;
- (2) Actual damages;
- (3) Reasonable attorney's fees and costs; and
- (4) Any other legal or equitable relief that the court deems appropriate."

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SECTION 2.

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This Act shall become effective on July 1, 2027, and shall apply to all residential rental or
99 lease agreements that are entered into or renewed on or after July 1, 2027.

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SECTION 3.

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