

# Action Alert

State Edition

## **House Bill 404: Safe at Home Tenant Protection**

Today - ask members of the Georgia Senate Judiciary Committee to vote **DO PASS** when the "Safe at Home Act," [House Bill 404](#), comes before them in committee this **MONDAY**.

### **What Does House Bill 404 Do?**

#### [House Bill 404](#):

- Requires that rental properties are fit for human habitation.
- Includes cooling as a utility that cannot be shut off prior to an eviction action.
- Prohibits landlords from requiring a security deposit that exceeds two months' rent.
- Allows a tenant three business days (following a written notice) to pay owed moneys prior to an eviction proceeding being filed. (This is called a "right to cure.")
- Requires that an eviction notice be posted conspicuously on the property door in a sealed envelope and delivered via any methods agreed to in the rental agreement.

### **Why It Matters:**

- In FY32, 20% of foster care placements cite inadequate housing as a reason for removal of a child from the home.
- The COVID-19 pandemic has increased housing insecurity in Georgia, which directly impacts children.
  - According to the U.S. Census Household Pulse Survey, as of May 2022, approximately 21% of Georgia households with children surveyed reported little to no confidence in their next rent or mortgage payment on time.
- Black students make up a disproportionate amount of Georgia's homeless student population at nearly 52%, followed by White students at almost 30% and Hispanic students at nearly 13%.
- When kids experience housing instability, unsafe homes or homelessness, they struggle with so much more, such as:
  - Asthma
  - Good nutrition and hunger
  - School attendance, learning and high school completion

- Fear and trauma
- [Check out our Homelessness and Children in Georgia](#)

## **What to Say (CALLING WILL WORK BEST!)**

Dear Senator \_\_\_\_\_,

Please vote **DO PASS** on House Bill 404 when the “Safe at Home Act,” House Bill 404, comes before you in committee this **MONDAY**. In 2021, 20% of foster care placements cite inadequate housing as a reason for removal of a child from the home. Children who experience housing instability, unsafe homes, or homelessness often also struggle with asthma; school attendance, learning, and completion; as well as fear and trauma resulting from the insecurity caused by where they are going to sleep at night. This bill ensures that landlords, in various rental agreements, will maintain habitability for tenants, sets a maximum security deposit amount, and sets procedure for breach of contract. Thank you for your thoughtfulness on behalf of Georgia’s children with regards to this bill.

## **Who to Contact**

Members of the Senate Judiciary Committee

Sen. Brian Strickland, Chair	404-463-6598	<a href="mailto:Brian.strickland@senate.ga.gov">Brian.strickland@senate.ga.gov</a>
Sen. Bill Cowsert, Vice Chair	404-463-1366	<a href="mailto:Bill.cowsert@senate.ga.gov">Bill.cowsert@senate.ga.gov</a>
Sen. Mike Hodges, Secretary	404-463-1309	<a href="mailto:Mike.hodges@senate.ga.gov">Mike.hodges@senate.ga.gov</a>
Sen. Steve Gooch (Ex-Officio)	404-656-5039	<a href="mailto:Steve.gooch@senate.ga.gov">Steve.gooch@senate.ga.gov</a>
Sen. Bo Hatchett	404-651-7745	<a href="mailto:Bo.hatchett@senate.ga.gov">Bo.hatchett@senate.ga.gov</a>
Sen. Harold Jones, II	404-656-0036	<a href="mailto:Harold.jones@senate.ga.gov">Harold.jones@senate.ga.gov</a>
Sen. John Kennedy	404-656-6578	<a href="mailto:John.kennedy@senate.ga.gov">John.kennedy@senate.ga.gov</a>
Sen. Elena Parent	404-656-5109	<a href="mailto:Elena.parent@senate.ga.gov">Elena.parent@senate.ga.gov</a>
Sen. Michael “Doc” Rhett	404-656-0054	<a href="mailto:Michael.rhett@senate.ga.gov">Michael.rhett@senate.ga.gov</a>
Sen. Ed Setzler	404-656-0256	<a href="mailto:Ed.setzler@senate.ga.gov">Ed.setzler@senate.ga.gov</a>
Sen. Ben Watson	404-656-7880	<a href="mailto:Ben.watson@senate.ga.gov">Ben.watson@senate.ga.gov</a>