House Bill 404: Safe at Home Act

Call members of the Georgia Senate and ask them to vote **YES** to House Bill 404, the Safe at Home Act, when it comes to the floor for a vote.

**What’s in the Bill**

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 monies 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 FY23, 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% 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 factsheet](http://www.georgiavoices.org/homelessness-and-children-in-georgia-factsheet)