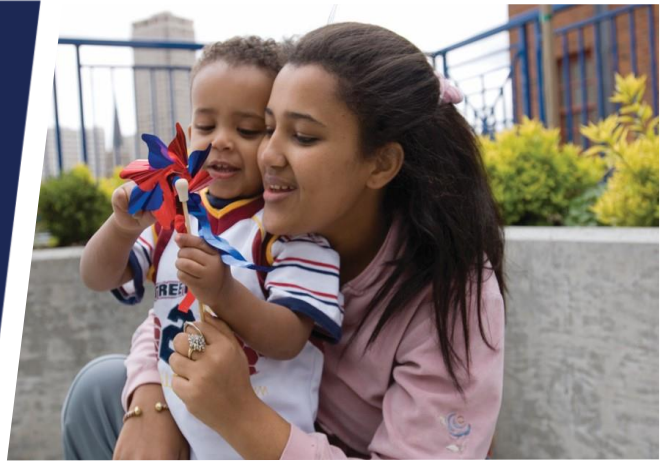




## Enterprise Southeast Supports HB 404 Safe at Home Act



# Support passage of House Bill 404 to keep Georgia families in safe and stable housing

Georgia's eviction rates and eviction filings are among the highest and fastest in the United States. Current Georgia law provides very few protections for tenants who are experiencing unsafe or unhealthy living conditions. Enterprise Southeast supports passage of HB 404 because it would create the following needed tenant protections:

- Requires residential property be “fit for human habitation” so Georgia tenants have some protection from mold, rats, sewage, nonworking utilities, and ceilings that don't keep out the rain;
- Caps security deposits at two months' rent (The industry standard is one month.);
- Requires landlords give tenants written notice and a three-business day right to pay back rent due before the landlord can file for eviction – a “right to cure” period.

Children in the home at any age greatly increase the risk of eviction.

Children under

**5**

are at greatest risk of eviction.

**40**

states already provide a right to cure period, including MS, SC, TN, VA, AL, TX and FL.

Georgia law currently allows for an eviction filing

**immediately**

following a missed payment or lease violation.