

HB 399: What Georgia's New Law Means for Out-of-State Landlords

Are You an Out-of-State Landlord in Georgia? Here's What HB 399 Means for You

If you own rental property in Georgia but live in another state, there's a new law you need to know about-Georgia House Bill 399 (HB 399). This recently passed legislation could impact how you manage your rental property and how responsive you must be to your tenants.

What Is HB 399?

HB 399, also known as the Out-of-State Landlord Accountability Act, was signed into law to ensure rental properties are properly maintained-even when the landlord lives elsewhere.

The bill requires non-resident landlords who own single-family or duplex rental properties in Georgia to designate a registered agent who lives in Georgia. This agent must be able to receive legal notices, respond to tenant complaints, and handle property-related issues on behalf of the owner.

Who Does This Apply To?

This law applies if:

- You do not reside in Georgia, and
- You own and rent out a single-family home or duplex within the state.

Whether you own one property or several, if you're managing from out-of-state, HB 399 applies to you.

Why It Matters

Until now, many tenants have faced frustrating delays when dealing with landlords who live in other states-especially for urgent repairs or maintenance issues. In extreme cases, out-of-state landlords have ignored violations, leaving local governments with little recourse.

HB 399 gives Georgia counties more power to enforce housing codes and hold absentee owners accountable. It also ensures that tenants have a local point of contact when issues arise.

Failing to comply could mean legal action, fines, or enforcement from local code departments.

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How to Stay Compliant - A Quick Checklist

1. Appoint a Georgia-Based Agent

- This person or business must be available to receive legal documents, complaints, and notices.
- Choose someone reliable and responsive-it's not just a formality.

2. Register Your Agent with the County

- File the agent's name and contact information with the county where the property is located.
- Keep the information current to avoid compliance issues.

3. Notify Tenants

- Provide your tenants with the local agent's contact info.
- Include this information in the lease or visibly display it on the premises.

4. Ensure Responsiveness

- Your designated agent should be ready to coordinate maintenance, inspections, or emergency repairs.
- Delays can now result in code violations or tenant complaints to the county.

Need Help Complying?

Designating an agent isn't just about paperwork-it's about protecting your investment and keeping your tenants satisfied.

If you're an out-of-state landlord and don't have a trusted local presence, our team at [Your Company Name] can serve as your Georgia-based liaison. We offer:

- Registered agent services
- Tenant communication support
- Maintenance coordination
- Full-service landlord solutions

Let us help you meet the new legal requirements-while giving you peace of mind that your property and tenants are in good hands.

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Final Thoughts

Georgia's HB 399 is a sign of the times: tenants, communities, and lawmakers are demanding more accountability from property owners-especially those who live out of state. By staying ahead of the curve and following these new requirements, you're not only protecting yourself legally but also building stronger relationships with your tenants and neighbors.

If you're unsure where to start, we're here to guide you through it. Let's make sure your property stays compliant, profitable, and professionally managed.