

Georgia Eviction Process: Notices, Court Steps and Timeline

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/georgia-eviction-process>

Georgia calls an eviction a dispossessory case. The landlord demands possession, files in magistrate court if the tenant stays, and the tenant has a short window to answer. Leases signed or renewed after mid 2024 add a written notice step before filing for unpaid rent.

Key points

- A landlord must give 60 days of notice to end a tenancy at will, such as a month-to-month arrangement, while the tenant gives 30 days.
- Dispossessory cases are usually filed in the magistrate court of the county where the property is located.
- After being served, the tenant has 7 days to answer, orally or in writing.
- For leases entered into or renewed on or after July 1, 2024, a landlord generally must give the tenant written notice to pay or vacate at least 3 business days before filing a dispossessory case for unpaid rent.
- Georgia generally sets no statutory cure period for other lease violations; the landlord demands possession and may file if the tenant refuses.

Georgia at a glance

Rule	Georgia	Law
Notice for unpaid rent	For leases entered into or renewed on or after July 1, 2024, a landlord generally must give the tenant written notice to pay or vacate at least 3 business days before filing a dispossessory case for unpaid rent.	Safe at Home Act (HB 404, 2024)
Notice for a lease violation	Georgia generally sets no statutory cure period for other lease violations; the landlord demands possession and may file if the tenant refuses.	Official Code of Georgia, Title 44 Chapter 7 (dispossessory proceedings)
Ending a tenancy without cause	A landlord must give 60 days of notice to end a tenancy at will, such as a month-to-month arrangement, while the tenant gives 30 days.	O.C.G.A. section 44-7-7
Where the case is filed	Dispossessory cases are usually filed in the magistrate court of the county where the property is located.	O.C.G.A. section 44-7-50

Rule	Georgia	Law
Tenant response time	After being served, the tenant has 7 days to answer, orally or in writing.	O.C.G.A. section 44-7-51
Removal after judgment	If the landlord wins, the court issues a writ of possession, and the tenant generally has 7 days to appeal before the writ is carried out.	Official Code of Georgia, Title 44 Chapter 7 (writ of possession and appeal)
Typical overall timeline	An uncontested case often takes a few weeks from filing to removal, and contested cases or appeals take longer.	Court practice (estimate)

Timeline

Step	Typical time	Rule
Notice period for unpaid rent	Varies	Safe at Home Act (HB 404, 2024)
Notice period for a lease violation	Varies	Official Code of Georgia, Title 44 Chapter 7 (dispossessory proceedings)
Tenant response after the case is served	7 days	O.C.G.A. section 44-7-51
From judgment to removal	7 days	Official Code of Georgia, Title 44 Chapter 7 (writ of possession and appeal)
Whole case, uncontested	A few weeks	Court practice (estimate)

Mistakes to avoid

- Demanding more than the rent actually owed in a notice for unpaid rent, for example by adding late fees or utilities.
- Counting the notice period wrong and filing a day too early.
- Taking partial rent after serving a notice without knowing how it affects the case.
- Keeping no proof of service. Write down who delivered the notice, how and when, and keep a copy.
- Trying to speed things up with a lockout, a utility shutoff or by moving belongings out.

Verify current law

Laws named in this summary:

- Safe at Home Act (HB 404, 2024)
- Official Code of Georgia, Title 44 Chapter 7 (dispossessory proceedings)
- O.C.G.A. section 44-7-7
- O.C.G.A. section 44-7-50
- O.C.G.A. section 44-7-51
- Official Code of Georgia, Title 44 Chapter 7 (writ of possession and appeal)
- Official Code of Georgia, Title 44 Chapter 7

Official sources:

- Georgia General Assembly (legislation and code access): <https://www.legis.ga.gov/>
- Judicial Council of Georgia: Georgia Courts: <https://georgiacourts.gov/>

General information, not legal advice. Check current law and talk to a Georgia attorney before you act. Last reviewed October 29, 2026.