

Georgia Landlord-Tenant Laws: Rights and Duties for Both Sides

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

Georgia landlord and tenant rules sit in Title 44, Chapter 7 of the Official Code of Georgia. The state long had few tenant protections, and recent laws added a retaliation ban in 2019 and habitability and deposit rules in 2024.

Key points

- The landlord must return the deposit, minus lawful deductions, within one month after the tenancy ends and the tenant gives up possession.
- The landlord generally must keep the premises in repair, and since 2024 the home must be fit for human habitation; tenant remedies are largely set by the lease and court decisions.
- A landlord may not retaliate against a tenant who in good faith reported code violations, asked for repairs or joined a tenant group, and a tenant can raise retaliation as a defense and seek damages.

Georgia at a glance

Rule	Georgia	Law
Tenant repair remedies	The landlord generally must keep the premises in repair, and since 2024 the home must be fit for human habitation; tenant remedies are largely set by the lease and court decisions.	Official Code of Georgia, Title 44 Chapter 7 (as amended by HB 404, 2024)
Retaliation protection	A landlord may not retaliate against a tenant who in good faith reported code violations, asked for repairs or joined a tenant group, and a tenant can raise retaliation as a defense and seek damages.	Official Code of Georgia, Title 44 Chapter 7 (retaliation, HB 346 of 2019)
Deadline to return the deposit	The landlord must return the deposit, minus lawful deductions, within one month after the tenancy ends and the tenant gives up possession.	O.C.G.A. section 44-7-34

Mistakes to avoid

- Entering a unit without the notice the lease or the law requires.
- Letting a written repair request sit without a reply or a plan.
- Leaving required disclosures out of the lease packet.

- Applying screening criteria differently from one applicant to the next.
- Raising rent or ending a tenancy soon after a complaint without a documented, unrelated reason.

Verify current law

Laws named in this summary:

- Official Code of Georgia, Title 44 Chapter 7 (as amended by HB 404, 2024)
- Official Code of Georgia, Title 44 Chapter 7 (retaliation, HB 346 of 2019)
- O.C.G.A. section 44-7-34
- Georgia Fair Housing Act and federal Fair Housing Act
- Residential Lead-Based Paint Hazard Reduction Act (42 U.S.C. 4852d)
- Official Code of Georgia, Title 44 Chapter 7 (flooding disclosure)
- Official Code of Georgia, Title 44 Chapter 7 (owner and agent disclosure)
- Safe at Home Act (HB 404, 2024)

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.