



## **CITY COUNCIL SPECIAL CALLED MEETING**

**City Hall Council Chambers  
3725 Park Ave, Doraville, GA 30340  
March 4, 2019  
7:00 PM  
AGENDA**

### **I. CALL TO ORDER**

### **II. ROLL CALL**

Honorable Mayor & City Council  
o Donna Pittman, Mayor  
o Pam Fleming, Council Member, District 1  
o Robert Patrick, Council Member, District 1  
o Joseph Geierman, Council Member, District 2  
o MD A. Naser, Council Member, District 2  
o Shannon R. Hillard, Council Member, District 3, Mayor Pro Tem  
o Stephe Koontz, Council Member, District 3

### **III. PLEDGE OF ALLEGIANCE**

### **IV. APPROVAL OF THE MEETING AGENDA**

### **V. OFFICIAL TO READ THE RULES OF CONDUCT**

### **VI. NEW BUSINESS**

1. Consideration of an ordinance to amend the FY2019 Budget for the purposes of approving the first year SPLOST Capital Budget.

#### **(FIRST READ)**

Presented by Regina V.K. Williams-Gates

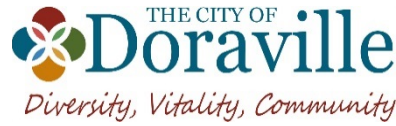
2. Consideration of resolutions stating the City's official position pertaining to specific pending 2019 State Legislation.
  - 6.2.1 Resolution to oppose House Bill 302/Senate Bill 172, preemption of local building design standards.
  - 6.2.2 Resolution to oppose House Bill 242, preemption of local government requirements on massage therapy businesses.
  - 6.2.3 Resolution to support Senate Resolution 66, the Georgia State ratification of the United States Equal Rights Amendment.
  - 6.2.4 Resolution to support House Bill 346 to prohibit retaliation by landlord against a tenant for taking certain action.

Presented by Regina V.K. Williams-Gates, City Manager

**VII. EXECUTIVE SESSION**

1. Pending Litigation.

**VIII. ADJOURNMENT**



**To:** Honorable Mayor and City Council  
**From:** Regina V.K. Williams-Gates, City Manager  
**Date:** March 4, 2019 City Council Special Called Meeting  
**Subject Title:** Approval of the FY2019 SPLOST Capital Budget

### Summary

On June 18, 2018, the City Council adopted the FYE 2019 Operating Budget. Additionally, a Capital Budget is prepared annually which outlines all proposed capital projects for the fiscal budget year. The General Fund Capital Projects Budget is not ready for FY2019 because we are embarking upon the development and adoption of a Five-Year Capital Improvement Plan (CIP). From the first year of the CIP will come the overall FY2019 Capital Projects Budget. In the meantime, since the SPLOST Fund is a distinct and separate activity, and there are time sensitive capital projects, it is recommended that the City Council review and approve the FY2019 SPLOST Capital Project Budget separately.

The enclosed List of FY2019 SPLOST Capital Projects and ordinance reflects the project priorities discussed at the February 9, 2019 City Council Mid-Year Retreat.

### Estimated Project Schedule

Based on the list of SPLOST capital projects, below is the current estimated delivery of each milestone activity included within this budget:

Project Title	Project Description	Milestone Activity	Estimated Delivery
<b>Transportation Projects:</b>			
Oakcliff Phase 1	Refinement and completion of existing work	Design and Construction	Mid-June 2019
Oakcliff Phase 2	Resurfacing, landscaping and some sidewalks	Design	Late June 2019
Winters Chapel Road – Traffic Calming	Traffic calming, improving the intersections at Amwiler and at Chicopee	Design and Temporary Striping	Early May 2019
Citywide Traffic Calming	Including speed humps, radar signs, and passive signs	Ongoing / As Requested	

Relocate Pedestrian Signal at Park Ave and Buford Highway	Relocate pedestrian signal to the north side of intersection to match the crosswalk	Design and Construction	Mid October 2019
New Peachtree Road Pedestrian Improvement	285 to MARTA, just past Flowers Park	Design and Construction	December 2019
Citywide Pavement Management	Resurfacing, micro-sealing and crack sealing	Design and Construction	Late June 2020
Citywide Sidewalk Repair and Replacement	Sidewalk repair and installation / ADA ramps	Design and Construction	Mid July 2020
Citywide Street Striping	Improvements to citywide striping, which is faded and/or non-existent	Ongoing / As Needed	
<b>Public Safety Projects and Related Capital Equipment Projects:</b>			
Replace Mobile Radios	Replace obsolete radios that are not compatible with the new mobile system	Purchase and Configure	Mid May 2019
Replacement Police Vehicles	Vehicle life cycle replacement	Purchase and Configure 2 Vehicles	Mid-June 2019
<b>Repairs to Capital Outlay:</b>			
Extension Service Building/Pan Asian Building Demolition	Demo buildings for temporary open space	Procure	Late June 2019
Citywide Parks Improvements	Brook Park - \$30,000 Chicopee Park Trail - \$5,000 Playground equipment for Autumn and English Oak Parks – \$10,000	Design and Construction	Mid-June 2019
Flowers Park Improvements	Connecting trail to the retention pond and other improvements	Design	Mid October 2019

#### Attachment(s)

1. List of FY2019 SPLOST Capital Projects
2. An Ordinance to provide for an amendment of Section X of the FY2019 Budget for the purpose of approving the FY2019 SPLOST Capital Budget

**STATE OF GEORGIA  
DEKALB COUNTY  
CITY OF DORAVILLE**

**ORDINANCE TO PROVIDE FOR AN AMENDMENT OF SECTION X OF THE FY2019 BUDGET, ITS  
EXECUTION AND EFFECT FOR THE FISCAL YEAR BEGINNING JULY 1, 2018  
AND ENDING JUNE 30, 2019 FOR THE PURPOSE OF APPROVING THE SPLOST CAPITAL BUDGET**

**BE IT ORDAINED** by the Mayor and City Council of the City of Doraville, Georgia:

**Section X. Special Purpose Local Option Sales Tax (SPLOST) Fund.** There is hereby established a Special Purpose Local Option Sales Tax (SPLOST) Fund for the City of Doraville with an appropriation of \$1,179,564.

Revenues for the Special Purpose Local Option Sales Tax (SPLOST) Fund shall be from the following sources:

SPLOST Tax	1,179,564
<b>Total Special Purpose Local Option Sales Tax (SPLOST) Fund Revenue</b>	<b>\$ 1,179,564</b>

The following disbursements are authorized for the fiscal year 2019:

Capital Outlay	1,179,564
<b>Total Special Purpose Local Option Sales Tax (SPLOST) Fund Expenditures</b>	<b>\$ 1,179,564</b>

**SO RATIFIED AND ADOPTED** by the Mayor and City Council of the City of Doraville, Georgia, in regular session assembled this \_\_\_ day of \_\_\_\_\_, 2019.

**CITY OF DORAVILLE, GEORGIA**

\_\_\_\_\_  
**Donna Pittman, Mayor**

\_\_\_\_\_  
First Reading

\_\_\_\_\_  
Second Reading

**APPROVED AS TO FORM:  
CITY ATTORNEY’S OFFICE**

\_\_\_\_\_  
City Attorney’s Office

**ATTEST:  
OFFICE OF THE CITY CLERK**

\_\_\_\_\_  
Raquel D. Gonzalez, City Clerk

Ordinance No. 2019 - \_\_\_\_  
First Read – March 4, 2019  
Second Read –

**STATE OF GEORGIA  
DEKALB COUNTY  
CITY OF DORAVILLE**

**ORDINANCE TO PROVIDE FOR AN AMENDMENT OF SECTION X OF THE FY2019 BUDGET, ITS  
EXECUTION AND EFFECT FOR THE FISCAL YEAR BEGINNING JULY 1, 2018  
AND ENDING JUNE 30, 2019 FOR THE PURPOSE OF APPROVING THE SPLOST CAPITAL BUDGET**

**ORDINANCE NO. 2019 - \_\_\_\_\_**

I, Raquel D. Gonzalez, City Clerk of the City of Doraville, Georgia, certify that the foregoing ordinance was adopted by The Mayor and Council of the City of Doraville, Georgia at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2019.

THE FOREGOING ORDINANCE WAS OFFERED BY COUNCIL MEMBER \_\_\_\_\_, WHO MOVED ITS APPROVAL. THE MOTION WAS SECONDED BY COUNCIL MEMBER \_\_\_\_\_, BEING PUT TO A VOTE, THE RESULTS ARE LISTED AS FOLLOWS:

	<b>YEA/ YES</b>	<b>NAY/ NO</b>
MAYOR DONNA PITTMAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER MD A. NASER	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER SHANNON HILLARD	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER PAM FLEMING	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER ROBERT PATRICK	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER JOSEPH GEIERMAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER STEPHE KOONTZ	<input type="checkbox"/>	<input type="checkbox"/>

THE MAYOR THEREFORE DECLARED ORDINANCE NO. 2019 - \_\_ PASSED AND DULY ADOPTED THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

## FY 2019 SPLOST Project Description Summaries

Project Title	Project Description	FY 2019 Funding
<b>Transportation Projects:</b>		
Oakcliff Phase 1	Refinement and completion of existing work	Total - \$75,000 This phase - <b>\$75,000</b>
Oakcliff Phase 2	Resurfacing, landscaping and some sidewalks	Total - \$300,000 This phase - <b>\$27,000</b>
Winters Chapel Road – Traffic Calming	Traffic calming, improving the intersections at Amwiler and at Chicopee	Total - \$1,300,000 This phase - <b>\$65,000</b>
Citywide Traffic Calming	Including speed humps, radar signs, and passive signs	Total - \$60,000 This phase - <b>\$10,000</b>
Relocate Pedestrian Signal at Park Ave and Buford Highway	Relocate pedestrian signal to the north side of intersection to match the crosswalk	Total - \$50,000 This phase - <b>\$50,000</b>
New Peachtree Road Pedestrian Improvement	285 to MARTA, just past Flowers Park	Total - \$50,000 This phase - <b>\$50,000</b>
Citywide Pavement Management	Resurfacing, micro-sealing and crack sealing	Total - \$2,020,000 This phase - <b>\$346,708</b>
Citywide Sidewalk Repair and Replacement	Sidewalk repair and installation / ADA ramps	Total - \$1,115,800 This phase - <b>\$85,700</b>
Citywide Street Striping	Improvements to citywide striping, which is faded and/or non-existent	Total - \$788,930 This phase - <b>\$105,600</b>
<b>Public Safety Projects and Related Capital Equipment Projects:</b>		
Replace Mobile Radios	Replace obsolete radios that are not compatible with the new mobile system	Total - \$15,000 This phase <b>\$15,000</b>
Replacement Police Vehicles	Vehicle life cycle replacement	Total - \$610,000 This phase - <b>\$135,556</b>
<b>Repairs To Capital Outlay:</b>		
Extension Service Building/Pan Asian Building Demolition	Demo buildings for temporary open space	Total - \$144,000 This phase - <b>\$144,000</b>
Citywide Parks Improvements	Brook Park - \$30,000 Chicopee Park Trail - \$5,000 Playground equipment for Autumn and English Oak Parks – \$10,000	Total - \$45,000 This phase - <b>\$45,000</b>
Flowers Park Improvements	Connecting trail to the retention pond and other improvements	Total - \$250,000 This phase - <b>\$25,000</b>
<b>TOTAL</b>		<b>\$1,179,564</b>



**To** Honorable Mayor and City Council  
**From** Regina V.K. Williams-Gates, City Manager  
**Date** March 1, 2019  
**Subject Title** Resolution to Oppose or Support Proposed State Legislation  
**Cross Reference with Meeting Agenda Item** Agenda Item on the March 4, 2019 Work Session & Special Call Meeting Agenda

### **REQUESTED ACTION**

Mayor and City Council approve a resolution to be sent to the members of the Georgia House of Representatives and the State Senator which represent the City of Doraville, regarding four select proposed legislative actions.

### **ANALYSIS**

As of March 1, the 2019 legislative session of the General Assembly is in Day 25 of the 40-day session. Thursday, March 7, is "Crossover Day," which is the last day a bill can pass one chamber and be eligible for consideration by the other chamber. Currently, the last day of the 2019 Legislative Session is set for Tuesday, April 2.

Before the City Council on Monday, March 4 will be four (4) resolutions regarding certain proposed legislative actions proposed to be enacted by the General Assembly during the 2019 session that Council members have expressed particular interest or concern leading to a request to support or oppose the them. Below is a summary of the four impending legislative actions.

<b>Legislation</b>	<b>Purpose</b>	<b>History</b>	<b>Current Status</b>	<b>Recommended Next Steps</b>
<b>House Bill 242</b>	While this proposed legislation allows for any city/ county to regulate massage therapy businesses it prohibits regulations of distance requirements between massage therapy establishments, that are not also imposed on other healthcare businesses within the local jurisdiction and causes other negative impacts on local control.	HB 242 is bi-partisan.  The impetus for this proposed legislation is unknown.	Passed out of committee by substitute on 2/27/19.	According to GMA, they are "working with the author of the bill."  Council by resolution should convey its position to the City legislative delegation. Staff recommends opposition of the bill, as it relates to limits on the local control, but acknowledges that the proposed additional state regulations on licensure requirements is positive.



Legislation	Purpose	History	Current Status	Recommended Next Steps
<b>House Bill 302/ Senate Bill 172</b>	Prohibits local governments from regulating "Building design elements" in single or double family dwellings, including color, façade style and other non-structural, ornamental, architectural elements.	This genesis of this measure is unknown, but the aim would substantially curtail local government's ability to regulate home facades.	The House version passed out of committee 2/20/19. The Senate version was read/referred to committee on 2/25/19.	This proposed legislation is being opposed by both GMA and ACCG. Council by resolution should convey its position to the City legislative delegation. Staff recommends opposition to the bill.
<b>House Bill 346</b>	Prohibits landlord retaliation on tenants for reporting code violations, utility problem or joins a tenant association.	Although the sponsors are Republicans, it has been speculated that this legislation is likely to garner bi-partisan support.	Read for a 2nd time on 2/20/19.	The GMA is in support of this measure. Council by resolution should convey its position to legislative delegation. Staff recommends support for this bill.
<b>Senate Resolutions 66 and 55</b>	Would ratify a U.S. Constitutional Amendment, stating that "Equality of rights under the law shall not be denied or abridged by the U.S. or any State on account of sex."	This Constitutional Amendment was approved by Congress in the 1970s. Last year Illinois became the 37th state to ratify. 38 are needed. This measure has bi-partisan backing, but opponents fear that ratification could overturn state laws, regulating abortion.	Read/ referred to committee on 2/5/19.	Council's position by resolution should be conveyed to the local legislative delegation. Staff recommends support for this legislative action, but acknowledges if passed, at the federal level there are legal questions to be addressed since the deadline for ratification has technically passed.

## NEXT STEPS

Mayor and City Council is requested to review and discuss the four pending legislative actions and direct what steps it agrees to take. It will be important to designate the spokesperson(s) for the City in the event state legislators, media or others request follow-up comments and/or suggested changes to the current content of any of the legislation.



CITY OF DORAVILLE  
 COUNTY OF DEKALB  
 STATE OF GEORGIA

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAVILLE, GEORGIA OPPOSING HOUSE BILL 302, PREEMPTION OF LOCAL BUILDING DESIGN STANDARDS.**

**WHEREAS**, HB 302 would prohibit local governments from regulating “building design elements” in single or double family dwellings, which could negatively impact economic development efforts and harm competitiveness; and

**WHEREAS**, appropriate local design standards and land use policies create a diverse, stable, profitable and sustainable residential development landscape; and

**WHEREAS**, HB 302 is a bill that would undermine self-determination of citizens to establish community standards as illustrated by the following:

- Municipal and county officials are elected in part to make decisions about the look and feel of their communities, which fosters economic development, preserves the character of communities; and
- Municipalities and counties use design standards to ensure that the property values of surrounding property owners remain protected from incompatible development; and
- HB 302 would severely erode the ability of all 538 Georgia cities and 159 counties to address unique and community-specific quality of life issues.

**WHEREAS**, county and municipal governments use building design standards to protect property values, attract high quality builders, and block incompatible development; and

**WHEREAS**, building design standards assure residents and business owners that their investments will be protected, and that others who come behind them will be equally committed to quality; and

**WHEREAS**, local governments spend a large amount of resources studying, surveying, crafting, and defining their vision and development strategies, and design standards are an integral part of those endeavors to attract residents, businesses, and the much-coveted trained workforce; and

**WHEREAS**, development and redevelopment efforts should reflect the community and its vision while simultaneously creating a sense of place; and

**WHEREAS**, county and municipal government officials are elected to make decisions about the look and feel of their communities, and HB 302 would transfer that power from duly-elected local leaders to outside groups with little to no stake in the future or success of Georgia’s municipalities, including real estate developers and homebuilders; and

**WHEREAS**, building design standards neither discourage nor favor affordable housing, nor prevent the availability of certain housing types, as supporters of HB 302 purport; and

CITY OF DORAVILLE  
 COUNTY OF DEKALB  
 STATE OF GEORGIA

**WHEREAS**, local governments should have the ability to provide more affordable housing options without sacrificing their unique character or threatening economic growth; and

**WHEREAS**, although historic districts are protected in HB 302, which indicates an understanding that standards do in fact make sense, downtown overlays or other similar special zoning districts are not; and

**WHEREAS**, local governments should be empowered to enforce building design standards to make today's thriving downtown tomorrow's historic district; and

**WHEREAS**, by limiting the ability of local governments to enforce building design standards in single or double family dwellings, HB 302 would negatively impact quality-of-life issues, including economic growth and the safety and welfare of Georgia citizens.

**NOW, THEREFORE, BE IT RESOLVED BY THE** Mayor and City Council of the City of Doraville, Georgia, that the this governing body voices its opposition to HB 302, Preemption of Local Building Design Standards.

**BE IT FURTHER RESOLVED** that a copy of this Resolution be delivered to members of the DeKalb County local delegation, and made available for distribution to the public and the press.

**RESOLVED** this 4<sup>th</sup> day of March, 2019.

**CITY OF DORAVILLE, GEORGIA  
 BY:**

\_\_\_\_\_  
 Honorable Donna Pittman, Mayor

**APPROVED AS TO FORM:**

\_\_\_\_\_  
 City's Attorney Office

**ATTEST:**

(seal)

\_\_\_\_\_  
 Raquel D. González, City Clerk

CITY OF DORAVILLE  
COUNTY OF DEKALB  
STATE OF GEORGIA

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF  
DORAVILLE, GEORGIA OPPOSING HOUSE BILL 302, PREEMPTION OF LOCAL  
BUILDING DESIGN STANDARDS.**

I, Raquel D. González, City Clerk of the City of Doraville, Georgia, certify that the foregoing resolution was adopted by The Mayor and Council of the City of Doraville, Georgia at a regular meeting held on the 4<sup>th</sup> day of March, 2019.

THE FOREGOING RESOLUTION WAS OFFERED BY COUNCIL MEMBER [REDACTED] WHO MOVED ITS APPROVAL. THE MOTION WAS SECONDED BY COUNCIL MEMBER [REDACTED], BEING PUT TO A VOTE, THE RESULTS ARE LISTED AS FOLLOWS:

	<b>YEA/ YES</b>	<b>NAY/ NO</b>
MAYOR DONNA PITTMAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER PAM FLEMING	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER ROBERT PATRICK	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER JOSEPH GEIERMAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER MD A. NASER	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER SHANNON HILLARD	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER STEPHE KOONTZ	<input type="checkbox"/>	<input type="checkbox"/>

THE MAYOR THEREFORE DECLARED RESOLUTION NO. 2019 – \_\_\_ PASSED AND DULY ADOPTED 4<sup>th</sup> day of March, 2019.

House Bill 302

By: Representatives Smith of the 133<sup>rd</sup>, Powell of the 32<sup>nd</sup>, Burns of the 159<sup>th</sup>, McCall of the 33<sup>rd</sup>, Frye of the 118<sup>th</sup>, and others

A BILL TO BE ENTITLED  
AN ACT

1 To amend Title 8 and Title 36 of the Official Code of Georgia Annotated, relating to  
2 buildings and housing and local government, respectively, so as to prohibit local  
3 governments from adopting or enforcing ordinances or regulations relating to or regulating  
4 building design elements as applied to one or two-family dwellings; to provide for  
5 definitions; to provide for exceptions; to revise the term "zoning" as it relates to zoning  
6 procedures; to provide for related matters; to repeal conflicting laws; and for other purposes.

7 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

8 **SECTION 1.**

9 Title 8 of the Official Code of Georgia Annotated, relating to buildings and housing, is  
10 amended in Part 1 of Article 1 of Chapter 2, relating to buildings generally, by adding a new  
11 Code section to read as follows:

12 "8-2-5.

13 (a) As used in this Code section, the term:

14 (1) 'Building design element' means, exclusively:

15 (A) Exterior building color;

16 (B) Type or style of exterior cladding material;

17 (C) Style or materials of roof structures or porches;

18 (D) Exterior nonstructural architectural ornamentation;

19 (E) Location or architectural styling of windows and doors, including garage doors;

20 (F) The number and types of rooms;

21 (G) The interior layout of rooms; and

22 (H) Types of foundation structures approved under state minimum standard codes.

23 (2) 'State minimum standard codes' means the following codes:

24 (A) International Building Code (ICC);

25 (B) National Electrical Code (NFPA);

- 26 (C) International Fuel Gas Code (ICC);  
 27 (D) International Mechanical Code (ICC);  
 28 (E) International Plumbing Code (ICC);  
 29 (F) International Residential Code for One- and Two-Family Dwellings (ICC);  
 30 (G) International Energy Conservation Code (ICC);  
 31 (H) International Fire Code (ICC);  
 32 (I) International Existing Building Code (ICC);  
 33 (J) International Property Maintenance Code (ICC); and  
 34 (K) Any other code deemed appropriate by the board for the safety and welfare of  
 35 Georgia's citizens.
- 36 (3) 'Zoning decision' shall have the same meaning as provided in Code Section 36-66-3.  
 37 (4) 'Zoning ordinance' shall have the same meaning as provided in Code Section 36-66-3.
- 38 (b) No county or municipal corporation shall adopt or enforce any ordinance or regulation  
 39 relating to or regulating building design elements as applied to one or two-family dwellings  
 40 except under one or more of the following circumstances:
- 41 (1) The structure is located in an area designated as a historic district pursuant to  
 42 Article 2 of Chapter 10 of Title 44, the 'Georgia Historic Preservation Act';  
 43 (2) The structure is located in an area designated as a historic district on the National  
 44 Register of Historic Places;  
 45 (3) The structure is individually designated as a local, state, or national historic  
 46 landmark;  
 47 (4) The ordinance or regulation is a requirement of applicable state minimum standard  
 48 codes;  
 49 (5) The ordinance or regulation is applied to manufactured homes in a manner consistent  
 50 with Part 2 of Article 2 of this chapter, 'The Uniform Standards Code for Manufactured  
 51 Homes Act,' and applicable federal law; or  
 52 (6) The ordinance or regulation is adopted as a condition of participation in the National  
 53 Flood Insurance Program.
- 54 (c) The provisions of subsection (b) of this Code section shall not be construed to:  
 55 (1) Prohibit or impair the power of a county or municipal corporation to adopt or enforce  
 56 any zoning ordinance or make any zoning decision; or  
 57 (2) Affect the validity or enforceability of private covenants or other contractual  
 58 agreements among property owners relating to building design elements."

59 **SECTION 2.**

60 Title 36 of the Official Code of Georgia Annotated, relating to local government, is amended  
 61 by revising paragraph (3) of Code Section 36-66-3, relating to definitions relative to zoning  
 62 procedures, as follows:

63 "(3) 'Zoning' means the power of local governments to provide within their respective  
 64 territorial boundaries for the zoning or districting of property for various uses and the  
 65 prohibition of other or different uses within such zones or districts and for the regulation  
 66 of development and the improvement of real estate, within their respective territorial  
 67 boundaries, to divide property into separate zones or districts, and, in connection with  
 68 such divisions, to regulate the following within ~~such~~ the zones or districts in accordance  
 69 with the uses of property for which such zones or districts were established:

70 (A) Land use;

71 (B) The height, width, area, and size of buildings and other structures;

72 (C) The percentage of lots that may be occupied;

73 (D) The size of yards, courts, and other open spaces;

74 (E) The density of the population;

75 (F) The location and use of buildings, structures, and land;

76 (G) Lot coverage, lot width, lot area, and setbacks;

77 (H) Spacing between buildings and structures;

78 (I) Buffer zones;

79 (J) Parking requirements; and

80 (K) Landscaping requirements."

81 **SECTION 3.**

82 All laws and parts of laws in conflict with this Act are repealed.



CITY OF DORAVILLE  
 COUNTY OF DEKALB  
 STATE OF GEORGIA

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAVILLE, GEORGIA OPPOSING HOUSE BILL 242, PREEMPTION OF LOCAL REGULATIONS OF MASSAGE THERAPY BUSINESSES.**

**WHEREAS**, HB 242 prohibits certain regulations that local governments may place on massage therapy businesses, the result of which could negatively impact economic development efforts and constrain locations for other small business development; and

**WHEREAS**, local government may not limit the location of a massage therapy business relating to the proximity of another such business unless the City places limits on other health care facilities may cause a proliferation of massage therapy businesses, particularly impacting existing retail areas in need of continual revitalization; and

**WHEREAS**, HB 242 prohibits local governments ability to restrict off-premises or mobile services which may inadvertently constrain law enforcement of human trafficking; and

**WHEREAS**, HB 242 has open-ended and ambiguous language which states “local jurisdictions shall not impose any requirements that may impede the lawful practice of massage therapy” may result in multiple appeals and even lawsuits against local government; and

**WHEREAS**, HB 242 would undermine self-determination of citizens to establish community standards causing severe erosion to the ability of all 538 Georgia cities and 159 counties to address unique and community-specific quality of life issues; and

**WHEREAS**, county and municipal government officials are elected to make decisions about their communities but HB 242 would restrict home rule and local control; and

**WHEREAS**, although HB 242 has good parts as it relates to licensure requirements for the massage therapy profession, which indicates an understanding that standards do in fact make sense, it goes too far restricting local jurisdictions on the business establishments; and

**NOW, THEREFORE, BE IT RESOLVED BY THE** Mayor and City Council of the City of Doraville, Georgia, that this governing body voices its opposition to HB 242, Preemption of local control and limits on regulations for massage therapy businesses.

**RESOLVED** this 4<sup>th</sup> day of March, 2019.

**CITY OF DORAVILLE, GEORGIA**  
**BY:**

\_\_\_\_\_  
 Honorable Donna Pittman, Mayor

CITY OF DORAVILLE  
COUNTY OF DEKALB  
STATE OF GEORGIA

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City's Attorney Office

**ATTEST:**

(seal)

\_\_\_\_\_  
Raquel D. González, City Clerk

Resolution No. 2019 - \_\_\_\_\_  
Adopted the 4<sup>th</sup> day of March, 2019.

CITY OF DORAVILLE  
COUNTY OF DEKALB  
STATE OF GEORGIA

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAVILLE, GEORGIA OPPOSING HOUSE BILL 242, PREEMPTION OF LOCAL REGULATIONS OF MASSAGE THERAPY BUSINESSES.**

I, Raquel D. González, City Clerk of the City of Doraville, Georgia, certify that the foregoing resolution was adopted by The Mayor and Council of the City of Doraville, Georgia at a regular meeting held on the 4<sup>th</sup> day of March, 2019.

THE FOREGOING RESOLUTION WAS OFFERED BY COUNCIL MEMBER  WHO MOVED ITS APPROVAL. THE MOTION WAS SECONDED BY COUNCIL MEMBER  BEING PUT TO A VOTE, THE RESULTS ARE LISTED AS FOLLOWS:

	<b>YEA/ YES</b>	<b>NAY/ NO</b>
MAYOR DONNA PITTMAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER PAM FLEMING	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER ROBERT PATRICK	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER JOSEPH GEIERMAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER MD A. NASER	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER SHANNON HILLARD	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER STEPHE KOONTZ	<input type="checkbox"/>	<input type="checkbox"/>

THE MAYOR THEREFORE DECLARED RESOLUTION NO. 2019 – \_\_\_ PASSED AND DULY ADOPTED 4<sup>th</sup> day of March, 2019.

The House Committee on Regulated Industries offers the following substitute to HB 242:

A BILL TO BE ENTITLED  
AN ACT

1 To amend Title 43 of the Official Code of Georgia Annotated, relating to professions and  
2 businesses, so as to provide for the regulation of massage therapy educational programs; to  
3 provide for legislative intent; to provide for definitions; to clarify requirements for massage  
4 therapy licenses; to provide for violations; to provide for conditions relating to regulation by  
5 counties, municipalities, or other local jurisdictions relating to massage therapy; to provide  
6 for related matters; to provide for an effective date; to repeal conflicting laws; and for other  
7 purposes.

8 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

9 style="text-align:center">**SECTION 1.**

10 Title 43 of the Official Code of Georgia Annotated, relating to professions and businesses,  
11 is amended by revising Chapter 24A, relating to massage therapy practice, as follows:

12 style="text-align:center">"CHAPTER 24A

13 style="text-align:center">ARTICLE 1

14 43-24A-1.

15 This chapter shall be known and may be cited as the 'Georgia Massage Therapy Practice  
16 Act.'

17 43-24A-2.

18 The General Assembly acknowledges that the practice of massage therapy ~~affects~~ is a  
19 therapeutic health care service delivered by health care professionals that affects the public  
20 health, safety, and welfare of Georgians. Massage therapists must have a knowledge of  
21 anatomy and physiology and an understanding of the relationship between the structure and  
22 function of the tissue being treated and the total function of the body. Massage is  
23 therapeutic, and regulations are necessary to protect the public from unqualified

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24 practitioners. It is in the interest of the public to set standards of qualifications, education,  
 25 training, and experience for those who seek to practice massage therapy; to promote high  
 26 standards of professional performance for those licensed to practice massage therapy; and  
 27 to protect the public from unprofessional conduct by persons and entities licensed to  
 28 practice or teach massage therapy.

29 43-24A-3.

30 As used in this chapter, the term:

31 (1) 'Advertise' means, but is not limited to, the issuing of or causing to be distributed any  
 32 card, sign, or other device or causing or permitting any sign or marking on or in any  
 33 building or structure, or in any newspaper, magazine, or directory, or announcement on  
 34 radio, or announcement or display on television, computer network, or electronic or  
 35 telephonic medium.

36 (2) 'Applicant' means any person seeking a license or renewal under this chapter.

37 (3) 'Board' means the Georgia Board of Massage Therapy established by this chapter.

38 (4) 'Board recognized massage therapy educational program' means an educational  
 39 program located within or outside the State of Georgia that receives compensation for  
 40 training two or more persons in massage therapy or its modalities, that has submitted an  
 41 application and fee, and which meets the standards for training and curriculum as set out  
 42 by the board in its rules, including, but not limited to, standards for training and  
 43 curriculum which are consistent with:

44 (A) The the Nonpublic Postsecondary Education Commission as provided in Code  
 45 Section 20-3-250.4;

46 (B) A postsecondary institution of the Technical College System of Georgia that is  
 47 accredited by the Commission on Colleges of the Southern Association of Colleges and  
 48 Schools; or

49 (C) A postsecondary institution that is accredited by an accrediting agency recognized  
 50 by the United States Department of Education and that is authorized or approved by a  
 51 professional licensing board, department, or agency in another state, jurisdiction, or  
 52 territory whose standards have been determined by the board to be equivalent to the  
 53 Nonpublic Postsecondary Education Commission.

54 ~~(4.1)~~(5) 'Entity' means the owner or operator of a business where massage therapy for  
 55 compensation is performed.

56 ~~(5)~~(6) 'License' means a valid and current certificate of registration issued by the board  
 57 pursuant to this chapter to practice massage therapy.

58 ~~(6)~~(7) 'Licensee' means any person holding a license.

59 ~~(7)~~(8) 'Massage therapist' means a person licensed under this chapter as a massage  
 60 therapist who administers or teaches massage or massage therapy for compensation.

61 ~~(8)~~(9) 'Massage therapy' or 'massage' means the application of a system of structured  
 62 touch, pressure, movement, and holding to the soft tissue of the body in which the  
 63 primary intent is to enhance or restore health and well-being. ~~The~~ Such term includes  
 64 complementary methods, including without limitation cupping therapy, taping  
 65 techniques, the external application of water, superficial heat, superficial cold, lubricants,  
 66 salt scrubs, or other topical preparations and the use of commercially available  
 67 electromechanical devices which do not require the use of transcutaneous electrodes and  
 68 which mimic or enhance the actions possible by the hands; the term also includes  
 69 determining whether massage therapy is appropriate or contraindicated, or whether  
 70 referral to another health care provider is appropriate. ~~Massage therapy~~ Such term shall  
 71 not include the use of ultrasound, fluidotherapy, laser, and other methods of deep thermal  
 72 modalities.

73 (10) 'Massage therapy business' means an entity where the practice of or engagement in  
 74 massage therapy is performed by a licensed massage therapist.

75 ~~(9)~~(11) 'Person' means a natural person only.

76 ~~(10)~~(12) 'Provisionally permitted massage therapist' means a person issued a provisional  
 77 permit under this chapter.

78 43-24A-4.

79 (a) There is created the Georgia Board of Massage Therapy which shall consist of five  
 80 members. The board shall be assigned to the ~~Secretary of State's office~~ Office of the  
 81 Secretary of State for administrative purposes and shall be under the jurisdiction of the  
 82 division director and shall operate in accordance with and pursuant to the provisions of  
 83 Chapter 1 of this title, as applicable.

84 (b) The Governor shall appoint, subject to confirmation by the Senate, all members of the  
 85 board for initial terms of office beginning July 1, 2005. The Governor shall appoint two  
 86 initial members of the board to serve for terms of two years and three initial members of  
 87 the board, including the public member, to serve for terms of four years. After the initial  
 88 terms specified in this subsection, members of the board shall take office on the first day  
 89 of July immediately following the expired term of that office and shall serve for a term of  
 90 four years and until their successors are appointed and qualified. Any person appointed to  
 91 the board when the Senate is not in session may serve on the board without Senate  
 92 confirmation until the Senate acts on that appointment. No member shall serve on the  
 93 board for more than two full consecutive terms. Any vacancy due to death, resignation,

94 removal, or otherwise shall be filled for the remainder of the unexpired term in the same  
95 manner as regular appointments.

96 (c) All members of the board shall be reimbursed as provided for in subsection (f) of Code  
97 Section 43-1-2.

98 (d) An appointee to the board shall qualify by taking an oath of office within 15 days from  
99 the date of his or her appointment. On presentation of the oath, the Secretary of State shall  
100 issue a commission to each appointee as evidence of his or her authority to act as a member  
101 of the board.

102 43-24A-5.

103 (a)(1) There shall be four professional members of the board who shall:

104 (A) Be citizens of the United States and residents of this state for at least three years  
105 prior to the date of appointment;

106 (B) Have been engaged in massage therapy practice for compensation for at least five  
107 years immediately preceding their appointment; and

108 (C) ~~Be eligible for licensure under this chapter. Effective July 1, 2006, and thereafter,~~  
109 ~~all professional members of the board shall be licensed under this chapter.~~

110 (2) No more than one professional member of the board may be an owner of or affiliated  
111 with any massage therapy school.

112 (b) There shall be one consumer member of the board who shall be appointed by the  
113 Governor from the public at large, shall be a citizen of the United States and resident of this  
114 state, and shall be a person to whom neither this state nor any other state or jurisdiction or  
115 organization has ever issued a certificate, registration, license, or permit to engage in the  
116 practice of massage therapy nor be an owner of or affiliated with any massage therapy  
117 school or massage therapy business.

118 (c) The Governor, after notice and opportunity for hearing, may remove any member of  
119 the board for incompetence, neglect of duty, unprofessional conduct, conviction of a  
120 felony, failure to meet the qualifications of this chapter, or committing any act prohibited  
121 by this chapter.

122 43-24A-6.

123 The board shall meet at least once each year at a time fixed by the board. At its annual  
124 meeting, the board shall elect from its members a chairperson, vice chairperson, and any  
125 other officers as deemed necessary who shall hold office for a term of one year.  
126 Additionally, the board may appoint such committees as it considers necessary to fulfill its  
127 duties. In addition to its annual meeting, the board may hold additional meetings at the call

128 of the chairperson or at the request of any two members of the board or as approved by the  
129 division director.

130 43-24A-7.

131 (a)(1) On and after July 1, 2019, the Georgia Board of Massage Therapy shall regulate  
132 the practice of massage therapy in this state. The board shall promulgate rules and  
133 regulations governing the practice of massage therapy and massage therapy educational  
134 programs pursuant to this chapter. Such rules and regulations shall be adopted no later  
135 than July 1, 2020.

136 (2) Any person who holds a license as a massage therapist issued under this chapter as  
137 its provisions existed on June 30, 2019, shall not be required to undergo recertification  
138 under this chapter but shall otherwise be subject to all applicable provisions of this  
139 chapter effective on and after July 1, 2019.

140 (b) The board shall have the power to:

141 (1) Examine and determine the qualifications and fitness of applicants for licenses to  
142 practice massage therapy in this state;

143 (2) Issue, renew, refuse to renew, deny, suspend, or revoke licenses to practice massage  
144 therapy in this state or otherwise discipline licensed massage therapists;

145 (3) Conduct investigations for the purpose of discovering violations of this chapter or  
146 grounds for disciplining persons or entities acting in violation of this chapter;

147 (4) Upon reasonable notice, request on-site inspections of the facility, equipment,  
148 policies, and practices of a massage therapy business or board recognized massage  
149 therapy educational program by appropriate inspectors in the Office of the Secretary of  
150 State for the purpose of determining compliance with the standards established pursuant  
151 to this chapter;

152 ~~(4)~~(5) Hold hearings on all matters properly brought before the board and, in conjunction  
153 therewith, to administer oaths, receive evidence, make the necessary determinations, and  
154 enter orders consistent with the findings. The board may designate one or more of its  
155 members as its hearing officer;

156 ~~(5)~~(6) Adopt, revise, and enforce rules concerning advertising by licensees including, but  
157 not limited to, rules to prohibit false, misleading, or deceptive practices;

158 (7) Periodically evaluate board recognized massage therapy educational programs and  
159 license such programs that meet the board's requirements;

160 (8) Develop and enforce standards for continuing education courses required of licensed  
161 massage therapists which may include courses in massage therapy or any of the  
162 modalities described in paragraphs (5) through (8) of subsection (a) of Code Section  
163 43-24A-19;



- 164 (9) Develop and enforce reasonable and uniform standards for massage therapy  
 165 educational programs and massage therapy practice;
- 166 (10) Deny or withdraw recognition of noncompliant massage therapy educational  
 167 programs that do not meet standards established pursuant to this chapter;
- 168 (11) Appoint standing or ad hoc committees as necessary to inform and make  
 169 recommendations to the board about issues and concerns of the massage therapy  
 170 profession and to facilitate communication amongst the board, licensees under this  
 171 chapter, and the community, which may include nonmembers of the board;
- 172 (12) Collect and publish data regarding existing massage therapy resources in Georgia  
 173 without violation of any state or federal privacy laws and coordinate planning for board  
 174 recognized massage therapy educational programs and practice;
- 175 ~~(6)~~(13) Adopt an official seal; and
- 176 ~~(7)~~(14) Bring proceedings to the courts for the enforcement of this chapter or any rules  
 177 and regulations promulgated pursuant to this chapter.
- 178 ~~(b)~~(c) In addition to the enumerated powers in subsection ~~(a)~~(b) of this Code section, the  
 179 board has the authority to conduct its business pursuant to the provisions of Code  
 180 Section 43-1-19 which is incorporated herein and made a part of this chapter by specific  
 181 reference.
- 182 43-24A-8.
- 183 (a) No person may practice massage therapy in this state who is not a licensed massage  
 184 therapist or the holder of a valid provisional permit issued by the division director pursuant  
 185 to this chapter.
- 186 (b) Any applicant for a license as a massage therapist must submit a completed application  
 187 upon a form and in such manner as the board prescribes, accompanied by applicable fees,  
 188 and evidence satisfactory to the board that:
- 189 (1) The applicant is at least 18 years of age;
- 190 (2) The applicant has a high school diploma or its recognized equivalent;
- 191 (3) The applicant is a citizen of the United States or a permanent resident of the United  
 192 States;
- 193 (4) The applicant is of good moral character. For purposes of this paragraph, 'good  
 194 moral character' means professional integrity and a lack of any conviction for acts  
 195 involving moral turpitude where the underlying conduct relates to the applicant's fitness  
 196 to practice massage therapy;
- 197 (5) The applicant has satisfactory results from a fingerprint record check report  
 198 conducted by the Georgia Crime Information Center and the Federal Bureau of  
 199 Investigation, as determined by the board. Application for a license under this Code

200 section shall constitute express consent and authorization for the board or its  
 201 representative to perform a criminal background check. Each applicant who submits an  
 202 application to the board for licensure by examination agrees to provide the board with any  
 203 and all information necessary to run a criminal background check, including, but not  
 204 limited to, classifiable sets of fingerprints. ~~The~~ Such applicant shall be responsible for  
 205 all fees associated with the performance of such background check;

206 (6) The applicant has completed successfully a board recognized massage therapy  
 207 educational program consisting of a minimum of 500 hours of course and clinical work;  
 208 ~~and~~

209 (7) The applicant has passed satisfactorily the National Certification Examination for  
 210 Therapeutic Massage and Bodywork, the Massage and Bodywork Licensing Exam  
 211 administered by the Federation of State Massage Therapy Boards, an equivalent test  
 212 approved by the board, or an examination administered by another state, territory, or  
 213 jurisdiction whose license requirements meet or exceed those of this state; ~~and~~

214 (8) The applicant has and agrees to maintain continuously during the term of licensure  
 215 liability insurance coverage for bodily injury and property damage in coverages and  
 216 amounts not less than \$1 million per occurrence or \$3 million annually, as determined by  
 217 the board.

218 43-24A-9.

219 (a) A provisional permit to practice as a provisionally permitted massage therapist shall,  
 220 upon proper application, be issued for a six-month period to an applicant who meets the  
 221 following criteria:

222 (1) Holds and maintains a valid license as a massage therapist in another state;

223 (2) Is not a resident of this state as confirmed in a secure and verifiable document, as  
 224 defined in Code Section 50-36-2;

225 (3) Has not had a license or permit to practice as a massage therapist voided, revoked,  
 226 suspended, denied, or annulled by this state or another state, territory, or jurisdiction; and

227 (4) Has not been convicted of a felony in the courts of this state, any other state, territory,  
 228 or country, or in the courts of the United States, including, but not limited to, a plea of  
 229 nolo contendere entered to such charge or the affording of first offender treatment to any  
 230 such charge in the same manner as provided in paragraph (4) of subsection (a) of Code  
 231 Section 43-1-19.

232 (b) A provisional permit shall require the applicant to work under the supervision of a  
 233 licensed massage therapist in good standing with the board. If an applicant has met the  
 234 requirements of subsection (a) of this Code section and submits the applicable license fee,  
 235 the applicant shall be granted a provisional permit to practice massage therapy in this state.

236 Upon receipt of such application and fee, a provisional permit shall be administratively  
237 issued.

238 (c) A provisional permit may be voided if the board determines that the person holding  
239 such permit no longer meets one or more of the criteria set forth in subsection (a) of this  
240 Code section.

241 (d) A provisional permit issued pursuant to subsection (a) of this Code section shall have  
242 the same force and effect as a permanent license until the time of its expiration.

243 (e) A provisional permit issued pursuant to subsection (a) of this Code section shall expire  
244 on the same date as a license issued under this chapter to a holder of a provisional permit  
245 who has passed the examination pursuant to Code Section 43-24A-8.

246 43-24A-10.

247 The board may require that all applications be made under oath.

248 43-24A-11.

249 (a) Examinations shall be administered to qualified applicants for massage therapy  
250 licensure at least twice each calendar year.

251 (b) Applicants may obtain their examination scores in accordance with such rules and  
252 regulations as the board may establish.

253 43-24A-12.

254 Reserved.

255 43-24A-13.

256 (a) Any applicant for a license by endorsement as a massage therapist must submit a  
257 completed application upon a form and in such manner as the board prescribes,  
258 accompanied by applicable fees, and evidence satisfactory to the board that:

259 (1) The applicant is at least 18 years of age;

260 (2) The applicant is of good moral character. For purposes of this paragraph, 'good  
261 moral character' means professional integrity and a lack of any conviction for acts  
262 involving moral turpitude where the underlying conduct relates to the applicant's fitness  
263 to practice massage therapy;

264 (3) The applicant has satisfactory results from a fingerprint record check report  
265 conducted by the Georgia Crime Information Center and the Federal Bureau of  
266 Investigation, as determined by the board. Application for a license under this Code  
267 section shall constitute express consent and authorization for the board or its  
268 representative to perform a criminal background check. Each applicant who submits an

269 application to the board for licensure by endorsement agrees to provide the board with  
 270 any and all information necessary to run a criminal background check, including, but not  
 271 limited to, classifiable sets of fingerprints. The applicant shall be responsible for all fees  
 272 associated with the performance of such background check; and

273 (4) The applicant is currently licensed as a massage therapist in another jurisdiction,  
 274 state, or territory of the United States or foreign country which requires standards for  
 275 licensure considered by the board to be equivalent to the requirements for licensure under  
 276 this chapter.

277 (b) The board may establish by rule procedures for an applicant for licensure by  
 278 endorsement to supplement his or her application to satisfy any standards for licensure  
 279 pursuant to this chapter that are greater than those of another state, territory, or jurisdiction.

280 43-24A-14.

281 (a) The licensee shall display the license certificate or a photocopy thereof in an  
 282 appropriate and public manner at each location at which he or she practices.

283 (b) All licenses shall expire biennially unless renewed. All applications for renewal of a  
 284 license shall be filed with the division director prior to the expiration date, accompanied  
 285 by the biennial renewal fee prescribed by the board and certifying that all current  
 286 requirements of continuing education as determined by the board have been fulfilled. The  
 287 board shall provide for penalty fees for late registration. The failure to renew a license by  
 288 the end of an established penalty period shall have the same effect as a revocation of said  
 289 license, subject to reinstatement only after application and payment of the prescribed  
 290 reinstatement fee within the time period established by the division director, provided that  
 291 the applicant meets such requirements as the board may establish by rule.

292 (c) A licensee shall provide evidence of current liability insurance coverage as required  
 293 in Code Section 43-24A-8 upon request by the board at any time during such licensee's  
 294 term of licensure.

295 ~~(c)~~(d) The licensee shall inform the board of any change of address within 30 days.

296 ~~(d)~~(e) Each person licensed under this chapter is responsible for renewing his or her  
 297 license before the expiration date.

298 ~~(e)~~(f) Under procedures and conditions established by the board, a licensee may request  
 299 that his or her license be declared inactive. The licensee may apply for active status at any  
 300 time and upon meeting the conditions set forth by the board shall be declared active.

301 43-24A-15.

302 (a) It shall be a violation of this chapter for any person, ~~or~~ entity, or board recognized  
 303 massage therapy educational program to advertise;

304 (1) Massage ~~message~~ therapy services or to advertise the offering of massage therapy  
 305 services unless such services are provided by a person who holds a valid license under  
 306 this chapter; or

307 (2) Massage therapy services through any form of media or representation through the  
 308 use of pictorial representations unless the persons depicted in such representations are  
 309 attired and posed in a manner so as to avoid appealing to the prurient interest.

310 (b) It shall be a violation of this chapter for any person to advertise:

311 (1) As a massage therapist unless the person holds a valid license under this chapter in  
 312 the classification so advertised; or

313 (2) Massage therapy services combined with escort or dating services or adult  
 314 entertainment.

315 (c) It shall be a violation of this chapter for a person or entity, or the employees, agents,  
 316 or representatives of such person or entity, to practice massage therapy or to use in  
 317 connection with such person's or entity's name or business activity the terms 'massage,'  
 318 'massage therapy,' 'massage therapist,' 'massage practitioner,' or the letters 'M.T.,' 'L.M.T.,'  
 319 or any other words, letters, abbreviations, or insignia indicating or implying directly or  
 320 indirectly that massage therapy is provided or supplied unless such massage therapy is  
 321 provided by a massage therapist licensed and practicing in accordance with this chapter.

322 (d) It shall be a violation of this chapter for any entity to:

323 (1) Advertise the offering of massage therapy services combined with escort or dating  
 324 services, ~~or adult entertainment, or illegal acts relating to sex related crimes;~~ or

325 (2) Employ unlicensed massage therapists to perform massage therapy.

326 (e) It shall be a violation of this chapter for any person to practice massage therapy without  
 327 holding a current or provisional license as a massage therapist in accordance with  
 328 subsection (a) of Code Section 43-24A-8.

329 (f) It shall be a violation of this chapter for any person or entity, or the employees, agents,  
 330 or representatives of such person or entity, to render or offer massage therapy services for  
 331 compensation unless such massage therapy is provided by a licensed massage therapist.

332 43-24A-16.

333 The practice of massage therapy is declared to be an activity ~~affecting the public interest~~  
 334 ~~and involving~~ that affects the public health, safety, and welfare of the public Georgians.

335 Such practice by a person who is not licensed to practice massage therapy in this state is  
 336 declared to be a public nuisance, harmful to the public health, safety, and welfare. Any  
 337 citizen of this state, the board, or the appropriate prosecuting attorney of a jurisdiction  
 338 where such practice is carried on by such unlicensed person may, on behalf of the public,  
 339 bring an action to restrain and enjoin such unlicensed practice in the superior court of the

340 county where such unlicensed person resides or works. It shall not be necessary in order  
 341 to obtain an injunction under this Code section to allege or prove that there is no adequate  
 342 remedy at law or to allege or prove any special injury.

343 43-24A-17.

344 (a) The board may take any one or more of the following actions against a person, ~~or~~  
 345 entity, or board recognized massage therapy educational program found by the board to  
 346 have committed a violation of this chapter:

- 347 (1) Reprimand or place the licensee on probation;  
 348 (2) Revoke or suspend the license or deny the issuance or renewal of a license;  
 349 (3) Impose an administrative fine not to exceed \$500.00 for each violation; and  
 350 (4) Assess costs against the violator for expenses relating to the investigation and  
 351 administrative action.

352 (b) The board may assess collection costs and interest for the collection of fines imposed  
 353 under this chapter against any person, ~~or entity, or board recognized massage therapy~~  
 354 educational program that fails to pay a fine as directed by the board.

355 43-24A-18.

356 Proceedings under this chapter shall be governed by Chapter 13 of Title 50, the 'Georgia  
 357 Administrative Procedure Act.'

358 43-24A-19.

359 (a) Nothing in this chapter shall be construed to affect, restrict, or prevent the practice,  
 360 services, or activities of:

361 (1) A person licensed, registered, or certified under any other chapter or article under  
 362 Title 43 while engaged in the professional or trade practices properly conducted under  
 363 authority of such other licensing laws, provided that such person shall not use the title of  
 364 massage therapist;

365 (2) A person pursuing a course of study leading to a degree or certificate as a massage  
 366 therapist in ~~an~~ a board recognized massage therapy educational program ~~recognized by~~  
 367 ~~the board~~, if such person is designated by title indicating student status and is fulfilling  
 368 uncompensated work experiences required for the attainment of the degree or certificate;

369 (3) A nonresident person rendering massage therapy up to 60 days during a 12 month  
 370 period for treatment of a temporary sojourner only, provided that such nonresident  
 371 massage therapist holds a license, registration, or certification from another state,  
 372 jurisdiction, or country if the requirements as determined by the board for licensure,  
 373 registration, or certification are substantially equal to the requirements contained in this

374 chapter or provided that such nonresident massage therapist is currently nationally  
375 certified in therapeutic massage and bodywork;

376 (4) A person duly licensed, registered, or certified in another jurisdiction, state, territory,  
377 or a foreign country when incidentally in this state to provide service as part of an  
378 emergency response team working in conjunction with disaster relief officials or as part  
379 of a charity event with which he or she comes into the state;

380 (5) A person who restricts his or her practice to the manipulation of the soft tissue of the  
381 human body to hands, feet, or ears who does not have the client disrobe and does not hold  
382 himself or herself out as a massage therapist;

383 (6) A person who uses touch, words, and directed movement to deepen awareness of  
384 existing patterns of movement in the body as well as to suggest new possibilities of  
385 movement while engaged within the scope of practice of a profession with established  
386 standards and ethics, provided that his or her services are not designated or implied to be  
387 massage or massage therapy;

388 (7) A person who uses touch and movement education to effect change in the structure  
389 of the body while engaged in the practice of structural integration, provided that he or she  
390 is a member of, or whose training would qualify for membership in, the International  
391 Association of Structural Integrators and provided that his or her services are not  
392 designated or implied to be massage or massage therapy;

393 (8) A person who uses touch to affect the energy systems, polarity, acupoints, or Qi  
394 meridians, also known as channels of energy, of the human body while engaged within  
395 the scope of practice of a profession with established standards and ethics, provided that  
396 his or her services are not designated or implied to be massage or massage therapy; ~~or~~

397 (9) A person who was engaged in massage therapy practice prior to July 1, 2005;  
398 provided, however, that the prohibition of subsection (c) of Code Section 43-24A-15 shall  
399 apply to such a person on and after July 1, 2007; or

400 (10) A person licensed under other chapters of this title providing cupping therapy or  
401 taping techniques that are authorized within the scope of practice of such person.

402 (b) Nothing in this chapter shall prohibit a licensed massage therapist from practicing any  
403 of the modalities described in paragraphs (5) through (8) of subsection (a) of this Code  
404 section.

405 43-24A-20.

406 (a) The board shall establish continuing education requirements not to exceed 25 hours per  
407 biennium in massage therapy, its complementary methods as defined by the board, or any  
408 of the modalities described in paragraphs (5) through (8) of subsection (a) of Code Section  
409 43-24A-19. The board shall by rule establish criteria for the approval of continuing

410 education programs or courses. The programs or courses approved by the board may  
 411 include correspondence courses that meet the criteria requirements for continuing  
 412 education programs or courses.

413 (b) Continuing education requirements or credits used for license renewal shall be  
 414 approved by the board.

415 43-24A-21.

416 As cumulative to any other remedy or criminal prosecution, the board may file a  
 417 proceeding in the name of the state seeking issuance of a restraining order, injunction, or  
 418 writ of mandamus against any person, entity, or board recognized massage therapy  
 419 educational program that who is or has been violating any of the provisions of this chapter  
 420 or the lawful rules or orders of the board.

421 43-24A-22.

422 (a) This chapter shall not be construed to prohibit a county or municipality from enacting  
 423 any regulation of persons not licensed pursuant to this chapter. Any place of business  
 424 where massage therapy for compensation is performed shall also be subject to any  
 425 regulation by local governing authorities which elect to enact regulations in accordance  
 426 with this chapter.

427 (b) No provision of any ordinance enacted by a ~~municipality~~, county, municipality, or  
 428 other local jurisdiction that relates to the practice of massage therapy or requires licensure  
 429 an individual professional license by such county, municipality, or local jurisdiction of a  
 430 massage therapist may be enforced against a person who is issued a license by the board  
 431 under this chapter.

432 43-24A-23.

433 Notwithstanding any provision of law to the contrary, the act of a duly licensed massage  
 434 therapist in performing a massage shall be deemed to be the act of a health care  
 435 professional and shall not be subject to the collection of any form of state or local taxation  
 436 regulations or fees not also imposed on other ~~professional~~ licensed health care ~~activities~~  
 437 professionals.

438 43-24A-24.

439 (a) Any person, entity, or board recognized massage therapy educational program that who  
 440 acts in violation of Code Section 43-24A-15, upon conviction thereof, shall be punished  
 441 as provided in this Code section.



442 (b) Each act of unlawful practice under this Code section shall constitute a distinct and  
443 separate offense.

444 (c) Upon being convicted a first time under this Code section, such person, or entity, or  
445 board recognized massage therapy educational program shall be guilty of and shall be  
446 punished as for a misdemeanor for each offense which is punishable by a fine of not less  
447 than \$500.00 nor more than \$5,000.00. Upon being convicted a second time under this  
448 Code section, such person, or entity, or board recognized massage therapy educational  
449 program shall be guilty of and shall be punished as for a misdemeanor of a high and  
450 aggravated nature punishable by a fine of not less than \$5,000.00 nor more than  
451 \$10,000.00, or imprisonment for not less than six months nor more than one year, at the  
452 discretion of the court. Upon being convicted a third or subsequent time under this Code  
453 section, such person, or entity, or board recognized massage therapy educational program  
454 shall be guilty of a felony and shall be punished by a fine of not more than \$25,000.00 for  
455 each offense, imprisonment for not less than one nor more than five years, or both, and  
456 shall be precluded from owning, operating, or working for or with an entity that offers  
457 massage therapy.

## 458 ARTICLE 2

### 459 43-24A-30.

460 (a) A county, municipality, or other local jurisdiction may by ordinance or resolution  
461 license or regulate massage therapy businesses. Any ordinance or resolution adopted  
462 pursuant to this subsection may include, but is not limited to, at least the following  
463 requirements on such businesses:

464 (1) Current liability insurance coverage for bodily injury and property damage for the  
465 massage therapy business;

466 (2) Compliance with state and local fire and safety requirements;

467 (3) Provision for extermination of vermin, insects, termites, and rodents in any property  
468 or location used by the massage therapy business;

469 (4) Maintenance of equipment in a safe and sanitary condition;

470 (5) Adequate toilet and lavatory facilities with running water, toilet tissue, soap dispenser  
471 with soap or other hand-cleansing materials, sanitary towels or other hand drying devices,  
472 waste receptacles, and adequate lighting and ventilation sufficient to remove  
473 objectionable odors on the premises of the business or entity or within reasonable  
474 proximity to such business or entity when it is located in a space or facilities also used  
475 by other businesses;

476 (6) Adequate and sanitary shower facilities if the massage therapy business maintains a  
 477 whirlpool bath, sauna, hot tub, spa, steam cabinet, or steam room, including soap and  
 478 sanitary cloth towels and adequate lighting and ventilation;

479 (7) Prequalification processes, state licensure checks, interviews, or other procedures  
 480 prior to approval of application for a business license for a person or entity proposing to  
 481 offer massage therapy services or for a massage therapy business;

482 (8) Requirement that a licensed massage therapist is present on the premises of a  
 483 massage therapy business at any time when massage therapy is being performed for a  
 484 client of the massage therapy business; and

485 (9) Evidence of license to practice massage therapy.

486 (b) A county, municipality, or other local jurisdiction may limit or prohibit a massage  
 487 therapy business from using labels or names including the words 'spa establishment,'  
 488 'massage parlor,' 'personal service,' or 'adult entertainment.'

489 43-24A-31.

490 (a) A county, municipality, or other local jurisdiction that licenses or regulates massage  
 491 therapy businesses may not adopt any ordinance or regulation that includes any of the  
 492 following:

493 (1) Conditions or requirements required as of July 1, 2019, for licensure as a massage  
 494 therapist under this chapter, including, but not limited to, criminal background checks,  
 495 education, and training; provided, however, that a county, municipality, or other local  
 496 jurisdiction may require a criminal background check of an owner of a massage therapy  
 497 business who is not a licensed massage therapist; provided, further, that a county,  
 498 municipality, or other local jurisdiction may require evidence of licensure pursuant to  
 499 paragraph (9) of subsection (a) of Code Section 43-24A-30;

500 (2) Limitations on the location of a massage therapy business relating to its proximity  
 501 to other massage therapy businesses that are not imposed on the businesses of other  
 502 health care professionals or which directly or indirectly prohibit massage therapy  
 503 businesses from locating in the jurisdiction;

504 (3) Prohibition of off-premises or mobile services by a licensed massage therapist;

505 (4) Limitations on the operation of the massage therapy business from engaging licensed  
 506 massage therapists as contractors of such business or lessees of the premises of the  
 507 massage therapy business for the performance of massage therapy; or

508 (5) Conditions or requirements that are in any manner inconsistent with the federal  
 509 Health Insurance Portability and Accountability Act of 1996.

510 (b) A county, municipality, or other local jurisdiction shall not impose any requirements  
 511 relating to massage therapy for the purpose of impeding the lawful practice of massage  
 512 therapy pursuant to this chapter.

513 43-24A-32.

514 Nothing in this article shall prohibit a county, municipality, or other local jurisdiction from:

515 (1) Licensing or regulating other businesses that are not massage therapy businesses;

516 (2) Enacting advertising restrictions on massage therapy businesses to protect the public;

517 provided, however, that this shall not include any restrictions on the content of

518 advertising beyond what is included in Code Section 43-24A-15;

519 (3) Inspecting massage therapy businesses; provided, however, that this shall not be

520 construed to authorize the review of client records protected by the federal Health

521 Insurance Portability and Accountability Act of 1996; or

522 (4) Prohibiting and prosecuting illicit, immoral, prurient, or illegal activities or sexual

523 activity in the operation or on the premises of a massage therapy business.

524 43-24A-33.

525 (a) The appropriate prosecuting attorney may cause appropriate proceedings to be

526 commenced in order to enforce the provisions of this article.

527 (b) The board, in addition to the remedies set forth in this chapter, may bring an action in

528 a court of competent jurisdiction to enjoin violations of this article. Such injunction may

529 be issued by such court notwithstanding the existence of an adequate remedy at law."

530 **SECTION 2.**

531 This Act shall become effective upon its approval by the Governor or upon its becoming law

532 without such approval.

533 **SECTION 3.**

534 All laws and parts of laws in conflict with this Act are repealed.

CITY OF DORAVILLE  
COUNTY OF DEKALB  
STATE OF GEORGIA

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAVILLE, GEORGIA EXPRESSING SUPPORT FOR GEORGIA STATE SENATE RESOLUTIONS 55 AND 66 TO PROMOTE THE RATIFICATION OF THE EQUAL RIGHTS AMENDMENT TO THE CONSTITUTION OF THE UNITED STATES.**

**WHEREAS**, the City of Doraville strives to promote the values of equity and equality; and

**WHEREAS**, included in this charge, is the desire to see all people treated equally, regardless of sex; and

**WHEREAS**, the Doraville City Council stands with legislation in line with the spirit of this principle; and

**WHEREAS**, the U.S. Congress first passed the Equal Rights Amendment (“ERA”) in 1972, an Amendment to the Constitution that would ban discrimination on the grounds of sex; and

**WHEREAS**, without the ERA, sex-based discrimination is fought through select interpretations of the Equal Protection Clause of the Constitution rather than a clear mandate; and

**WHEREAS**, as such, protections and recourse against sexual assault as well as the defense of progress achieved for pay equality, in addition to additional gender-based policy achievements, are limited; and

**WHEREAS**, the ERA has been ratified by 37 states, just one fewer than required for adoption; and

**WHEREAS**, Senate Resolutions 55 and 66, presently before the General Assembly of Georgia resolve that the ERA be ratified and adopted; and

**WHEREAS**, the Resolutions affirm that, “Equality of rights under the law shall not be denied or abridged by the United States or by any state on account of sex,”; and

**WHEREAS**, these words align with the aspirations of the City Council to foster a welcoming and equitable city for all its residents.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAVILLE, GEORGIA as follows:**

That the Mayor and City Council are in full support of the passage of Senate Resolutions of 66 and 55.

CITY OF DORAVILLE  
COUNTY OF DEKALB  
STATE OF GEORGIA

ADOPTED by the Mayor and City Council of the City of Doraville this \_\_\_th day of \_\_\_\_\_ 2019.

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAVILLE, GEORGIA EXPRESSING SUPPORT FOR GEORGIA STATE SENATE RESOLUTIONS 55 AND 66 TO PROMOTE THE RATIFICATION OF THE EQUAL RIGHTS AMENDMENT TO THE CONSTITUTION OF THE UNITED STATES.**

I, Raquel D. González, City Clerk of the City of Doraville, Georgia, certify that the foregoing resolution was adopted by The Mayor and Council of the City of Doraville, Georgia at a regular meeting held on the 4<sup>th</sup> day of March, 2019.

THE FOREGOING RESOLUTION WAS OFFERED BY COUNCIL MEMBER  WHO MOVED ITS APPROVAL. THE MOTION WAS SECONDED BY COUNCIL MEMBER , BEING PUT TO A VOTE, THE RESULTS ARE LISTED AS FOLLOWS:

	YEA/ YES	NAY/ NO
MAYOR DONNA PITTMAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER PAM FLEMING	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER ROBERT PATRICK	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER JOSEPH GEIERMAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER MD A. NASER	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER SHANNON HILLARD	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER STEPHE KOONTZ	<input type="checkbox"/>	<input type="checkbox"/>

THE MAYOR THEREFORE DECLARED RESOLUTION NO. 2019 – \_\_\_ PASSED AND DULY ADOPTED 4<sup>th</sup> day of March, 2019.

## Senate Resolution 66

By: Senators Unterman of the 45th, Orrock of the 36th, Kirkpatrick of the 32nd, Martin of the 9th, Karinshak of the 48th and others

## A RESOLUTION

- 1 To ratify an Amendment to the United States Constitution; and for other purposes.
- 2 WHEREAS, the Congress of the United States has, under Article V of the Constitution of  
3 the United States, proposed an amendment to said Constitution, in the words following, to  
4 wit:  
5 "Equality of rights under the law shall not be denied or abridged by the United States or by  
6 any State on account of sex."
- 7 NOW, THEREFORE, BE IT RESOLVED BY THE GENERAL ASSEMBLY OF  
8 GEORGIA that the said Amendment to the Constitution of the United States is hereby  
9 ratified and adopted.
- 10 BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded by the  
11 Governor to the President of the United States and the Secretary of State of the United States.

## Senate Resolution 55

By: Senators Orrock of the 36th, Unterman of the 45th, Seay of the 34th, Butler of the 55th, Karinshak of the 48th and others

## A RESOLUTION

- 1 To ratify an Amendment to the United States Constitution; and for other purposes.
- 2 WHEREAS, the Congress of the United States has, under Article V of the Constitution of  
3 the United States, proposed an amendment to said Constitution, in the words following, to  
4 wit:
- 5 "Equality of rights under the law shall not be denied or abridged by the United States or by  
6 any State on account of sex."
- 7 NOW, THEREFORE, BE IT RESOLVED BY THE GENERAL ASSEMBLY OF  
8 GEORGIA that the said Amendment to the Constitution of the United States is hereby  
9 ratified and adopted.
- 10 BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded by the  
11 Governor to the President of the United States and the Secretary of State of the United States.

CITY OF DORAVILLE  
 COUNTY OF DEKALB  
 STATE OF GEORGIA

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAVILLE, GEORGIA TO SUPPORT HOUSE BILL 346 TO PROHIBIT RETALIATION BY LANDLORD AGAINST A TENANT FOR TAKING CERTAIN ACTION.**

**WHEREAS**, the City of Doraville, Georgia (hereinafter the "City"), Mayor and City Council are committed to promoting community, good will, and the general welfare of its citizens; and

**WHEREAS**, House Bill 346 proposes to prohibit retaliation by a landlord when a tenant reports code violations to a government, reports utility problems, joins a tenant organization or takes other actions; and

**WHEREAS**, House Bill 346 can serve to promote and encourage property maintenance by landlords; and

**WHEREAS**, it is the City's position that such legislation will have a positive impact on the health and public safety of this community.

**NOW, THEREFORE, BE IT RESOLVED BY THE** Mayor and City Council of the City of Doraville, Georgia, that this governing body voices its support to HB 346, Prohibit Retaliation by Landlord Against Tenant for Taking Certain Action.

**BE IT FURTHER RESOLVED** that a copy of this Resolution be delivered to members of the DeKalb County local delegation, and made available for distribution to the public and the press.

**RESOLVED** this 4<sup>th</sup> day of March, 2019.

**CITY OF DORAVILLE, GEORGIA**  
**BY:**

\_\_\_\_\_  
 Honorable Donna Pittman, Mayor

**APPROVED AS TO FORM:**

\_\_\_\_\_  
 City's Attorney Office

(seal)



CITY OF DORAVILLE  
COUNTY OF DEKALB  
STATE OF GEORGIA

**ATTEST:**

---

Raquel D. González, City Clerk

Resolution No. 2019 - \_\_\_\_\_  
Adopted the 4<sup>th</sup> day of March, 2019.

CITY OF DORAVILLE  
COUNTY OF DEKALB  
STATE OF GEORGIA

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAVILLE, GEORGIA TO SUPPORT HOUSE BILL 346 TO PROHIBIT RETALIATION BY LANDLORD AGAINST A TENANT FOR TAKING CERTAIN ACTION.**

I, Raquel D. González, City Clerk of the City of Doraville, Georgia, certify that the foregoing resolution was adopted by The Mayor and Council of the City of Doraville, Georgia at a regular meeting held on the 4<sup>th</sup> day of March, 2019.

THE FOREGOING RESOLUTION WAS OFFERED BY COUNCIL MEMBER   WHO MOVED ITS APPROVAL. THE MOTION WAS SECONDED BY COUNCIL MEMBER , BEING PUT TO A VOTE, THE RESULTS ARE LISTED AS FOLLOWS:

	YEA/ YES	NAY/ NO
MAYOR DONNA PITTMAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER PAM FLEMING	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER ROBERT PATRICK	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER JOSEPH GEIERMAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER MD A. NASER	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER SHANNON HILLARD	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER STEPHE KOONTZ	<input type="checkbox"/>	<input type="checkbox"/>

THE MAYOR THEREFORE DECLARED RESOLUTION NO. 2019 – \_\_ PASSED AND DULY ADOPTED 4<sup>th</sup> day of March, 2019.

House Bill 346

By: Representatives Cooper of the 43<sup>rd</sup>, Gaines of the 117<sup>th</sup>, Jones of the 47<sup>th</sup>, and Silcox of the 52<sup>nd</sup>

A BILL TO BE ENTITLED  
AN ACT

1 To amend Article 1 of Chapter 7 of Title 44 of the Official Code of Georgia Annotated,  
2 relating to landlord and tenant generally, so as to prohibit retaliation by a landlord against a  
3 tenant for taking certain actions; to provide for circumstances that are not considered  
4 retaliation; to provide for remedies; to provide for related matters; to repeal conflicting laws;  
5 and for other purposes.

6 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

7  
8 Article 1 of Chapter 7 of Title 44 of the Official Code of Georgia Annotated, relating to  
9 landlord and tenant generally, is amended by adding a new Code section to read as follows:  
10 "44-7-24.

11 (a) A landlord shall not retaliate against a tenant by taking an action described by  
12 subsection (b) of this Code section because the tenant:

13 (1) In good faith exercises or attempts to exercise against a landlord a right or remedy  
14 granted to the tenant by lease, municipal ordinance, or federal or state statute;

15 (2) Gives a landlord a notice to repair or exercise a remedy under this chapter;

16 (3) Complains to a governmental entity responsible for enforcing building or housing  
17 codes, a public utility, or a civic or nonprofit agency, and the tenant:

18 (A) Claims a building or housing code violation or utility problem; and

19 (B) Believes in good faith that the complaint is valid and that the violation or problem  
20 occurred; or

21 (4) Establishes, attempts to establish, or participates in a tenant organization.

22 (b) A landlord shall not, within six months after the date that a tenant takes any action  
23 described under subsection (a) of this Code section, retaliate against the tenant by:

24 (1) Filing a dispossessory action, except for the grounds stated in paragraph (3) of  
25 subsection (c) of this Code section;

26 (2) Depriving the tenant of the use of the premises, except for reasons authorized by law;

H. B. 346

- 1 -

- 27 (3) Decreasing services to the tenant;  
 28 (4) Increasing the tenant's rent or terminating the tenant's lease; or  
 29 (5) Engaging, in bad faith, in a course of conduct that materially interferes with the  
 30 tenant's rights under the tenant's lease.
- 31 (c) A landlord shall not be liable for retaliation under this Code section:  
 32 (1) If the landlord proves that the action was not made for purposes of retaliation;  
 33 (2) For increasing rent:  
 34 (A) Under an escalation clause in a written lease for utilities, taxes, or insurance; or  
 35 (B) As part of a pattern of rent increases or for reducing services as part of a pattern  
 36 of service reductions, for an entire multiunit residential building or complex; or  
 37 (3) For a dispossession action or lease termination in accordance with this chapter based  
 38 on one or more of the following circumstances:  
 39 (A) The tenant is delinquent in rent when the landlord gives notice to vacate or files  
 40 a dispossession action;  
 41 (B) The tenant, a member of the tenant's family, or a guest or invitee of the tenant  
 42 intentionally damages property on the premises or by word or conduct threatens the  
 43 personal safety of the landlord, the landlord's employees, or another tenant;  
 44 (C) The tenant has materially breached the lease, other than by holding over, by an  
 45 action such as violating written lease provisions prohibiting serious misconduct or  
 46 criminal acts;  
 47 (D) The tenant holds over after giving notice of termination or intent to vacate; or  
 48 (E) The tenant holds over after the landlord gives notice of termination at the end of  
 49 the rental term and the tenant does not take any action described under subsection (a)  
 50 of this Code section until after the landlord gives notice of termination.
- 51 (d) In addition to other remedies provided by law, if a landlord retaliates against a tenant  
 52 under this Code section, the tenant may recover from the landlord a civil penalty of one  
 53 month's rent plus \$500.00, actual damages, court costs, and reasonable attorney's fees in  
 54 an action for recovery of property damages, moving costs, actual expenses, civil penalties,  
 55 or declaratory or injunctive relief, less any delinquent rents or other sums for which the  
 56 tenant is liable to the landlord. If the tenant's rent payment to the landlord is subsidized in  
 57 whole or in part by a governmental entity, the civil penalty granted under this Code section  
 58 shall reflect the fair market rent of the dwelling place plus \$500.00."

59 **SECTION 2.**

60 All laws and parts of laws in conflict with this Act are hereby repealed.