

Rental Registries:

Ensuring Safe & Stable Housing for Georgians

Problem:

Across the state, dangerous housing conditions and evictions have led to housing instability and homelessness for tens of thousands of Georgia children.

- During the 2022-2023 school year, more than **41,000 preschool and school-aged children lacked stable housing**.¹
- More than **13,000 school-age children live in chronically dangerous apartment complexes** in Metro Atlanta alone.²

Twenty years ago, the state banned local governments from registering rental properties in their communities. Since then, an **influx of corporate investors – many from out of state and shielded from accountability – are buying property at increasing rates and are disproportionately responsible for evictions**, representing 76% in metro Atlanta in 2021.³

- Georgia is ranked the **most at-risk state in the nation for market disruptions and unsafe housing conditions from private equity investment firms**.³
- Over 25% of rental units in Georgia are owned by institutional investment firms.⁴
- Just 7 large corporations own more than 51,000 single-family rental homes, using hundreds of shell companies to evade accountability.⁵

Solution:

Policy makers should **repeal the state ban on rental registries** so that local officials can identify problematic landlords and better enforce housing safety and health regulations.

By updating antiquated laws and restoring local oversight, we create a fairer system for responsible landlords who support their communities while ensuring safer, more stable housing for Georgia's families.

Sources (Abbreviated): Contact Georgia Appleseed for full citation.

[1] Tagami, T., & Stafford, L. (2023, November 24). The Atlanta Journal-Constitution.

[2] Judd, A. & Willoughby, M. (2022, June 9). The Atlanta Journal-Constitution.

[3] Reynolds, M. (2024, April 10). The Atlanta Journal-Constitution

[4] U.S. Governmental Accountability Office. (2024, May 22).

[5] Atlanta Regional Commission, Corporate Landlords in Atlanta's Rental Market.

[6] Stokes, S. (2024, April 1). WABE.

Unsafe housing conditions can lead to serious negative health outcomes, particularly for children.

Poor housing conditions make it hard for kids to do well at school, leading to frequent moves and school transfers, which further increase the child's risk of behavior problems, learning loss, and high school drop-out.

Children living in poor or unstable housing are **more likely to be placed in state care**, making up 20% of the 11,000 kids currently living in foster care.⁶



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Center for Law & Justice

We advance justice for Georgia's most under-represented children. Our nonprofit law center is dedicated to ensuring every school-aged child in the state has a safe and nurturing environment at school and at home in which to live, learn and grow up to become full and productive members of their communities.