THE STATE OF GEORGIA

EXECUTIVE ORDER

BY THE GOVERNOR:

SUSPENSION OF SHORT-TERM RENTALS

WHEREAS: On March 14, 2020, due to the impact of COVID-19 on the State of Georgia, I issued Executive Order No. 03.14.20.01, declaring a Public Health State of Emergency in Georgia; and

WHEREAS: The Georgia General Assembly concurred with Executive Order 03.14.20.01 by joint resolution on March 16, 2020; and

WHEREAS: Code Section 38-3-51(c)(4) vests the Governor with the power to perform and exercise such other functions, powers, and duties as may be deemed necessary to promote and secure the safety and protection of the civilian population; and

WHEREAS: In consultation with the Commissioner of Public Health, the Director of the Georgia Emergency Management and Homeland Security Agency, the Adjutant General of the Georgia National Guard, and other state health and emergency preparedness officials, I have determined that in order to protect the lives of Georgians, it is imperative to temporarily prevent Georgia from becoming a vacation destination for out-of-state individuals;

NOW, THEREFORE, PURSUANT TO CODE SECTION 38-3-51, AND THE AUTHORITY VESTED IN ME AS GOVERNOR OF THE STATE OF GEORGIA, IT IS HEREBY

ORDERED: For the purpose of limiting the spread of COVID-19, no Vacation Rental shall occur in the State of Georgia for a period beginning at 12:00 A.M on Thursday, April 9, 2020, and extending twenty-one (21) days until Thursday, April 30, 2020, at 11:59 P.M.

IT IS FURTHER

ORDERED: That for the purposes of this order, "Vacation Rental" (or plural, "Vacation Rentals") shall include any transaction for the lease or license to use residential property for residential or vacation

purposes; that is facilitated by a third party or a broker, where the lease or license term does not exceed 30 days; where such lessor or licensor is a corporation, limited liability corporation, partnership, person, or any other entity; and where the lessee or licensee is a private person. This definition shall not include hotels as defined by GA. COMP. R. & REGS. r. 560-13-2-.01(2)(b), extended stay hotels as defined by GA. COMP. R. & REGS. r. 560-13-2-.01(2)(a), campgrounds, or commercial transactions.

IT IS FURTHER

ORDERED: That this Order shall not apply to Vacation Rentals with fully paid reservation agreements executed or agreed to prior to 12:00 A.M on Thursday, April 9, 2020.

IT IS FURTHER

ORDERED: That this Order shall not apply to leases for property that are or will be used as a person's primary place of residence.

IT IS FURTHER

ORDERED: That this order shall not be construed in any way to prevent owners from personally occupying their own properties.

IT IS FURTHER

ORDERED: That pursuant to Code Section 38-3-4, all state, county, and local law enforcement officials are authorized to enforce this Order, and any person found in violation of this Order shall be guilty of a misdemeanor pursuant to Code Section 38-3-7.

IT IS FURTHER

ORDERED: That at no time shall law enforcement or any other state or local official dispossess or evict occupants of Vacation Rental to enforce this Order.

IT IS FURTHER

ORDERED: That if one or more of the provisions contained in this Order shall be held to be invalid, in violation of the Georgia Constitution, in violation of Georgia law, or unenforceable in any respect, such invalidity, violation, or unenforceability shall not affect any other provisions of this Order, but, in such case, this Order shall be construed as if such invalid, illegal, or unenforceable provision had not been included in the Order.

IT IS FURTHER

ORDERED: All provisions of this Order shall become effective upon signature by the Governor.

This 8th day of April 2020, at 2:41 A.M./(P.M.)

B. P. L

GOVERNOR