

the landscape of corporate single-family rental landlords in georgia (and how we can stop them)



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- Crowd out potential homebuyers (An 2024; Polimeni and An 2025)

LOCAL

Metro Atlanta woman says lease-to-own program stole her own house from her

DEKALB COUNTY

EVICTION ERROR: DeKalb woman says she's living out of boxes after false eviction put on her record

Among those tenants is Contrell Wethersby in Atlanta, who told Reuters she had to go for more than a year without heat or a functioning refrigerator, stove, microwave or garage door – not to mention having to endure a leaky ceiling and black mold.

ATLANTA

Family lives months without A/C after metro Atlanta landlord struggles with repairs

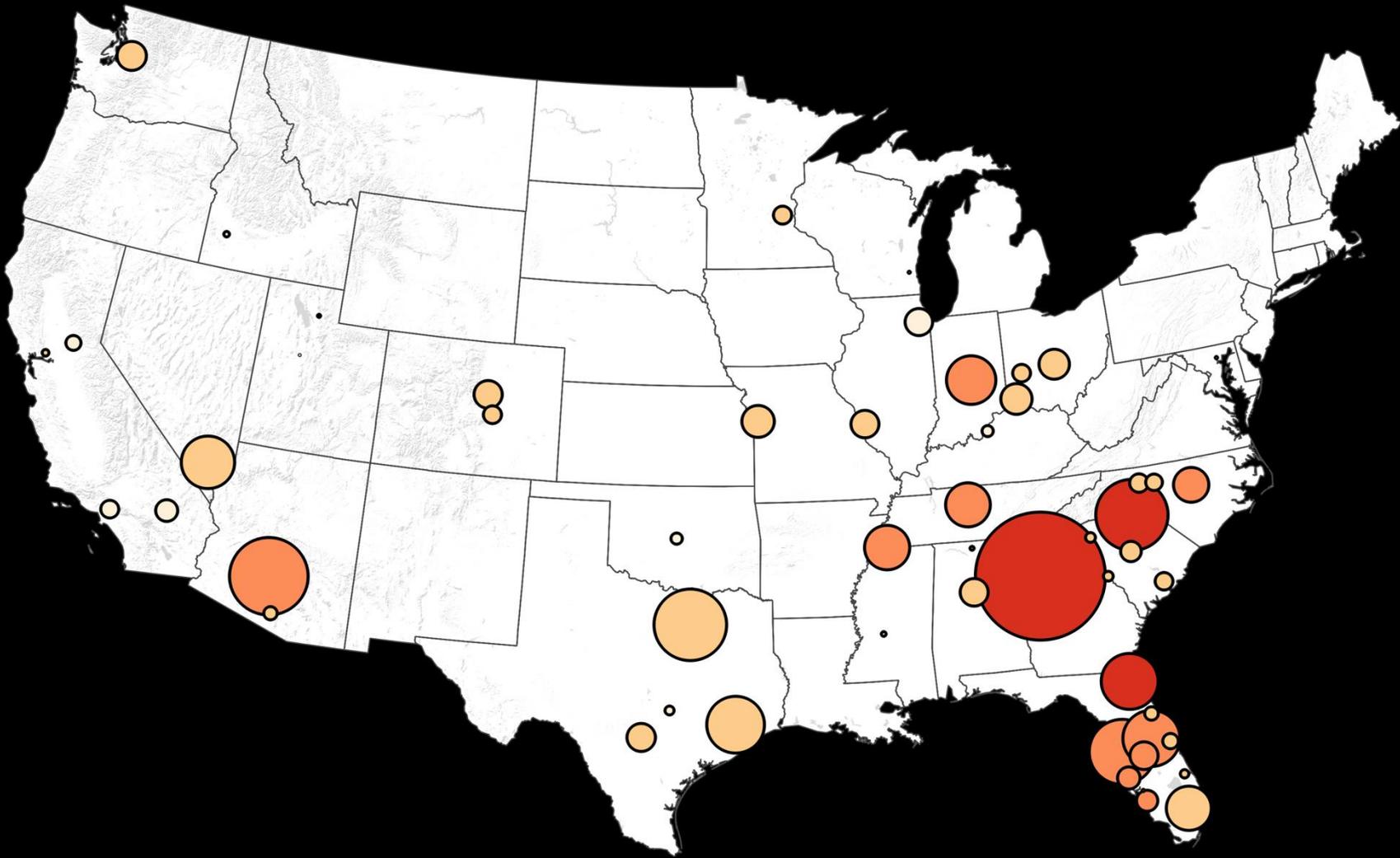
CHANNEL 2 INVESTIGATES

'Nothing but issues': Complaints mount against popular rental home company

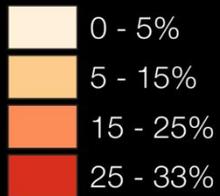
Four corporate US landlords deceived and evicted thousands during Covid, report reveals

BBB says corporate landlord has 1,800+ complaints in 3 years

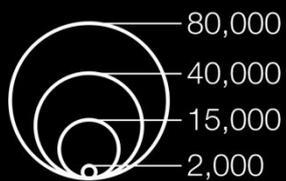
After Atlanta News First Investigates got involved, Main Street Renewal says they are crediting tenant back for money spent.



Share of Corporate-Owned Single-Family Rentals

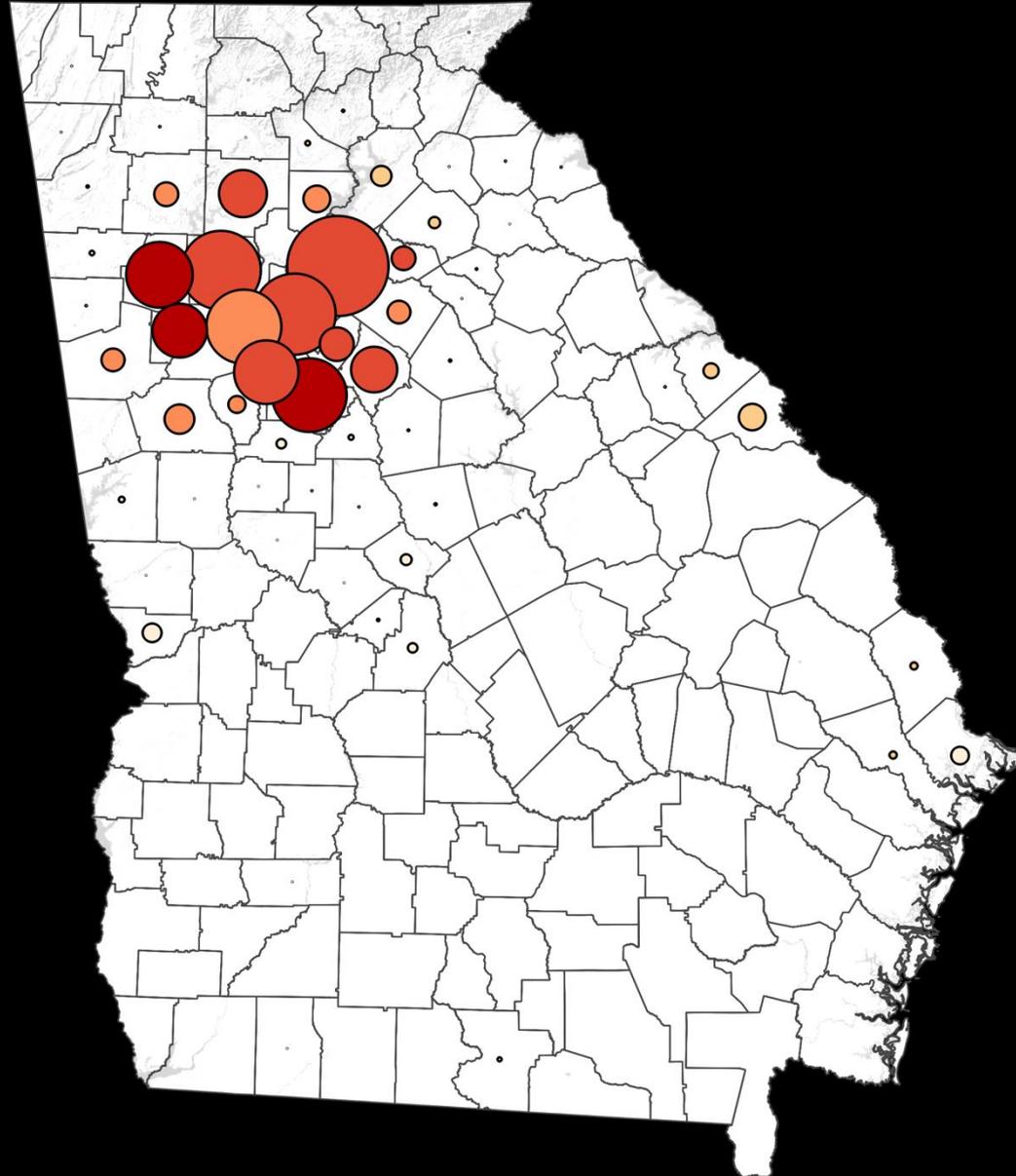


Total Number of Corporate-Owned Single-Family Rentals



BY METRO AREA

BY COUNTY



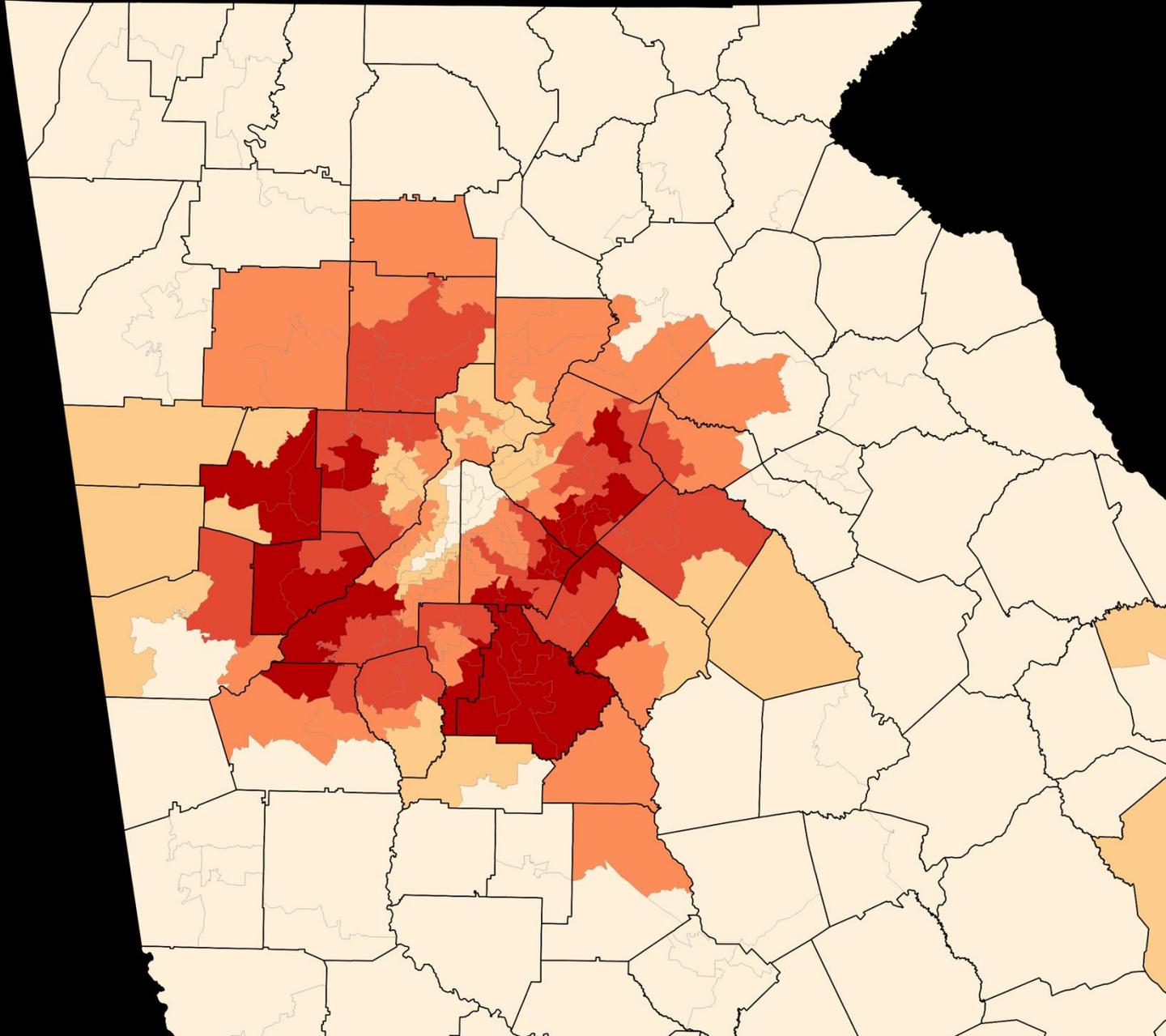
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Share of Corporate-Owned Single-Family Rentals



BY STATE HOUSE DISTRICT



Share of Corporate-Owned Single-Family Rentals

- 0 - 5%
- 5 - 15%
- 15 - 30%
- 30 - 50%
- 50 - 100%

SO WHAT CAN BE DONE?

UNDER THE GOLD DOME

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 - HB399 was signed by Governor Kemp on May 14, 2025
- Truly bipartisan attention to this issue

THREE MAIN APPROACHES

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taxation

HB1228* / HR1244*

HB616

BIPARTISAN

DEM ONLY

GOP ONLY

* HEARD IN COMMITTEE

THREE MAIN APPROACHES

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HB1228* / HR1244*

HB616

HB1017

SB463*

HB1055

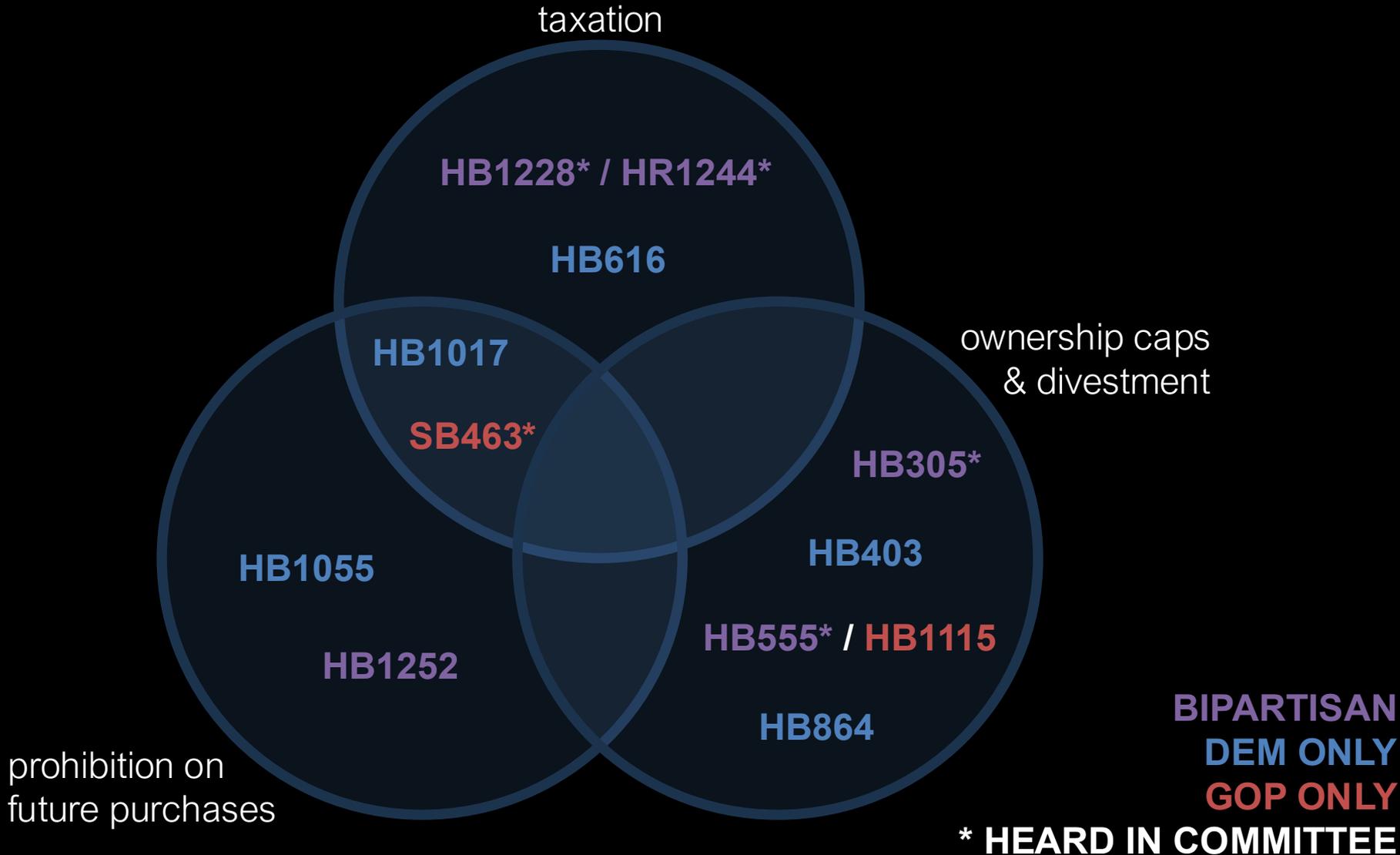
HB1252

prohibition on
future purchases

BIPARTISAN
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- Assuming no expansion of corporate ownership outside of these counties, would force divestment of over 75,000 properties

HB555 / HB1115

Georgians First Residential Property
Protection Act & End Home Poaching Act

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- But these eight companies currently own more than 70,000 properties across the state, or 84.8% of all corporate-owned SFRs in Georgia
- This means that this legislation would force these companies to dispose of nearly 55,000 single-family homes, providing a significant influx of inventory to the housing market

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- Without an accompanying cap on rents, it is likely this additional tax burden would just be passed onto renters in the form of higher costs and deferred maintenance

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- Does NOT force divestment of existing holdings over and above cap, so essentially just prohibits companies from acquiring additional existing homes

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- Unclear impact of taxation-based measures makes them a risky bet, while also adding the burden of a statewide vote on a constitutional amendment
- Forcing divestment of existing holdings is the only way to guarantee positive change
 - But the devil is in the details!

OTHER SOLUTIONS

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 - Rent stabilization [SB106](#), [HB299](#), [HB707](#), [HB710](#), [HB1031](#)
 - Municipal rental registries [SB313](#), [HB374](#) (kind of)
 - Proactive code enforcement [SB313](#)
 - Allow withholding of rent to force repairs [SB272](#), [HB1007](#)
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- Without these protections, Georgia will remain ground zero for out-of-state predatory corporations buying up our communities

thanks!

taylorshelton.info

mappingatlanta.org

endthecorporatetakeover.com

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TOP COUNTIES

By Total Holdings

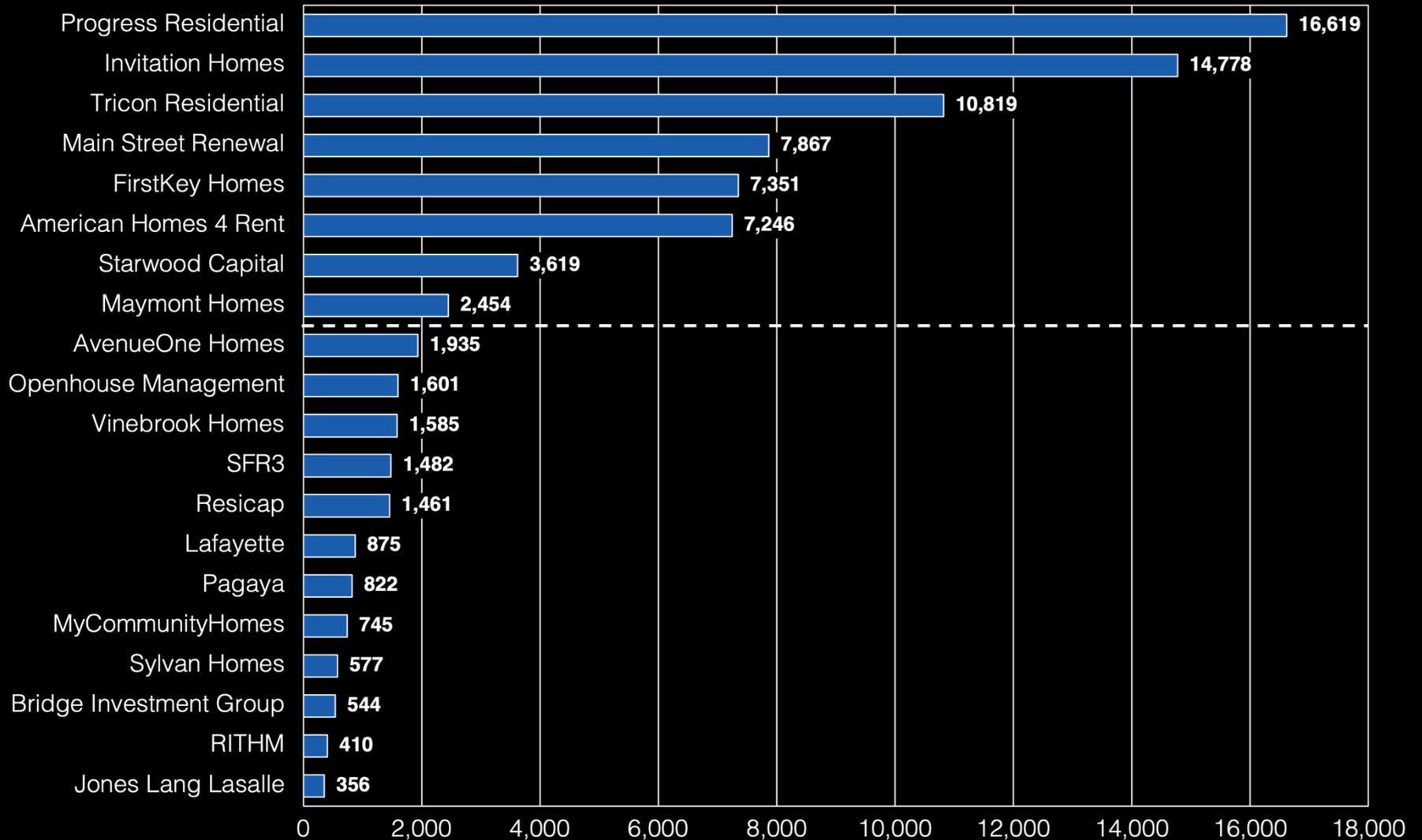
County	Total Number of Single-Family Rentals Owned by Institutional Investors	Institutional SFR Investor Share of All Single-Family Rentals	Institutional SFR Investor Share of All Rental Units	Institutional SFR Investor Share of All Single-Family Homes	Institutional SFR Investor Share of All Housing Units
Gwinnett County	12,928	35.4%	12.0%	5.6%	4.0%
DeKalb County	8,938	32.7%	7.6%	5.4%	3.1%
Cobb County	8,513	32.4%	8.8%	4.4%	2.9%
Fulton County	7,641	23.1%	3.6%	3.5%	1.7%
Henry County	7,566	69.8%	32.6%	10.9%	9.0%
Paulding County	6,185	82.2%	53.5%	11.8%	10.6%
Clayton County	5,846	32.5%	11.8%	8.3%	5.5%
Douglas County	4,359	58.3%	25.3%	10.9%	8.5%
Cherokee County	3,465	37.9%	15.5%	4.4%	3.5%
Newton County	3,256	46.7%	30.8%	9.1%	8.0%
Rockdale County	1,899	37.4%	16.3%	7.4%	5.6%
Coweta County	1,504	27.2%	12.1%	3.3%	2.7%
Forsyth County	1,257	21.0%	9.6%	1.7%	1.5%
Richmond County	1,257	9.7%	3.4%	2.7%	1.7%
Bartow County	1,038	21.9%	10.0%	3.3%	2.6%
Barrow County	1,028	30.1%	16.8%	4.1%	3.5%
Carroll County	964	17.9%	7.2%	3.0%	2.2%
Walton County	956	24.3%	13.1%	3.2%	2.7%
Hall County	775	9.0%	3.5%	1.5%	1.1%
Muscogee County	678	4.4%	1.7%	1.3%	0.8%
Chatham County	610	3.7%	1.2%	0.8%	0.5%
Fayette County	577	18.0%	7.0%	1.6%	1.3%
Columbia County	460	9.0%	4.1%	1.1%	0.9%
Jackson County	280	11.2%	5.1%	1.3%	1.0%
Bibb County	262	2.3%	0.9%	0.7%	0.4%
Spalding County	206	4.1%	2.1%	1.0%	0.8%
Houston County	204	2.5%	1.0%	0.4%	0.3%
Bryan County	128	6.1%	3.3%	1.1%	0.8%
Effingham County	125	5.7%	2.5%	0.7%	0.5%

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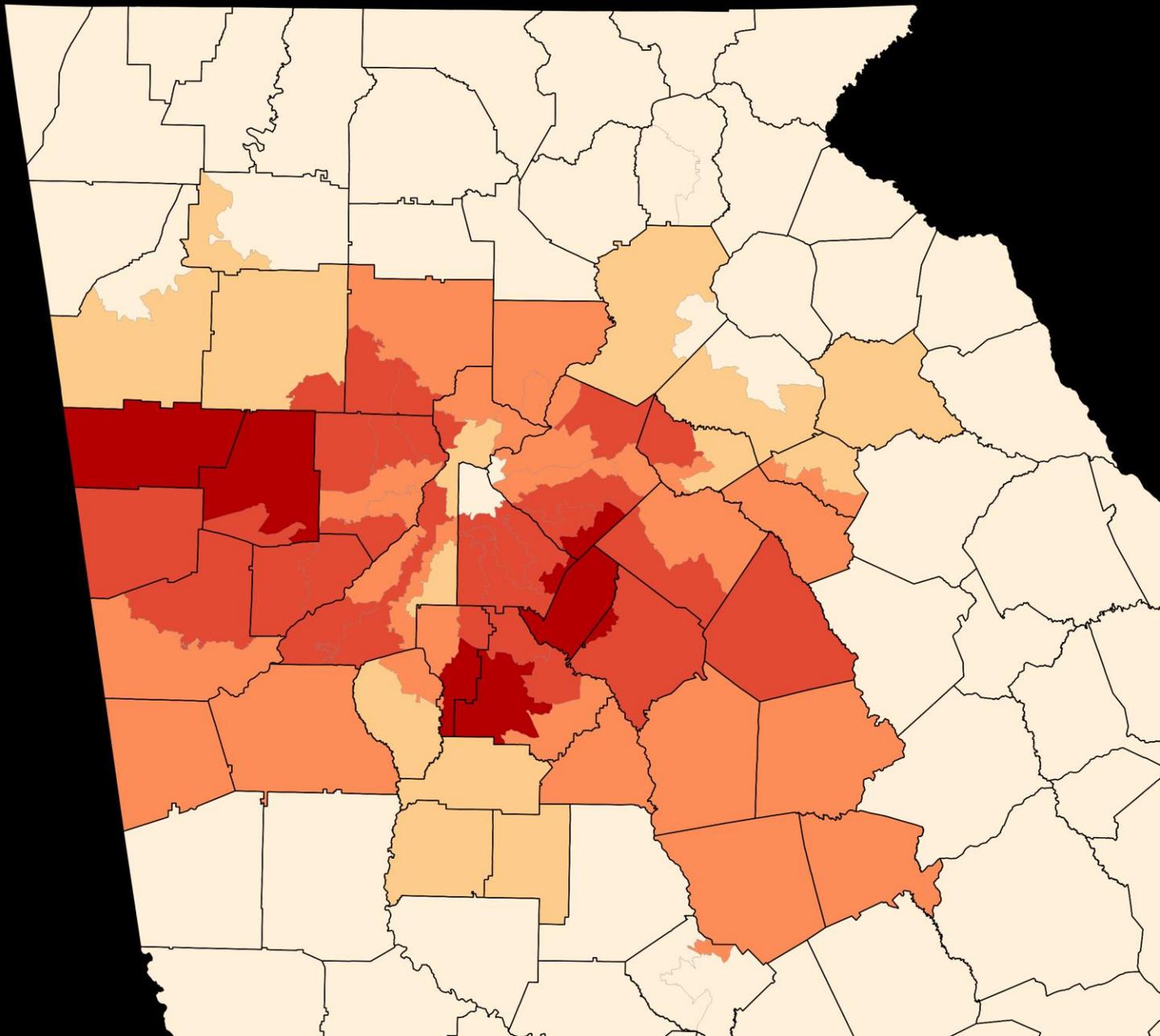
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HOLDINGS BY FIRM



BY STATE SENATE DISTRICT



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