



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

April 13, 2026

Dear Owner:

This letter serves to clarify Georgia Dept. of Community Affairs (DCA) policy regarding security deposits paid on behalf of Emergency Housing Voucher (EHV) tenants by DCA. Under HUD [PIH Notice 2023-23](#) regarding uses of EHV service fees, eligible uses include, among other expenses, security deposit assistance. Further, PIH 2023-23 states:

The PHA may place conditions on the security deposit assistance, such as requiring the owner or family to return the security deposit assistance to the PHA at the end of the family's tenancy (less any amounts retained by the owner in accordance with the lease).

Since DCA has not enacted a policy that security deposits must be returned to DCA at the end of the family's tenancy, all refundable security deposit assistance paid by DCA on behalf of an EHV tenant must be returned directly to the tenant upon move-out.

Landlords should follow Georgia's Landlord-Tenant law in handling the tenant's security deposit, which generally requires owners to:

- Inspect the unit and make a written list of all damage within three business days after the tenant moves out. The tenant can request this list and to inspect the property within 5 days after they have moved out. It is best to conduct a move-out inspection with the tenant once they have moved their property out of the unit.
- Return the security deposit within 30 days or sooner. If the property owner holds any of the security deposit to repair damage, he or she must give the tenant written notice that explains the reason why and a list of the damages to the property with 30 days of move out.
- No portion of the security deposit should be held for damage to the property that is the result of ordinary wear and tear caused by normal use of the property.
- The security deposit can be withheld for damage caused by negligence, carelessness, accident, or abuse by the tenant, members of their household, or their guests.
- The security deposit can be withheld to cover amounts owed to Landlord for rent, fees, or utilities.
- For items that need to be replaced, due to damage not caused by normal wear and tear, the landlord can charge only for the value of the item replaced, not the cost of the new replacement item.

Please contact DCA at ehvsupport@dcaga.zendesk.com or 470-802-4707 if you have questions.

Sincerely,

Waquale Holley

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Division Director, HCV

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