

ROBINS AFB HOUSING PRIVATIZATION

RESIDENTS BILL OF RIGHTS

This Bill of Rights provides a sample of rights addressed in the Georgia Landlord-Tenant Handbook and does not replace any of the terms and conditions of a tenant lease.

1. Residents have the right to enter into and are obligated to the [tenant lease](#) during their residency and the right to terminate the lease per the termination provisions of the lease, to include:

- The right to be treated fairly when applying for, residing in, and moving out of privatized housing
- The right to receive and the obligation to sign a lead-based paint addendum (and other applicable addendums) and know if their home contains lead-based paint before moving into it.
- The right to a move-in inspection to ensure their home is in good condition upon move-in.
- The right to resolve disputes according to the dispute resolution procedures outlined in the tenant lease.
- The right to terminate occupancy of housing if they receive PCS orders, if they receive orders to deploy for a period of not less than 90 days, or if they are released from active duty.
- The right to have their security deposit returned within the time period specified in the tenant lease if the conditions per the lease are met.

2. Residents have the right [to receive maintenance services](#) from Hunt while living in privatized housing, to include:

- The right to timely, courteous and responsive customer service, maintenance and repair performed by qualified maintenance technicians.
- The right to immediate attention from the maintenance staff for emergency service calls, especially those for structural, utility or mechanical problems that could cause loss of life or property or serious damage affecting health, safety or security.
- The right to have their trash picked up on a regular basis.
- The right to receive proper notice from Hunt before any scheduled entry.

3. Residents have the right to [live in a safe, quiet and well-kept community](#), to include:

- The right to enjoy peace and quiet in their own homes and the right to a clean and safe community.
- The right to have authorized pets that are in compliance with the AF and Hunt's pet policies.
- The right to request long-term and short-term visitor passes from the installation.
- The right to fire and police protection.
- The right to request written permission to conduct a residential business in their home from the Hunt and in accordance with government regulations.
- The right to receive timely notifications of termination, if required, because of development activity and in accordance with the tenant lease and state law

ROBINS AFB HOUSING OFFICE

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