



2013 Legislative Overview

The Tennessee Apartment Association had a very successful year on Capitol Hill. As the 2013 Legislative Session comes to an end, TAA is very pleased with the outcome of the bills it monitored. The 108th General Assembly has proved to be focused on initiatives that promote a business friendly environment in Tennessee.

Bills Passed

TAA supported a piece of Landlord friendly legislation that would allow a Landlord to terminate a rental agreement if the premises are damaged or destroyed by fire or casualty to an extent that restoring the premises to its undamaged condition requires the unit to be vacant. This legislation was sponsored by Representative William Lamberth and Senator Bill Ketron, and passed unanimously on both the House and Senate Floors after moving through the committee process. Upon being signed by the Governor, this bill will become effective July 1, 2013, and will apply to new rental agreements entered into as well as those renewed on or after this date.

TAA also supported a bill that removes provision in the Uniform Landlord and Tenant Act prohibiting public housing projects in Hamilton and Rutherford counties from charging more than \$5.00 per month for the late payment of rent or charging a late fee unless more than 15 days have elapsed since rent was due. This bill successfully made its way through the committee process, and passed in both the House and the Senate chambers.

Bills Defeated

TAA was able to defeat legislation that would require 24-hour notice of approximate time of removal pursuant to writ of possession. This bill would hold the plaintiff liable for damages to the defendant's removed personal property if these notice requirements are not followed.

TAA was also able to defeat legislation that would allow a victim of domestic abuse, sexual assault, or stalking to terminate a lease or rental agreement if notice and documentation that the tenant is a victim are presented to the landlord.

Bills Monitored

Additionally, TAA monitored eight bills without taking an official stance. This was done because the captions of the bills (a brief statement that describes what the bill proposes to do) opened a section of the Tennessee Code Annotated that could potentially affect the multi-family housing industry. Each bill was watched closely to ensure that it was not amended to accomplish an objective other than its original purpose. None were amended, and TAA remained neutral on each of the eight bills.