

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL NOTE

HB 2142 – SB 2582

February 18, 2020

SUMMARY OF BILL: Authorizes Davidson County to establish certain regulations concerning private residential or commercial rental units.

ESTIMATED FISCAL IMPACT:

NOT SIGNIFICANT

Assumptions:

- Pursuant to Tenn. Code Ann. § 66-35-102(b), local governments are prohibited from passing ordinances or enacting regulations concerning private residential or commercial rental units which:
 - Require a number of units be sold or rented at below market rates;
 - Make zoning changes, variances, building permits, and changes in land use restrictions conditional based on the number of units which are sold or rented below market rates; or
 - Require a person to waive constitutionally protected rights related to real property so that the local government may increase the number of existing units available for purchase or lease at below market rates within their jurisdiction.
- The proposed language exempts Davidson County from these prohibitions.
- Any vote required of the local legislative body will be conducted at a regularly scheduled meeting.
- Any fiscal impact to Davidson County is considered not significant.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink that reads "Krista Lee Carsner".

Krista Lee Carsner, Executive Director

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