

HOUSE BILL 1345

By Casada

AN ACT to amend Tennessee Code Annotated, Section
13-7-208, relative to non-conforming property.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 13-7-208(a), shall be amended by adding the following as new subdivisions (1) and (2) and renumbering the existing subdivisions (1) and (2) accordingly:

(1) It is the public policy of this state to protect the owners of private property from the imposition of any new zoning regulations by any governmental agency of this state or its political subdivisions after the property has been legally operating for industrial, commercial, multi-family residential or other business purposes. The scope of private property protections under this part shall run with the land and apply to buildings, structures, land area, operations, facilities, activities, signs, sign structures, billboards and accessory uses legally in existence on the property prior to a change in zoning.

(2) No private property shall be rezoned by any local government without the express written consent of the property owner or owners. Any legal, nonconforming property shall be protected under this part for so long as the property remains nonconforming under this part.

SECTION 2. This act shall take effect upon becoming a law, the public welfare requiring it.