PUBLIC CHAPTER NO. 645

SENATE BILL NO. 2153

By Johnson

Substituted for: House Bill No. 2612

By Bulso

AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 27, relative to gated communities.

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

SECTION 1. Tennessee Code Annotated, Title 66, Chapter 27, is amended by adding the following as a new part:

66-27-801.

As used in this part:

(1) "Gated subdivision" means a neighborhood with at least three hundred (300) single family residential homes and two (2) or more gates restricting ingress and egress to the neighborhood from a public street; and

(2) "Homeowners' association" has the same meaning as defined in § 66-27-701.

66-27-802.

(a)(1) A member of a homeowners' association for a gated subdivision may request a report from the board of directors for the homeowners' association regarding criminal activity in the subdivision.

(2) If the board receives a request pursuant to subdivision (a)(1), then the board must:

(A) Contact the local law enforcement office with jurisdiction over the gated subdivision to obtain and compile a report of police activities and arrests in the gated subdivision; and

(B) Make the report available to each household in the subdivision. Copies of the report may be delivered through the management company for the homeowners' association and may be delivered by electronic mail or regular mail delivery.

(b) This section only applies to homeowners' associations for gated subdivisions in a county having a population of not more than two hundred forty-seven thousand seven hundred (247,700) nor more than two hundred forty-seven thousand eight hundred (247,800), according to the 2020 federal census or any subsequent federal census.

SECTION 2. This act takes effect July 1, 2024, the public welfare requiring it.

SENATE BILL NO. __2153__

PASSED: __March 18, 2024__

RANDY McNALLY
SPEAKER OF THE SENATE

CAMERON SEXTON, *SPEAKER*
HOUSE OF REPRESENTATIVES

APPROVED this __4th__ day of __April__ 2024

BILL LEE, *GOVERNOR*