



State of Tennessee

PUBLIC CHAPTER NO. 820

SENATE BILL NO. 2834

By Stevens

Substituted for: House Bill No. 2925

By Mr. Speaker Sexton, Vaughan

AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 65 and Title 68, relative to government approval.

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

SECTION 1. Tennessee Code Annotated, Section 68-120-101, is amended by deleting the "and" at the end of subdivision (a)(9), deleting the period at the end of subdivision (a)(10), and substituting instead "; and", and adding the following as a new subdivision (a)(11):

(11)(A) Shall not prohibit less than six (6) stories of Group R-2 occupancy, as defined in the building code adopted by the department of commerce and insurance, division of fire prevention, to be served by a single exit if:

- (i) The building has not more than six (6) stories above grade plane;
- (ii) The building does not contain more than four (4) dwelling units on any floor;
- (iii) An exterior stairway or interior exit stairway is provided;
- (iv) A corridor separates each dwelling unit entry or exit door from the door to an interior exit stairway, including any related exit passageway on each floor, and the dwelling unit doors do not open directly into an interior exit stairway, but may open directly into an exterior stairway;
- (v) There is no more than twenty feet (20') of travel to the exit stairway from the entry/exit door of any dwelling unit;
- (vi) Travel distance measured in accordance with the building code adopted by the department of commerce and insurance, division of fire prevention, does not exceed one hundred twenty-five feet (125');
- (vii) Other occupancies in the same building do not have access to the Group R-2 occupancy portion of the building or with the single-exit stairway. For purposes of this subdivision (a)(11)(A), parking garages and occupied roofs accessory to the Group R-2 occupancy may have access to the exit stairway;
- (viii) The exit serving the Group R-2 occupancy does not discharge through any other occupancy, including an accessory parking garage; and
- (ix) There are no openings within ten feet (10') of unprotected openings into the stairway other than required exit doors having a one-hour, fire-resistive rating.

(B) A local government may adopt the exception set out in this subdivision (a)(11) by resolution or ordinance, and the exception becomes operative on the date of adoption of the resolution or ordinance.

SECTION 2. Tennessee Code Annotated, Title 7, Chapter 82, Part 7, is amended by adding the following as a new section:

7-82-709.

(a) Unless otherwise provided for in this section, when the owner of real property applies for utility service from a utility system for residential or commercial development on the owner's property and the utility has an existing utility line or system immediately adjacent to the real property, the utility system shall not require the owner to construct or pay for the construction of any offsite utility improvements as a condition for service or permit issuance.

(b)(1) If a utility system determines that offsite utility improvements must be constructed to provide the utility service requested and to maintain the utility's current level of service and capacity to serve its existing customers, then the utility system shall require the owner to construct or pay for the construction of such offsite utility improvements.

(2) The utility system may require the owner to upgrade the offsite utility improvements required pursuant to subdivision (b)(1) to increase the utility system's capacity to serve future customers, but only pursuant to a cost-sharing arrangement between the owner and the utility system.

(3) A utility system has sixty (60) days from the date on which a building permit is requested from the local government or state fire marshal to make the determinations in subdivisions (b)(1) and (2).

(c) If the owner and the utility system are unable to agree upon the amount of the cost-sharing arrangement described in subdivision (b)(2), then the owner may request the Tennessee board of utility regulation to determine the cost-sharing amount.

(d) For purposes of this section, "offsite utility improvement" means any utility improvement or utility extension beyond the boundary of the real property being developed by the owner.

SECTION 3. Tennessee Code Annotated, Section 7-82-702(b)(1), is amended by deleting "and" at the end of subdivision (D), deleting the period at the end of subdivision (E)(ii)(c) and substituting instead "; and", and adding the following as a new subdivision (F):

(F) Cost-sharing amounts pursuant to § 7-82-709.

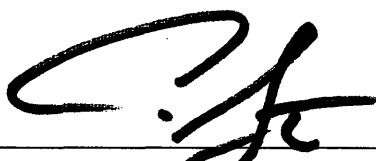
SECTION 4. This act takes effect upon becoming a law, the public welfare requiring it.

SENATE BILL NO. 2834

PASSED: April 11, 2024




RANDY McNALLY
SPEAKER OF THE SENATE



CAMERON SEXTON, SPEAKER
HOUSE OF REPRESENTATIVES

APPROVED this 29th day of April 2024



BILL LEE, GOVERNOR