



State of Tennessee

PUBLIC CHAPTER NO. 453

SENATE BILL NO. 559

By Rose, Stevens, Yager, Pody, Lowe, Bowling, Taylor, Walley

Substituted for: House Bill No. 170

By Ragan, Lynn, Davis, White, Hulsey, Moon, Doggett, Curtis Johnson, Eldridge, Boyd, Grills, McCalmon, Russell, Moody, Lamberth, Butler, Brock Martin, Terry, Carringer, Keisling, Darby, Powers, Sherrell, Capley, Gant, Howell, Slater, Barrett, Burkhart, Hawk, Todd

AN ACT to amend Tennessee Code Annotated, Title 27 and Title 29, relative to civil justice.

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

SECTION 1. Tennessee Code Annotated, Title 29, is amended by adding the following as a new chapter:

The general assembly declares that property owners should expect that the merits of a permit application will be judged on the law in effect at the time of application. The interests of property owners to use their property as they see fit and free from the threat of interference from potential local regulation outweighs the need of a local government entity to work out the details of a potential zoning change free from possible violations. To this end, the general assembly rejects the pending ordinance doctrine, described by the Tennessee supreme court in its May 14, 2007, opinion in the case of *Harding Academy v. Metropolitan Government of Nashville and Davidson County*, and declares the doctrine to be contrary to the public policy interests of property owners in this state.

SECTION 2. This act takes effect July 1, 2023, the public welfare requiring it.

SENATE BILL NO. 559

PASSED: April 21, 2023



RANDY McNALLY
SPEAKER OF THE SENATE



CAMERON SEXTON, SPEAKER
HOUSE OF REPRESENTATIVES

APPROVED this 17th day of May 2023



BILL LEE, GOVERNOR