

SENATE BILL 2237

By Yarbro

AN ACT to amend Tennessee Code Annotated, Title 13,
Chapter 7 and Title 67, relative to housing.

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

SECTION 1. Tennessee Code Annotated, Title 13, Chapter 7, Part 1, is amended by adding the following as a new section:

(a) For each zoning reform strategy that supports housing development listed in subsection (b) adopted by a county, the county is entitled to receive from the department of revenue five percent (5%) of the revenue collected pursuant to § 67-4-409 based on transactions in the unincorporated territory of the county, up to a maximum of twenty percent (20%) of the revenue collected pursuant to § 67-4-409.

(b) The following zoning reform strategies that support housing development may be adopted by a county:

- (1) Allow duplexes on lots zoned for single-family homes;
- (2) Allow up to quadplexes, townhouses, and cottage courts on lots zoned for single-family homes;
- (3) Zone for at least a certain minimum housing density on main streets and transit corridors, and near workplaces, business districts, colleges, and other population centers;
- (4) Allow multifamily housing by right anywhere zoned for offices, retail, or commercial by allowing mixed-use development;

(5) Authorize faith institutions, universities, and healthcare facilities to build multifamily housing by right on their existing land, provided there is sufficient sewer access;

(6) Review and reduce requirements on aesthetics, bulk standards, and floor area ratio that either reduce density or inhibit development;

(7) Reduce or eliminate minimum lot sizes, provided there is sufficient sewer access;

(8) Reduce or eliminate setback requirements;

(9) Reduce or eliminate minimum parking requirements to one (1) parking space per unit or fewer;

(10) Allow at least one (1) accessory dwelling unit on single-family lots with an existing single-family home;

(11) Allow for single-room occupancy developments;

(12) Provide zoning that allows or encourages development of tiny houses as defined in the International Residential Code;

(13) Make available pre-approved plans or a pattern book; and

(14) Make available a pre-approved list of third-party professionals that are authorized to review permit applications or conduct inspections.

(c) In order to receive the revenue under subsection (a), a county shall provide certified copies of the resolution adopting the zoning reform strategies that support housing development pursuant to subsection (b).

SECTION 2. Tennessee Code Annotated, Title 13, Chapter 7, Part 2, is amended by adding the following as a new section:

(a) For each zoning reform strategy that supports housing development listed in subsection (b) adopted by a municipality, such municipality is entitled to receive from the

department of revenue five percent (5%) of the revenue collected pursuant to § 67-4-409 based on transactions within the corporate boundaries of the municipality, up to a maximum of twenty percent (20%) of the revenue collected pursuant to § 67-4-409.

(b) The following zoning reform strategies that support housing development may be adopted by a municipality:

- (1) Allow duplexes on lots zoned for single-family homes;
- (2) Allow up to quadplexes, townhouses, and cottage courts on lots zoned for single-family homes;
- (3) Zone for at least a certain minimum housing density on main streets and transit corridors, and near workplaces, business districts, colleges, and other population centers;
- (4) Allow multifamily housing by right anywhere zoned for offices, retail, or commercial by allowing mixed-use development;
- (5) Authorize faith institutions, universities, and healthcare facilities to build multifamily housing by right on their existing land, provided there is sufficient sewer access;
- (6) Review and reduce requirements on aesthetics, bulk standards, and floor area ratio that either reduce density or inhibit development;
- (7) Reduce or eliminate minimum lot sizes, provided there is sufficient sewer access;
- (8) Reduce or eliminate setback requirements;
- (9) Reduce or eliminate minimum parking requirements to one (1) parking space per unit or fewer;
- (10) Allow at least one (1) accessory dwelling unit on single-family lots with an existing single-family home;

(11) Allow for single-room occupancy developments;

(12) Provide zoning that allows or encourages development of tiny houses as defined in the International Residential Code;

(13) Make available pre-approved plans or a pattern book; and

(14) Make available a pre-approved list of third-party professionals that are authorized to review permit applications or conduct inspections.

(c) In order to receive the revenue under subsection (a), a municipality shall provide certified copies of the ordinance adopting the zoning reform strategies that support housing development pursuant to subsection (b).

(d) As used in this section, "municipality" includes metropolitan governments.

SECTION 3. This act takes effect upon becoming a law, the public welfare requiring it.