

SENATE BILL 2348

By Dickerson

AN ACT to amend Tennessee Code Annotated, Title 66,
Chapter 5, relative to required property
disclosures.

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

SECTION 1. Tennessee Code Annotated, Title 66, Chapter 5, Part 2, is amended by adding the following as a new section:

(a) In addition to any other disclosure required by this part, the seller shall, prior to entering into a contract with a buyer, disclose in the contract if residential property is located on a private road.

(b) As used in this section, "private road" means a way or place in private ownership and used for vehicular travel by the owner and those having express or implied permission from the owner but not by any other members of the public.

SECTION 2. Tennessee Code Annotated, Section 66-5-210, is amended by adding the following language to the disclosure form as a new question in C:

___ . Is the property located on a private road? YES NO UNKNOWN

SECTION 3. This act shall take effect July 1, 2016, the public welfare requiring it, and shall apply to all contracts entered into on or after that date.