

SENATE BILL 2645

By Burchett

AN ACT to amend Tennessee Code Annotated, Title 39;
Title 62, Chapter 6 and Title 66, Chapter 11,
relative to prohibited liens.

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

SECTION 1. Tennessee Code Annotated, Title 66, Chapter 11, Part 1, is amended by adding the following new section thereto:

§ 66-11-150.

Notwithstanding any law in this chapter or any other law to the contrary, no lien, otherwise authorized pursuant to this chapter, shall be available on residential real property, as that term is defined by § 66-11-146(b)(1)(A), to any person, firm or corporation that performs residential construction, including home improvement as defined by § 62-6-501(4)(A), if:

- (1) The person, firm or corporation is not licensed pursuant to title 62, chapter 6, and
- (2) The jurisdiction in which the work is performed requires such person, firm or corporation to be licensed in accordance with such chapter.

SECTION 2. This act shall take effect July 1, 2010, the public welfare requiring it and shall apply to any liens filed for residential construction and home improvement services performed on or after the effective date of this act.