

SENATE BILL 2958

By Watson

AN ACT to amend Tennessee Code Annotated, Title 13,  
Chapter 21, Part 3, relative to residential rental  
inspection.

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

SECTION 1. Tennessee Code Annotated, Section 13-21-302(a), is amended by adding the language "not less than annually" after the language "may adopt an ordinance to", and is further amended by deleting the language "that are either deteriorated or in the process of deteriorating for compliance" and by substituting instead the language "that are deteriorated, in the process of deteriorating or in need of inspection to prevent deterioration for compliance".

SECTION 2. Tennessee Code Annotated, Section 13-21-302(a)(2)(C), is amended by deleting the last sentence in the subdivision and by substituting instead the following:

Nothing in this section shall be construed to prohibit a municipality-wide residential rental inspection district.

SECTION 3. Tennessee Code Annotated, Section 13-21-302(b), is amended by deleting the subsection in its entirety and by substituting instead the following:

(b) For purposes of this part, the local governing body of the municipality may designate any local government department or agency to serve as the public authority to perform all or part of the duties authorized by this part, including, but not limited to, a housing authority as authorized under current statutory law, which has jurisdiction in such municipality.

SECTION 4. Tennessee Code Annotated, Section 13-21-303, is amended by deleting the language "that are either deteriorated or in the process of deteriorating, the public authority"

and by substituting instead the language "that are deteriorated, in the process of deteriorating or in need of inspection to prevent deterioration, the public authority".

SECTION 5. Tennessee Code Annotated, Section 13-21-304, is amended by deleting the words "shall not" in the third sentence and by substituting instead the word "may".

SECTION 6. Tennessee Code Annotated, Section 13-21-305, is amended by deleting the language "that are either deteriorated or in the process of deteriorating located" and by substituting instead the language "that are deteriorated, in the process of deteriorating or in need of inspection to prevent deterioration, located".

SECTION 7. Tennessee Code Annotated, Section 13-21-306, is amended by deleting the section in its entirety and by substituting instead the following:

Except as provided in § 13-21-307, following the initial inspection of a residential rental dwelling unit found to be deteriorated, in the process of deteriorating or in need of inspection to prevent deterioration, the public authority may inspect periodically any residential rental dwelling unit that is deteriorated, in the process of deteriorating or in need of inspection to prevent deterioration, that is not otherwise exempted by this part.

SECTION 8. Tennessee Code Annotated, Section 13-21-307, is amended by deleting the language "found to be deteriorated or in the process of deteriorating and that" and by substituting instead the language "found to be deteriorated, in the process of deteriorating or in need of inspection to prevent deterioration, and that".

SECTION 9. Tennessee Code Annotated, Section 13-21-308, is amended by deleting the language "found to be deteriorated or in the process of deteriorating and that" and by substituting instead the language "found to be deteriorated, in the process of deteriorating or in need of inspection to prevent deterioration, and that", and is further amended by deleting the language "a minimum of four (4) years" from the first sentence and by substituting instead the language "two (2) years".

SECTION 10. Tennessee Code Annotated, Section 13-21-310, is amended by deleting the word "not" from the first sentence, and is further amended by deleting the language "In addition, no" from the second sentence and by substituting instead the language "No".

SECTION 11. Tennessee Code Annotated, Section 13-21-314, is amended by deleting the section in its entirety and by substituting instead the following:

§ 13-21-314.

(a) This part shall apply to any county having a metropolitan form of government and a population in excess of five hundred thousand (500,000), according to the 2000 federal census or any subsequent federal census.

(b) In addition, this part shall apply in any city having a population of not less than twenty seven thousand three hundred eighty (27,380) nor more than twenty seven thousand three hundred ninety (27,390), or a population of not less than twenty thousand five hundred (20,500) nor more than twenty three thousand (23,000), according to the 2000 federal census or any subsequent federal census.

SECTION 12. This act shall take effect upon becoming a law, the public welfare requiring it.