

Legislative Summary of the 2010 General Assembly

The Tennessee Apartment Association had a very successful year on Capitol Hill. For the first time ever we were 100% with ten major Bills. TAA passed three Bills of our own. More than ever Multifamily Housing and Private Property Owners continue to be a target for Government to require owners to solve social problems.

Thanks to Wes Hall we passed two Bills to speed up the eviction process and allow us to continue detainer actions in order to receive payments or work out settlements.

Thanks to Kirby Davis TAA passed a Bill to allow nonconforming property destroyed by a fire or Natural Disaster to be rebuilt in the same condition before the destruction.

Thanks to Joanne Corbitt and Wes Hall TAA defeated a requirement that the tenant be allowed to void a lease and have no further obligation under the lease if the tenant was a victim of stalking or domestic violence.

Thanks to Kirk Kent and Woody McLaughlin TAA defeated a Bill to apply the residential inspection program to the City of East Ridge. The Bill originally allowed Nashville and Oak Ridge to charge the Landlord a \$75.00 to \$150.00 fee for the inspection.

TAA defeated a proposal to allow non profit Homeowners Associations to clean up trash and charge the Property Owner and to file a lien on the property. TAA was able to apply the law to only vacant property.

TAA defeated a proposal to require Property Owners to have energy audits performed on the property and require Owners to provide prospective tenants with electrical usage data.

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