

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL NOTE

HB 1305 - SB 1276

March 9, 2023

SUMMARY OF BILL: Requires a landlord, or another person authorized to enter into a rental agreement on the landlord's behalf, to disclose certain information to a residential tenant. Prescribes a maximum fine of \$150 for failure to furnish the information and authorizes a tenant to bring a cause of action to seek payment of the fine. Requires the court to award the tenant the fine and reasonable costs and attorneys' fees, if the court finds that the landlord or the landlord's agent failed to comply.

FISCAL IMPACT:

NOT SIGNIFICANT

Assumptions:

- Requiring landlords to furnish certain information to tenants concerns transactions between private parties; therefore, any fiscal impact to state or local government is estimated to be not significant.
- Any increase to the caseloads of trial courts as a result of the legislation is assumed to be not significant. Any fiscal impact to the courts can be absorbed within existing resources and is estimated to be not significant.

IMPACT TO COMMERCE:

NOT SIGNIFICANT

Assumptions:

- Landlords under the *Uniform Residential Landlord and Tenant Act* (Act) are currently required to disclose to a tenant the name and address of the agent authorized to manage the premises as well as an owner of the premises, or a person or agent authorized to act for and on behalf of the owner, for the acceptance of service of process and for receipt of notices and demands.
- The proposed legislation would extend these requirements to landlords not operating under the Act and would expand the information required to be disclosed to include the: business telephone number, 24-hour emergency telephone number, office electronic mail address, maintenance electronic mail address, and physical address.

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- Requiring landlords to disclose information they already possess will not result in any impact to business expenditures.
- It can be reasonably assumed that upon passage of the proposed legislation, landlords would obey the law and disclose the required information. Therefore, it is not expected that the proposed legislation would result in any increase in business expenditures due to payment of fines.
- The proposed legislation is not expected to have any impact on jobs in Tennessee.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink that reads "Krista Lee Carsner". The signature is written in a cursive, flowing style.

Krista Lee Carsner, Executive Director

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