

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL NOTE

SB 1038 - HB 1231

February 22, 2017

SUMMARY OF BILL: Establishes that certain requirements that apply to hotels and places of public accommodation do not apply to short-term rental units. Defines a “short-term rental unit” as a residential lodging, including, but not limited to, a single-family residence, apartment, condominium, or cooperative unit, in which a person can obtain sleeping accommodations for less than 30 consecutive days. A “short-term rental unit” includes vacation lodging as provided in Tenn. Code Ann. § 67-4-702, and property used to provide hospitality services as defined in Tenn. Code Ann. § 68-120-101(i), but does not include bed and breakfast establishments, a hotel, or a time-share.

ESTIMATED FISCAL IMPACT:

NOT SIGNIFICANT

Assumptions:

- Exempting short term rental units from the requirements listed under Title 62 Chapter 7, which are currently applicable to hotels and places of public accommodation will have no significant fiscal impact as these requirements are not currently applicable to short-term rental units as defined in this legislation.
- This legislation will not affect any state or local tax currently applicable to short-term rental units.

IMPACT TO COMMERCE:

NOT SIGNIFICANT

Assumptions:

- This bill will have no significant impact on the owners of short-term rental units as defined in this legislation as exempting such units from requirements that are not currently applicable to such units will have no effect on the owners’ business.
- No significant impact to commerce or jobs in Tennessee.

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CERTIFICATION:

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



Krista M. Lee, Executive Director

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