

HOUSE BILL 988

By Beck

AN ACT to amend Tennessee Code Annotated, Title 29  
and Title 66, relative to landlord obligations.

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

SECTION 1. Tennessee Code Annotated, Section 66-7-109, is amended by adding the following as a new subsection:

( ) A landlord shall provide ninety (90) days' notice of termination of tenancy for the purpose of eviction of a residential tenant if:

(1) The tenant:

(A) Is sixty-two (62) years of age or older; and

(B) Has paid the tenant's due rent and is not in arrears; and

(2) The termination and eviction are to allow for new property development.

SECTION 2. Tennessee Code Annotated, Title 66, Chapter 28, Part 5, is amended by adding the following as a new section:

A landlord shall provide ninety (90) days' notice of termination of tenancy for the purpose of eviction of a residential tenant if:

(1) The tenant:

(A) Is sixty-two (62) years of age or older; and

(B) Has paid the tenant's due rent and is not in arrears; and

(2) The termination and eviction are to allow for new property development.

SECTION 3. This act takes effect July 1, 2023, the public welfare requiring it.