

HOUSE BILL 1431

By Sontany

AN ACT to amend Tennessee Code Annotated, Title 13,
Chapter 7, Part 2, relative to zoning.

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

SECTION 1. Tennessee Code Annotated, Section 13-7-208, is amending by adding the following language as a new subsection:

(m)

(1) Notwithstanding any protections afforded nonconforming uses by this chapter or any other law, upon the expiration of twenty (20) years from the dates listed in subdivisions (m)(1)(A) and (B), whichever comes later, all such legally nonconforming industrial, commercial or business establishments and uses shall cease for that land area:

(A) The date of attaining legally nonconforming status through subsection (b); or

(B) The effective date of this act.

(2) Whenever the regulations made under the authority of this chapter establish a shorter time period for the cessation of such nonconforming establishments and uses, those regulations shall govern.

(3) In no event shall any such amortization period be longer than twenty (20) years.

SECTION 2. This act shall take effect July 1, 2009, the public welfare requiring it.