

HOUSE BILL 2261

By Hardaway

AN ACT to amend Tennessee Code Annotated, Title 36, Chapter 3, Part 6 and Title 66, relative to the liability of parties to residential lease or rental agreements under certain circumstances.

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

SECTION 1. Tennessee Code Annotated, Title 66, Chapter 7, Part 1, is amended by adding the following as a new, appropriately designated section:

Section 66-7-1\_\_.

(a) As used in this section, "perpetrator" means an individual who:

(1) Has been convicted of; or

(2) For purposes of a protection order, has been determined to have committed domestic abuse, as defined in § 36-3-601, a sexual offense, as defined in § 40-39-202, or stalking, as defined in § 39-17-315.

(b) A perpetrator who is a tenant and who is excluded from a dwelling unit under a court order remains liable under the lease with other tenants of the dwelling unit for rent and for the cost of damages to the dwelling unit.

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

Section 66-28-205. The requirements of Section 1 of this act shall apply to rental agreements that are subject to the requirements of this chapter.

SECTION 3. This act shall take effect July 1, 2012, the public welfare requiring it and shall apply to any rental agreement or lease entered into or renewed on or after such date.