

SENATE BILL 288

By Niceley

AN ACT to amend Tennessee Code Annotated, Title 13,
Chapter 20; Title 13, Chapter 21 and Title 29,
Chapter 17, relative to housing authorities.

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

SECTION 1. Tennessee Code Annotated, Section 13-20-201, is amended by deleting subsection (a) and substituting:

(a) As used in this part:

(1) "Blighted area" means one (1) or more parcels of real property with buildings or improvements, each of which are, by reason of dilapidation, obsolescence, overcrowding, lack of ventilation, light or sanitary facilities, deleterious land use, or any combination of these or other factors, detrimental to the safety, health, morals, or welfare of the community. "Blighted area" does not include land used primarily in the production of agriculture, as that term is defined in § 1-3-105; and

(2) "Welfare of the community" does not include solely a loss of property value to surrounding properties, nor does the term include the need for increased tax revenues.

SECTION 2. Tennessee Code Annotated, Section 13-20-202, is amended by adding the following as a new subsection:

() This section does not preclude a housing authority from acquiring real property through a negotiated sale, without the use of eminent domain. Housing authorities may pay more than fair market value for a property that is within a blighted area proposed for redevelopment but that is not blighted itself.

SECTION 3. This act takes effect upon becoming a law, the public welfare requiring it.