



State of Tennessee

PUBLIC CHAPTER NO. 80

HOUSE BILL NO. 128

By Representatives Howell, Hardaway, Ragan, Jernigan, Todd

Substituted for: Senate Bill No. 450

By Senators Bell, Jackson

AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 27, relative to dedicatory instruments.

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

SECTION 1. Tennessee Code Annotated, Section 66-27-602, is amended by adding the following as a new subsection (d):

This section applies to dedicatory instruments:

- (1) Created on or after July 1, 2017; or
- (2) Amended on or after July 1, 2017.

SECTION 2. Tennessee Code Annotated, Section 66-27-603, is amended by deleting the section in its entirety and substituting instead the following:

(a) A homeowners' association shall not prohibit, by covenant, condition, restriction, or rule, the use of any sign posted to warn the public of health, safety, or dangerous natural conditions associated with water on the property when:

(1) The property owner has consulted with local or state authorities regarding a condition on the property that may pose a threat to health and safety to a person on the property and a liability, or potential liability, to the property owner; and

(2) The property contains a pond, including a retention or detention pond, or a lake, stream, river, or other natural body of water.

(b) A homeowners' association may adopt or enforce reasonable rules and regulations regarding the placement and manner for the display of the signs permitted by this section.

(c) This section does not alter, reduce, or eliminate any civil or criminal liability of a property owner for injuries arising from any condition on the owner's property.

(d) This section applies to dedicatory instruments entered into before, on, or after July 1, 2021.

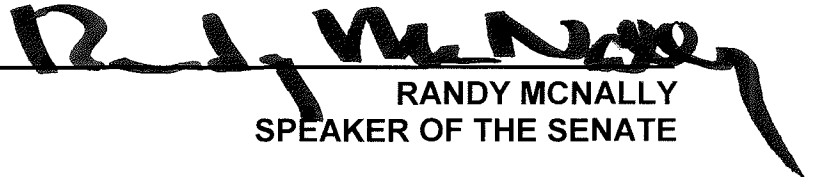
SECTION 3. This act takes effect upon becoming a law, the public welfare requiring it.

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PASSED: March 15, 2021



CAMERON SEXTON, SPEAKER
HOUSE OF REPRESENTATIVES



RANDY MCNALLY
SPEAKER OF THE SENATE

APPROVED this 31st day of March 2021



BILL LEE, GOVERNOR