

SENATE BILL 1088

By Walley

AN ACT to amend Tennessee Code Annotated, Title 66,
relative to rental agreements.

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

SECTION 1. Tennessee Code Annotated, Section 66-28-505(a)(2), is amended by deleting "fourteen (14) days" and substituting "seven (7) days".

SECTION 2. Tennessee Code Annotated, Section 66-28-505(a)(3), is amended by deleting "fourteen (14) days" and substituting "seven (7) days".

SECTION 3. Tennessee Code Annotated, Section 66-7-109(a)(1), is amended by deleting the subdivision and substituting:

(1) Except as provided in this section:

(A) Seven (7) days' notice by a landlord is sufficient notice of termination of tenancy for the purpose of eviction of a residential tenant, if the termination of tenancy is for one (1) of the following reasons:

(i) Tenant neglect or refusal to pay rent that is due and is in arrears, upon demand; or

(ii) The tenant or any other person on the premises with the tenant's consent willfully or intentionally commits a violent act or behaves in a manner which constitutes or threatens to be a real and present danger to the health, safety, or welfare of the life or property of other tenants, the landlord, the landlord's representatives, or other persons on the premises; and

(B) Fourteen (14) days' notice by a landlord is sufficient notice of termination of tenancy for the purpose of eviction of a residential tenant, if the termination of tenancy is for damage beyond normal wear and tear to the premises by the tenant, members of the household, or guests.

SECTION 4. Tennessee Code Annotated, Section 66-7-109(a)(2), is amended by deleting the language "subdivision (a)(1)(A) or (a)(1)(B)" and substituting "subdivision (a)(1)(A)(i) or (a)(1)(B)" and by deleting the language "upon at least fourteen (14) days' written notice" and substituting "upon at least seven (7) days' written notice for a breach of subdivision (a)(1)(A)(i) or at least fourteen (14) days' notice for a breach of subdivision (a)(1)(B) and".

SECTION 5. This act takes effect July 1, 2025, the public welfare requiring it, and applies to rental agreements entered into, amended, or renewed on or after that date.