



State of Tennessee

PUBLIC CHAPTER NO. 907

HOUSE BILL NO. 1814

By Representatives Thompson, Behn, Hardaway, Parkinson, Chism, Shaw, Miller, Harris,
Love

Substituted for: Senate Bill No. 1694

By Senators Yarbrow, Akbari, Campbell, Lamar, Oliver

AN ACT to amend Tennessee Code Annotated, Title 66, relative to landlord obligations.

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

SECTION 1. Tennessee Code Annotated, Section 66-28-302, is amended by deleting subsection (a) and substituting:

(a) The landlord or any person authorized to enter into a rental agreement on the landlord's behalf shall disclose to the tenant in writing at or before the commencement of the tenancy:

(1) The name and address of:

(A) The agent authorized to manage the premises, which may include a third-party management company; and

(B) An owner of the premises or a person or agent authorized to act for and on behalf of the owner for the acceptance of service of process and for receipt of notices and demands; and

(2)

(A) A telephone number or electronic mail address for maintenance services; or

(B) An online portal system designed for landlord-tenant communication.

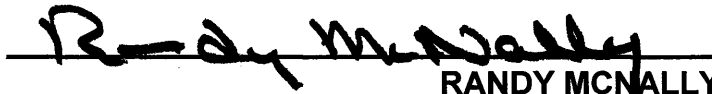
SECTION 2. This act takes effect January 1, 2025, the public welfare requiring it, and applies to rental agreements entered into, amended, or renewed on or after that date.

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PASSED: April 15, 2024



CAMERON SEXTON, SPEAKER
HOUSE OF REPRESENTATIVES



RANDY MCNALLY
SPEAKER OF THE SENATE

APPROVED this 3rd day of May 2024



BILL LEE, GOVERNOR