

SENATE BILL 1985

By Swann

AN ACT to amend Tennessee Code Annotated, Title 27;  
Title 29 and Title 66, relative to forcible entry and  
detainer.

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

SECTION 1. Tennessee Code Annotated, Section 29-18-118, is amended by deleting "fifteen (15) days" and substituting "seven (7) days".

SECTION 2. Tennessee Code Annotated, Section 29-18-128, is amended by deleting "as in the case of a certiorari" and substituting "as required by law".

SECTION 3. Tennessee Code Annotated, Section 29-18-129, is amended by deleting the section and substituting:

The proceedings to such actions must not be removed to circuit court by writs of certiorari and supersedeas. In such proceedings, a party seeking de novo review may appeal in accordance with § 27-5-108, § 29-18-128, or § 29-18-130.

SECTION 4. Tennessee Code Annotated, Section 29-18-130(b)(2), is amended by deleting subdivision (A) and substituting:

(A) If the defendant prays an appeal, then an appeal must not be allowed unless the defendant has executed bond, or posted either a cash deposit or irrevocable letter of credit from a regulated financial institution, or has provided two (2) good personal sureties with good and sufficient security in the amount of one (1) year's rent of the premises, conditioned to pay all costs and damages accruing from the failure of the appeal, including rent and interest on the judgment as provided for in this section, and has abided by and performed whatever judgment may be rendered by the appellate court in the final hearing of the cause.

SECTION 5. This act takes effect July 1, 2024, the public welfare requiring it.