

HOUSE BILL 1935
By Rowland

AN ACT to amend Tennessee Code Annotated, Title 66,
Chapter 27, Part 1, relative to owners' rights under
the Horizontal Property Act.

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

SECTION 1. Tennessee Code Annotated, Section 66-27-106, is amended by designating the existing language as subsection (a) and by adding a new subsection thereto, as follows:

(b) Upon substantial completion of construction of a condominium the owner of such condominium shall have an exclusive ownership to the condominium and shall have a common right to share, with other co-owners, in the common elements of the property. Each co-owner may use the elements held in common in accordance with the purpose for which they are intended. A homeowner's or condominium association may not deny any owner of a condominium use and enjoyment of common areas of the property.

SECTION 2. This act shall take effect upon becoming a law, the public welfare requiring it.