

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL NOTE

HB 130

January 22, 2009

SUMMARY OF BILL: Adds to the Uniform Residential Landlord and Tenant Act (URLTA) a requirement that landlords provide tenants an energy audit before signing a rental agreement. The audit is to be performed by an approved person under Tenn. Code Ann. § 49-17-103. Failure to provide the audit will result in month to month tenancy.

ESTIMATED FISCAL IMPACT:

Increase Local Expenditures – Not Significant

Assumptions:

- URLTA governs leases between landlords and tenants in private housing. Therefore, there is no significant fiscal impact to local governments.
- The statutory reference to the energy efficient schools council in the bill contains a typographical error. The statutory reference should read § 49-17-103. This error does not affect the fiscal impact of the bill.

CERTIFICATION:

This is to duly certify that the information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink that reads "James W. White".

James W. White, Executive Director

/kmc