

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL NOTE

SB 737 - HB 671

March 10, 2013

SUMMARY OF BILL: Defines “household member” as a member of the tenant’s family who lives in the same household as the tenant. Authorizes a tenant to terminate a residential rental agreement or lease entered into or renewed on or after July 1, 2013, if the tenant or household member is the victim of domestic abuse, sexual assault, or stalking and provides the landlord with either a copy of a valid order of protection, a copy of an extension issued following a hearing of a protection order, or a written report from a domestic abuse shelter, sexual assault center, or child abuse agency that is signed by the authorized official of such shelter, center, or agency. Any documentation provided to the landlord is required to be dated no more than 60 days prior to the tenant’s notice to the landlord. Requires the tenant to vacate the premises within 30 days of giving notice to the landlord or by an agreed upon time. Prohibits a tenant or landlord from waiving or modifying any provisions of the proposed bill by agreement. Defines “perpetrator” as an individual who has been convicted of domestic abuse or a sexual offense or, for purposes of a protection order, has been determined to have committed domestic abuse, a sexual offense, or stalking. States that a perpetrator who is a tenant and is excluded from a dwelling unit, under a court order, remains liable under the lease with other tenants of the dwelling unit for rent and for any cost of damages to such unit.

ESTIMATED FISCAL IMPACT:

NOT SIGNIFICANT

Assumptions:

- These requirements pertain to contractual relationships between private parties and will have no significant fiscal impact on state or local government.
- The Division of Consumer Affairs regularly receives consumer inquiries and complaints regarding the residential rental agreements and the Uniform Residential Landlord and Tenant Act. Any increase in the Division’s workload as a result of this bill can be accommodated within existing resources without an increased appropriation or reduced reversion.
- Any additional court costs incurred due to additional landlord and tenant disputes being brought into court can be accommodated within existing resources without an increased appropriation or reduced reversion.

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CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink, appearing to read "Lucian D. Geise". The signature is fluid and cursive, with the first name "Lucian" written in a larger, more prominent script than the last name "Geise".

Lucian D. Geise, Executive Director

/jdb