

SENATE BILL 67

By Stevens

AN ACT to amend Tennessee Code Annotated, Title 29
and Title 66, relative to eviction of tenants
engaged in dangerous activities.

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

SECTION 1. Tennessee Code Annotated, Section 66-7-109(d), is amended by deleting the subsection and substituting instead the following:

(d) Notwithstanding § 66-7-107 or this section to the contrary, three (3) days' notice by a landlord is sufficient notice of termination of tenancy to evict a residential tenant in a housing authority created pursuant to title 13, chapter 20, part 4 or 5, or a residential tenant in a rental property located in any county not governed by the Uniform Residential Landlord and Tenant Act, compiled in title 66, chapter 28, if the tenant, in either case, or any other person on the premises with the tenant's consent, willfully or intentionally:

- (1) Commits a violent act;
- (2) Engages in any drug-related criminal activity; or
- (3) Behaves in a manner that constitutes or threatens to be a real and present danger to the health, safety, or welfare of the life or property of other tenants, the landlord, the landlord's representatives, or other persons on the premises.

SECTION 2. Tennessee Code Annotated, Section 66-7-109(a), is amended by deleting the language "Fourteen (14) days' notice" and substituting instead the language "Except as provided in this section, fourteen (14) days' notice".

SECTION 3. This act shall take effect upon becoming a law, the public welfare requiring it, and shall apply to all residential leases entered into or renewed on or after such date.