

TENNESSEE GENERAL ASSEMBLY  
FISCAL REVIEW COMMITTEE



**FISCAL NOTE**

**HB 476 - SB 520**

February 18, 2017

**SUMMARY OF BILL:** Prohibits, with limited exceptions, municipal and county zoning and development regulations relating to building design elements from being applied to certain one-family or two-family dwelling structures subject to regulation in the International Residential Code.

**ESTIMATED FISCAL IMPACT:**

**NOT SIGNIFICANT**

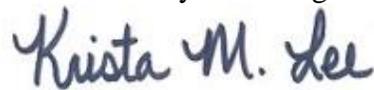
Assumptions:

- This legislation defines building design elements as exterior building color, type, or style of exterior cladding material, style or materials of roof structures or porches, exterior non-structural architectural ornamentation, location or architectural styling of windows and doors, including garage doors, and the number and types of rooms, and the interior layout of rooms.
- Under this legislation, exceptions that would allow municipal and county zoning regulations relating to building design elements include structures located in a designated historic district, structures designated as local, state or national historic landmarks, structures related to the building safety regulations pursuant to Tenn. Code Ann. § 68-120-101, regulations applied to manufactured housing structures in a manner consistent with federal law, and regulations adopted as a condition of participating in the national flood insurance program.
- Any change in zoning infractions resulting from this legislation is estimated to be not significant. Any fiscal impact to local government is estimated to be not significant.
- Prohibiting local governments from enforcing regulations relating to building design elements will have no fiscal impact on state government.

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**CERTIFICATION:**

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

A handwritten signature in dark ink that reads "Krista M. Lee". The signature is written in a cursive, flowing style.

Krista M. Lee, Executive Director

/amj