

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL MEMORANDUM

HB 1190 - SB 1393

March 22, 2019

SUMMARY OF ORIGINAL BILL: Establishes procedures by which a landlord may request and authenticate certain information provided by prospective tenants concerning the use of service animals. Authorizes landlords to deny or terminate tenancy based on certain conditions and establishes a misdemeanor offense for providing false documentation.

FISCAL IMPACT OF ORIGINAL BILL:

NOT SIGNIFICANT

IMPACT TO COMMERCE OF ORIGINAL BILL:

NOT SIGNIFICANT

SUMMARY OF AMENDMENT (005842): Deletes and rewrites all language after the enacting clause without making any substantive changes to the legislation.

FISCAL IMPACT OF BILL WITH PROPOSED AMENDMENT:

Unchanged from the original fiscal note.

Assumptions for the bill as amended:

- Landlords are authorized to request certain documentation proving that an individual requires the use of a service animal in order to waive certain payment or provide an exception to a pet policy.
- If documentation provided is not authentic, the landlord has the right to terminate or deny tenancy. Providing false documentation or misrepresenting the need for a service animal is a Class B Misdemeanor.
- The courts will not experience an increase in caseloads; therefore, any impact to the court system is estimated to be not significant.

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- There will not be a sufficient change in the number of misdemeanor prosecutions for the state or local government to experience any significant change in revenue or expenditures.
- Any fiscal impact to state or local government is estimated to be not significant.

IMPACT TO COMMERCE WITH PROPOSED AMENDMENT:

Unchanged from the original fiscal note.

Assumption for the bill as amended:

- The proposed language will not result in any significant impact to jobs or commerce in Tennessee.

CERTIFICATION:

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



Krista Lee Carsner, Executive Director

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