

TENNESSEE GENERAL ASSEMBLY  
FISCAL REVIEW COMMITTEE



**FISCAL NOTE**

**HB 1190 - SB 1393**

March 6, 2019

**SUMMARY OF 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.

**ESTIMATED FISCAL IMPACT:**

**NOT SIGNIFICANT**

Assumptions:

- 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 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.
- 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:**

**NOT SIGNIFICANT**

Assumption:

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

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**CERTIFICATION:**

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

Handwritten signature of Krista Lee Carsner in black ink.

Krista Lee Carsner, Executive Director

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