

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL NOTE

HB 2544 - SB 2443

February 13, 2020

SUMMARY OF BILL: Increases, from 30 to 60, the number of days' notice required prior to termination of certain leases by landlords and tenants.

ESTIMATED FISCAL IMPACT:

NOT SIGNIFICANT

Assumptions:

- Pursuant to Tenn. Code Ann. § 66-7-109(b), for certain defaults in a lease agreement, landlords are required to provide a 30 day termination notice to tenants prior to evicting a residential tenant.
- Pursuant to Tenn. Code Ann. § 66-28-512(b), landlords and tenants may terminate month-to-month tenancy by a written notice given at least 30 days prior to the periodic rental date.
- The proposed language would increase the number of days' notice which must be provided for these circumstances and further establish that a landlord must give a tenant 60 days' notice prior to termination of a rental agreement.
- Such agreements occur between private parties; therefore any fiscal impact to state or local government is considered not significant.

IMPACT TO COMMERCE:

NOT SIGNIFICANT

Assumptions:

- Pursuant to Tenn. Code Ann. § 66-7-109(a), landlords will still be authorized to terminate tenancy after providing 14 days' notice for instances of nonpayment, damage to the premises, or violent acts occurring on the property.
- Requiring landlords to provide 60 days' notice to tenants in certain circumstances is not estimated to result in a significant impact to jobs or commerce in Tennessee.

CERTIFICATION:

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

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

Krista Lee Carsner, Executive Director

/jrh