

HOUSE JOINT RESOLUTION 219

By Moore

A RESOLUTION to create a study committee to conduct a comprehensive review of the law of this state, and any recommended legislation, concerning homeowners associations in this state.

WHEREAS, homeowners associations are non-profit corporations or unincorporated associations, assigned the responsibility of maintaining the quality of living in a private area or neighborhood that is owned by a collective group of property owners; and

WHEREAS, homeowners associations are created to manage common real estate developments, and the individual interests of multiple owners who are part of a single development; and

WHEREAS, it is common that every owner of certain planned communities or condominiums must become a member of the homeowners association at the time of purchase of the real property or unit; now, therefore,

BE IT RESOLVED BY THE HOUSE OF REPRESENTATIVES OF THE ONE HUNDRED SEVENTH GENERAL ASSEMBLY OF THE STATE OF TENNESSEE, THE SENATE CONCURRING, that there is hereby created a special committee to conduct a comprehensive study of the current law of this state concerning homeowners associations operating in this state, including, but not limited to, creation, requirements, accountability and regulation of such homeowners associations.

BE IT FURTHER RESOLVED, that the special study committee shall consist of the following persons and organizations:

- (a) One (1) member of the senate commerce, labor & agriculture committee and one (1) other member of the senate, each to be selected by the speaker of the senate;

(b) One (1) member of the house consumer & employee affairs committee and one (1) other member of the house of representatives, each to be selected by the speaker of the house;

(c) One (1) representative of the secretary of state's office, to be designated by the secretary of state; and

(d) One (1) representative of the department of commerce and insurance, to be designated by the commissioner of the department of commerce and insurance.

BE IT FURTHER RESOLVED, that all appropriate state agencies shall provide assistance to the special committee upon request of the chair.

BE IT FURTHER RESOLVED, that the committee shall only meet on days in which the general assembly has scheduled a floor session to consider legislation or on days standing committees of the general assembly are scheduled to meet.

BE IT FURTHER RESOLVED, that the special committee shall be convened by the member appointed from the house consumer & employee affairs committee, and, at its first meeting, the committee shall elect a chair, vice-chair and such other officers as the committee deems necessary for the conduct of the study.

BE IT FURTHER RESOLVED, that the special committee shall timely report its findings and recommendations, including, but not limited to, any proposed legislation, to the chairs of the house consumer & employee affairs committee and the senate commerce, labor & agriculture committee of the One Hundred Seventh General Assembly no later than March 1, 2012, at which time the special study committee shall cease to exist.