



State of Tennessee

PUBLIC CHAPTER NO. 814

SENATE BILL NO. 54

By Summerville, McNally

Substituted for: House Bill No. 19

By Shepard, Matlock

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to tax sales.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 67, Chapter 5, Part 25, is amended by adding the following as a new section:

67-5-2516.

(a) As used in this section:

(1) "Undeveloped" means that no utility services, such as electricity, gas, water or sanitary sewer, have been constructed or installed on the particular property or to serve the property; and

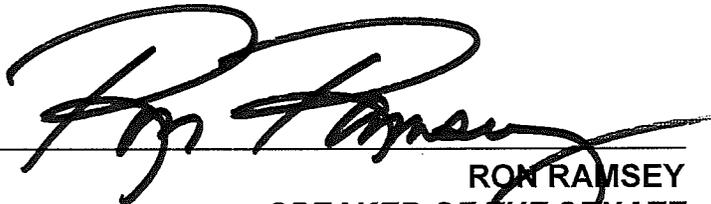
(2) "Unimproved" means that no buildings or other structures have been placed, constructed, installed, or erected on the property.

(b) Whenever a tax entity acquires any unimproved or undeveloped property at a tax sale, at any time during its ownership of the property, the tax entity may transfer such property to the non-governmental entity claiming contractual rights to the payment of fees or assessments duly recorded in covenants and restrictions, which shall be in full satisfaction of such fees and assessments; provided, that the tax entity and non-governmental entity shall jointly approve the transfer and may negotiate a suspension or resolution of any such fees and assessments from the date the tax entity takes title at the tax sale until the transfer to the non-governmental entity is complete. In the event that such transfer is jointly approved, then prior to the date that the non-governmental entity takes title to the property, no judgment shall be entered against the tax entity regarding the payment of assessments or fees, nor shall any lien for such assessments or fees claimed by the non-governmental entity be enforced. Any transfer of the property shall not affect any rights of redemption pursuant to part 27 of this chapter.

SECTION 2. This act shall take effect upon becoming a law, the public welfare requiring it, and shall apply to properties acquired by tax entities at tax sales on and after such date.

SENATE BILL NO. 54

PASSED: April 9, 2014



RON RAMSEY
SPEAKER OF THE SENATE



BETH HARWELL, SPEAKER
HOUSE OF REPRESENTATIVES

APPROVED this 29th day of April 2014



BILL HASLAM, GOVERNOR

ADDENDUM TO SENATE BILL 54

This bill has an effective date of April 28, 2014 in accordance with Article III, Section 18 of the Constitution of the State of Tennessee.