State of Tennessee

PUBLIC CHAPTER NO. 822

SENATE BILL NO. 1636

By Haile

Substituted for: House Bill No. 1632

By Casada, Lamberth, Cameron Sexton, Daniel, Durham

AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 35, relative to the prohibition of rent control.

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

SECTION 1. Tennessee Code Annotated, Section 66-35-102, is amended by designating the existing language as subsection (a) and adding the following language as new subsections:

(b) A local governmental unit shall not enact, maintain, or enforce any zoning regulation, requirement, or condition of development imposed by land use or zoning ordinances, resolutions, or regulations or pursuant to any special permit, special exception, or subdivision plan that requires the direct or indirect allocation of a percentage of existing or newly constructed private residential or commercial rental units for long-term retention as affordable or workforce housing. This subsection (b) shall apply to all current and future zoning regulations.

(c) This section does not affect any authority of a local governmental unit to create or implement an incentive-based program designed to increase the construction and rehabilitation of moderate or lower-cost private residential or commercial rental units.

SECTION 2. This act shall take effect upon becoming a law, the public welfare requiring it.

SENATE BILL NO. 1636

PASSED: April 7, 2016

RON RAMSEY
SPEAKER OF THE SENATE

BETH HARWELL, *SPEAKER*
HOUSE OF REPRESENTATIVES

APPROVED this 21st day of April 2016

BILL HASLAM, *GOVERNOR*