



## 2021 End of Session Report

CAI's Tennessee Legislative Action Committee (TN LAC) was very busy during the 2021 legislative session. The 14-member committee volunteered hundreds of collective hours to review bills, draft testimony, meet with legislators and other decision-makers, and testify for or against bills. There were more than 4,300 bills introduced, and the TN LAC closely monitored 15 bills that would have impacted community associations. Below is a brief overview of highlights:

**SB 450/HB 128 Property & Housing: Homeowners association rules regarding posting of signage by a homeowner.** This bill prohibits homeowners' associations from adopting or enforcing provisions in a dedicatory instrument that prohibits, or has the effect of prohibiting, a property owner from posting signage intended to protect the health or safety of the property owner, residents of the association, or other persons. This bill was amended to limit the applicability of signage posted to warn the public of health, safety, or dangerous natural conditions associated with water located under certain conditions. It specifies that this section applies to dedicatory instruments created or amended on or after July 1, 2017. This bill became effective March 31, 2021.

**Status: PASSED**

**SB 871/HB 645 Property & Housing: Redefines “bed and breakfast establishment.”** This bill would have expanded the definition of “bed and breakfast establishment” to include single condominiums for the purposes of the Bed and Breakfast Establishment Inspection Act of 1990.

**Status: FAILED**

**SB 1381/HB 1127 Property & Housing: Use of residential property as a long-term rental property – prohibition by homeowners associations.** This bill requires homeowner's associations to provide a record of the votes cast in a vote to amend a declaration that prohibits or effectively prohibits the use of residential property as long-term rental property upon request. It also establishes that owners of a property subject to a declaration that prohibits the use of residential property as long-term rental property have a right to use the property as a long-term rental property until they transfer it. This legislation requires business entities that own residential property that is subject to a declaration to send the homeowner's association written notice of the change in business contact information and the new owner of the property within 30 business days of the declaration. This bill became effective May 1, 2021.

**Status: PASSED**



**Metro Government of Nashville and Davidson County, Tennessee City Council Ordinance BL2021-720: An ordinance to amend Section 16.24.330 of the Metropolitan Code to require homeowners association signs.** This ordinance would have required all HOAs to install signs at all entryways to notify the public that the community is under the control by an HOA. CAI Tennessee advocates created a successful email engagement campaign requesting council members to withdraw the bill.

**Status: SUCCESSFULLY WITHDRAWN AND FAILED**

### **Tennessee Contact Information**

- Community Associations Institute Arizona Legislative Action Committee:  
[government@caionline.org](mailto:government@caionline.org)
- [Community Associations Institute Tennessee State Chapter](#) (615) 874-0031

### **Political Action Committees - Tennessee CAI PAC**

It takes money to get elected and re-elected. Our CAI\*PAC allows us to play an important role in supporting legislators who support the community association housing model. We need your support CAI\*PAC fundraising efforts because of the significant increase in legislation threatening community associations. CAI is keenly aware of the pay-to-play environment in state and federal politics. Only individual contributions are allowed at the federal level, but Tennessee allow both individual and corporate contributions at the state level. Please donate today! <https://advocacy.caionline.org/pac-tn-donation-form/>

### **Your Assistance is Needed**

Expenses incurred by the LAC are paid for with donations and Advocacy Fund fees. Corporate contributions are allowed and appreciated. Most community association boards can legally allocate money to support the TN LAC. Please visit [www.caionline.org/lacdonate/](http://www.caionline.org/lacdonate/) and donate to "Tennessee" to support our continued efforts.

For more information visit [www.caionline.org/TNLAC](http://www.caionline.org/TNLAC).