



# State of Tennessee

## PUBLIC CHAPTER NO. 107

### HOUSE BILL NO. 106

By Representatives Lamberth, McCormick

Substituted for: Senate Bill No. 282

By Senator Ketron

AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 28, relative to the Uniform Residential Landlord and Tenant Act.

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

SECTION 1. Tennessee Code Annotated, Section 66-28-503(b), is amended by deleting the second sentence in its entirety and substituting instead the following:

If the tenant vacates pursuant to this section, accounting for rent is to occur as of the date the tenant returns the keys to the landlord or has, in fact, vacated the dwelling unit or premises, whichever date is earlier.

SECTION 2. Tennessee Code Annotated, Section 66-28-503, is amended by adding the following new subsection (b) and redesignating existing subsections accordingly:

(b) If the dwelling unit or premises are damaged or destroyed by fire or casualty to an extent that restoring the dwelling unit or premises to its undamaged condition requires the tenant to vacate the premises, the landlord is authorized to terminate the rental agreement within fourteen (14) days of providing written notice to the tenant.

SECTION 3. This act shall take effect July 1, 2013, the public welfare requiring it, and shall apply to rental agreements entered into or renewed on or after the effective date of this act.

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PASSED: MARCH 28, 2013



BETH HARWELL, SPEAKER  
HOUSE OF REPRESENTATIVES



RON RAMSEY  
SPEAKER OF THE SENATE

APPROVED this 11<sup>th</sup> day of April 2013



BILL HASLAM, GOVERNOR