2019 End of Session Report

Community Associations Institute’s (CAI) Tennessee Legislative Action Committee (TN LAC) was extremely busy this session of the General Assembly. CAI members volunteered hundreds of collective hours to review bills, draft testimony, work with the LAC’s lobbyists, meet with legislators and other decision-makers, and testify for and against bills. More than 4,660 bills were introduced, and more than 1,600 bills were enacted. The LAC reviewed 12 bills that directly or indirectly impacted community associations, aggressively opposing 2 bills. Below is a brief highlight from the 2019 General Assembly.

A Bill that Failed

- Property Rights/Long-Term Leasing (HB 1290/SB 1429) – These bills initially were filed focusing solar energy in community associations, however in March, an amendment prohibiting HOAs from enforcing rules that restrict rentals – even if the majority of HOA homeowners vote to restrict the number of rental properties in their community, was added to both bills. The rental restriction would only apply to buyers who purchase the property after the rule or by-law is adopted. This effectively removes the power of HOA members to make decisions for their neighborhood.

These bills increased the rights of national real estate investment firms at the expense of homeowners. These firms are outbidding Tennessee families to purchase homes in homeowner associations for the purpose of generating revenue for their shareholders. Proponents of this bill attempted to take away the ability for residents to make decisions about leasing in your communities by imposing unattainable vote requirements. Communities would have lost the ability to control the number of rentals in their community because voting requirements would be virtually impossible to meet.

The TN LAC sent dozens of people to Nashville to testify in person opposing these pieces of legislation and leveraged grassroots to mobilize more than 630 advocates who sent 10,000+ emails to members of the Tennessee House and Senate. Ultimately, the bills were not passed and deferred to Summer Study.

For more information on the TN LAC’s activities and community association legislation in Tennessee, visit www.caisonline.org/TLNAC.

Your Assistance is Needed

The CAI TN LAC may rely on professional lobbying as a vital and integral part of the legislative process. As volunteers, CAI TN LAC members including homeowner leaders, community managers, and business partners, significantly rely on this highly effective professional representation. In addition to contributions from management companies and business partners, the CAI TN LAC needs your financial support to bolster their advocacy activities in 2019 and beyond. We encourage donations from Tennessee community associations, business partners, and individuals. Please visit www.caisonline.org/lacdonate/ and donate to “Tennessee” to support our continued efforts.
Tennessee Contact Information

- Community Associations Institute – Tennessee Legislative Action Committee (888) 224-4321
- Community Associations Institute Tennessee State Chapter (615) 874-0031