

Help Support Your Community

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TENNESSEE
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

Formed in 1998, CAI's Tennessee Legislative Action Committee (TN LAC) is a diverse group of homeowner leaders, community managers, and representatives from community association business partners which provides perspective on how proposed legislation could impact the approximately 765,000 Tennesseans who live in 315,000 homes in more than 5,500 community associations across the Volunteer state. TN LAC monitors state legislation, educates lawmakers, and protects the interests of those living and working in community associations.

We need your help to continue this work. Your donation makes our legislative advocacy and outreach efforts possible and helps us ensure that community associations remain preferred places to live and work.

Key Legislative Success: SB 2282/HB 2306



SB 2282/HB 2306 – Home-Based Childcare

TN LAC **opposed** this legislation, which would have removed a community association's ability to regulate home-based childcare facilities within an association if the childcare owner has obtained proper state licenses and permits. The bill would have effectively voided governing documents for both condominiums and homeowners associations that failed to comply with new guidance. The legislation would also have imposed civil penalties and punitive damage penalties up to \$1,000 for violations.

This legislation would have applied to all new declarations as well as existing declarations amended on or after its effective date which was proposed as August 2026. The bill did not limit the number of home-based childcare facilities in a community nor provide for notice requirements to Boards by those residents operating these facilities.

This legislation conflicts with CAI's Residential Childcare Facility Public Policy. CAI recognizes the right and the obligation of community associations to regulate certain activities within their communities, including reasonable rules and restrictions governing the presence of home-based childcare facilities, which may otherwise interfere with or disrupt the quiet enjoyment and day-to-day living for community residents.

Though CAI made a concerted efforts to work with legislators to favorably amend the legislation, legislators were ultimately not open to such changes in the language. When the bill was scheduled to be considered by the Senate State and Local Government Committee on Tuesday, March 10 and the House Cities & Counties Subcommittee on Wednesday, March 11, CAI sent a call to action to advocates across the Volunteer State to urge them to contact the committee members urging them to oppose the legislation. **A total of 98 CAI advocates engaged with this campaign, sending a total of 1,170 messages to 9 legislators expressing opposition to the proposed legislation. Notably, 57 of these advocates (58%) of these advocates had not previously engaged with a call to action from CAI.**

CAI then requested advocates' attendance at the hearing of the Senate State and Local Government Committee on March 17, when the bill was considered by legislators. TN LAC continued to offer fair amendment language to improve this legislation for community associations, but members of the Committee ignored these critical changes. **HB 2306 was ultimately moved to the January 2027 calendar for consideration, effectively killing the bill for the 2026 legislative session.** TN LAC will continue to advocate against legislation that removes a community association's ability to adopt reasonable rules and regulations addressing home-based childcare facilities within communities.

Status: Bill died in committee.

TOP REASONS TO CONTRIBUTE

Protect Your Interests: Your donation saves you and your community association money by protecting Tennessee's homeowner and condominium associations from burdensome legislation.

Stay Informed & Involved: TN LAC organizes grassroots advocacy campaigns to facilitate direct communication between you and your elected officials regarding important issues related to community associations.

Track Key Legislation: During the 2026 legislative session, TN LAC tracked over 60 pieces of legislation, directly advocating on bills with potential implications on our industry.

Ensure Lawmakers Are Informed & Connected With CAI: By educating lawmakers, their staff, and other key decision-makers on our industry and connecting them with CAI, TN LAC can influence the outcome of legislation.

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Make A Difference: It's Easy to Help

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Tennessee.



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The Tennessee Legislative Action Committee is NOT a Political Action Committee (PAC) and does not give money to legislators or legislative candidates.



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Tennessee Legislative Action Committee
c/o Faye Ellis
211 Donelson Pike, Ste. 106 | Nashville, TN 37214

Checks should be made payable to: **Tennessee Legislative Action Committee**

Most community association boards can legally allocate money to support the Tennessee Legislative Action Committee. Please check your governing documents to verify before donating. **Corporate contributions are allowed and appreciated.**

Association Name: _____
Management Company: _____
Community Manager: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Does your association agree to be recognized for its contribution by CAI?

YES

NO

Option 1: Community Pledge

X

=

Number of Doors in Community

Pledge per Door (\$1 or More)

Total Pledge Amount

Option 2: Flat Rate Pledge

\$100

\$250

\$500

\$1,000

Other: _____