



## 2020 End of Session Report

CAI's Tennessee Legislative Action Committee (TN LAC) was very busy this 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. CAI headquarters helped the TN LAC form a political action committee that raised more than \$100k to aide in the grassroots efforts to protect Tennessee communities. Out of the 22 bills tracked that would impact community associations, the following did not pass, but are expected to be introduced again in 2021.

**HB 2837 Fee Cap Limit for Estoppel Certificates.** This bill proposed a maximum dollar amount (Fee Cap) that a community association or their managing agent/vendor could charge for an estoppel certificate. Estoppel certificates are presented before the purchase of a home in a condominium or community association and include information including assessment amount, notice of any special assessments, moneys owed or becoming due, capital contribution fee, open violations of covenants, and rules and regulations. The LAC's call to action engaged 82 Tennessee advocates to successfully voice the industry's opposition to their legislators.

**Status: FAILED**

**SB 2098/HB 2485 A Costly Bill for HOAs/Condos.** These bills addressed technical issues in community associations that would be very costly for residents and conflicted with the existing condominium act and the non-profit act. SB 2098 would require associations to publicly post a list of members delinquent in payment of dues, would require associations to permit access to common elements any person or group with a permission slip granted by any resident, would require associations to provide association documents, at no cost, to any prospective purchaser, and would set an annual cap of 10% for an increase in association fees. The LAC's call to action engaged 771 Tennessee advocates to successfully voice the industry's opposition to their legislators.

**Status: FAILED**

**SB 1429/ HB 1290 Long-Term Rental Restrictions.** These bills would prohibit homeowners associations from amending governing documents to restrict any rentals of more than thirty days and were unconstitutional since they violated the private contract between homeowners and their homeowners association. The LAC's call to action engaged 1,190 Tennessee advocates to successfully voice the industry's opposition to their legislators.

**Status: FAILED**

### Tennessee Contact Information

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**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).