

HOUSE BILL 2937

By Chism

AN ACT to amend Tennessee Code Annotated, Title 13;
Title 29 and Title 66, relative to landlord and
tenant.

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

SECTION 1. Tennessee Code Annotated, Title 66, Chapter 7, is amended by adding
the following as a new section:

Notwithstanding this chapter or any other law to the contrary, a landlord shall not
terminate the tenancy of a tenant during a declared state of emergency due to COVID-
19 for failure to pay rent that is due and in arrears unless the landlord first enters into a
modified payment plan with the tenant and the tenant fails to abide by the modified
payment plan.

SECTION 2. Tennessee Code Annotated, Title 66, Chapter 28, Part 5, is amended by
adding the following as a new section:

Notwithstanding this chapter or any other law to the contrary, a landlord shall not
terminate the tenancy of a tenant during a declared state of emergency due to COVID-
19 for failure to pay rent that is due and in arrears unless the landlord first enters into a
modified payment plan with the tenant and the tenant fails to abide by the modified
payment plan.

SECTION 3. This act shall take effect upon becoming a law, the public welfare requiring
it.