

# RESIDENTIAL RENTAL PROPERTY PROTECTION

## SB592 (WALLEY) / HB648 (DOGGETT)

### What You Need to Know

- The bill will provide cities and counties the option to establish a residential rental property protection communication system to improve communication between local governments and residential rental property owners.
- The collected information is limited to basic owner or representative contact details and will remain confidential as required by law.
- The system does not impose new fees, restrict property rights, or alter how owners use their properties for income.
- The system does not apply to short-term rental properties.

### What's the Problem?

- When local officials can't reach residential rental property owners during emergencies, utility repairs, or other urgent situations, it delays critical action and risks the owner's investment, surrounding property values, and community safety.
- Communities need a practical way to ensure owners or their representatives receive timely issue notices while giving municipalities a reliable direct-contact method.
- The Tennessee Municipal League, County Services Association, and Municipal Electric Power Association support permissive legislation allowing cities and counties to establish a confidential rental property protection communication system by ordinance or resolution.

### What's the Solution?

- **SUPPORT SB592/HB648** to provide local governments the option to establish a confidential residential rental property protection communication system, ensuring local officials can reach residential rental property owners or their representatives quickly to address urgent matters affecting their investment.