



## **RESIDENTIAL RENTAL PROPERTY PROTECTION**

### ***SB592 (WALLEY) / HB648 (DOGGETT)***

#### **BACKGROUND**

The Tennessee Municipal League supports SB592/HB648, which is legislation designed to provide local governments the option to establish a residential rental property protection communication system. Expanding this existing authority statewide would enable effective and timely communication with property owners or their representatives.

Tennessee's housing market continues to grow rapidly, driven by an influx of out-of-state investors and the expansion of non-owner-occupied rental properties. While this trend has increased property values and rental yields, it has also created a growing disconnect between property owners and the communities in which they invest.

#### **PROBLEM**

As more landlords reside outside of Tennessee, local officials often struggle to contact them during critical situations. This physical and administrative distance impedes communication regarding:

- Property damage from disasters
- Utility repairs or infrastructure projects
- Land-use and zoning changes
- Reports of illegal activity or tenant misconduct
- Code violations and property deterioration

Without accurate contact information, local governments cannot effectively protect the owner's investment, public safety, property values, or neighborhood quality of life.

#### **SOLUTION**

SB592/HB648 would authorize local governments to establish a confidential residential rental property protection communication system for the sole purpose of maintaining up-to-date contact information for property owners or their designated representatives.

This confidential system ensures that owners of rental property receive timely notifications about any condition or event that could affect their property, ultimately protecting the owner's investment and the community's well-being.