

HOUSE BILL 997

By Beck

AN ACT to amend Tennessee Code Annotated, Title 39,
Chapter 14, Part 2 and Title 66, relative to animals
that are abandoned in vacated rental property.

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:

(a) Within seventy-two (72) hours of the time that a landlord knows or reasonably should know that a tenant has vacated residential property, the landlord shall inspect the residential property for the presence of any abandoned animals before permitting a subsequent tenant to take occupancy of the residential property.

(b) If, in the course of an inspection conducted under subsection (a), a landlord discovers an abandoned animal on the residential property, the landlord shall notify the county or municipal animal shelter, dog pound, or animal control agency; private humane society; state, county, or municipal law enforcement agency; or any combination thereof, that temporarily houses stray, unwanted, or injured animals of the presence of each abandoned animal.

(c) It is a Class C misdemeanor offense for any landlord to fail to make an inspection required by subsection (a) or fail to provide a notice required by subsection (b).

SECTION 2. Tennessee Code Annotated, Title 66, Chapter 28, Part 1, is amended by adding the following as a new section:

(a) Within seventy-two (72) hours of the time that a landlord knows or reasonably should know that a tenant has vacated residential property, the landlord shall

inspect the residential property for the presence of any abandoned animals before permitting a subsequent tenant to take occupancy of the residential property.

(b) If, in the course of an inspection conducted under subsection (a), a landlord discovers an abandoned animal on the residential property, the landlord shall notify the county or municipal animal shelter, dog pound, or animal control agency; private humane society; state, county, or municipal law enforcement agency; or any combination thereof, that temporarily houses stray, unwanted, or injured animals of the presence of each abandoned animal.

(c) It is a Class C misdemeanor offense for any landlord to fail to make an inspection required by subsection (a) or fail to provide a notice required by subsection (b).

SECTION 3. This act shall take effect July 1, 2019, the public welfare requiring it.