

West's Tennessee Code Annotated  
Title 13. Public Planning and Housing  
Chapter 7. Zoning (Refs & Annos)  
Part 6. Short-Term Rental Unit Act

T. C. A. § 13-7-604

§ 13-7-604. Short-term rental units operated in violation of local law; permits and applications; public complaints concerning the operation of short-term rental units; right of action or appeal

Effective: May 17, 2018

[Currentness](#)

(a) [Section 13-7-603](#) does not prevent a local governing body from prohibiting the continued use of property as a short-term rental unit if, as a direct result of the operation of the short-term rental unit, the unit has been in violation of a generally applicable local law three (3) or more separate times, and the provider has no appeal rights remaining for any of the three (3) violations. The burden of proof that a violation of a generally applicable local law was a direct result of the operation of the short-term rental unit is on the local governing body.

(b)(1) The local governing body may authorize short-term rental units through a permitting or application process.

(2) Notwithstanding this part to the contrary, a local governing body that authorizes short-term rental units through a permitting or application process pursuant to subdivision (b)(1) may suspend the continued use of property as provided in [§ 13-7-603\(a\)](#) during the time that the unit does not maintain a permit or approved application if the permitting or application requirements are reasonable.

(3) Nothing in this subsection (b) extinguishes a provider's right to continued use of property as a short-term rental unit set out in [§ 13-7-603\(a\)](#) unless the property is sold, transferred, ceases being used as a short-term rental unit for a period of thirty (30) continuous months, or has been in violation of a generally applicable local law three (3) or more separate times as provided by subsection (a).

(c) A local governing body that accepts public complaints regarding the operation of short-term rental units in its jurisdiction pursuant to a permitting or application process shall assure that all complainants are notified that any false complaint made against a short-term rental unit provider are punishable as perjury under [§ 39-16-702](#).

(d) If a local governing body prohibits, effectively prohibits, suspends, or otherwise regulates property used as a short-term rental unit that is also subject to [§ 13-7-603\(a\)](#), the provider may challenge the prohibition, regulation, suspension, or regulation as in conflict with this part through a civil action or appeal. The circuit or chancery court has jurisdiction of any appeal instituted by a provider pursuant to this subsection (d) and review is de novo.

**Credits**

2018 Pub.Acts, c. 972, § 1, eff. May 17, 2018.

T. C. A. § 13-7-604, TN ST § 13-7-604

Current through end of the 2019 First Extraordinary Session of the 111th Tennessee General Assembly.

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