

SUBSTITUTE ORDINANCE NO. BL2020-456

An ordinance amending Chapter 11.22 of the Metropolitan Code to require landlords to provide notice to tenants prior to termination of tenancy and non-renewal of a lease.

BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Chapter 11.22 of the Metropolitan Code is hereby amended to create the following a new appropriately designed Sections, ~~entitled "Required notice for termination of a residential tenancy and non-renewal of a lease"~~, as follows:

11.22.020 – Required notice for assignment of a residential lease.

A. If a landlord assigns its rights under a residential lease, the assignee shall within fourteen (14) days of the assignment deliver written notice to the tenant stating: (1) the assignee's name, address, telephone number, and email address, if applicable; (2) the address to which any rent payments must be delivered; and (3) if applicable, notice to the best of the assignee's knowledge of any intended termination or non-renewal of the lease.

B. This section shall not apply when a written rental agreement addresses the notice required to be given to the tenant of an assignment of the lease by the landlord. This section will apply only to lease agreements entered into on or after April 1, 2021.

~~11.22.03X0 – Required notice for termination of a residential tenancy and non-renewal of a lease.~~

~~A. The landlord or the tenant may terminate a week-to-week tenancy by a written notice given to the other at least ten (10) days prior to the termination date specified in the notice.~~

~~B. The landlord or the tenant may terminate a month-to-month tenancy by a written notice given to the other at least thirty (30) days prior to the periodic rental date specified in the notice.~~

~~C. In the absence of a written rental agreement that requires sixty days or more written notice of intent not to renew a lease, a landlord must provide to a tenant written notice of at least sixty (60) days prior to the end of the lease of any intention not to renew the lease.~~

~~B. This subsection C shall apply only to leases for a term of one year or greater.~~

~~D. The notice requirements in this section shall apply to all residential landlord-tenant relationships, despite the transfer of ownership of the property; and shall be adhered to by the new owner of the property without exception, unless otherwise noted in a mutually agreed upon and executed lease agreement.~~

~~E. Any landlord that violates this section may be fined \$50 per rental unit.~~

11.22.040 – Conflict with state law

To the extent any provision in this Title 11, Chapter 22 conflicts with a provision of state law, then state law shall prevail.

Section 2. This Ordinance shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

SPONSORED BY:

Burkley Allen

Brandon Taylor
Members of Council