



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2020-224, **Version:** 4

An ordinance amending Chapter 11.22 of the Metropolitan Code to require landlords to provide notice to tenants prior to a sale of the property.

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 a new Section 11.22.020 as follows:

11.22.020 - Required notice for sale of property.

- A. Landlords of property used for residential purposes must provide a minimum of 30 days' written notice to residential tenants prior to listing the leased premises for sale. The landlord must notify tenants within five days of a binding sale agreement of the closing date and, if applicable, the anticipated date by which the tenants must vacate the premises, which shall be no less than 30 days from the date of notice of the closing date. ~~This section shall not apply to properties that have 400 rental units or more.~~ This section shall not apply when a written rental agreement addresses required notice to the tenant prior to the sale of the leased premises. This section will apply only to lease agreements entered into on or after ~~January~~ April 1, 2021.
- B. Pursuant to Tennessee Code Annotated § 66-28-403, a landlord has a right of access to a leased premises within the final thirty days of the termination of the rental agreement for the purpose of showing the premises to prospective tenants; provided, that such right of access is set forth in the rental agreement and notice is given to the tenant at least twenty-four hours prior to entry.

This ordinance, as substituted and amended, amends Chapter 11.22 of the Metropolitan Code to require landlords to provide notice to tenants prior to the sale of the leased property. The ordinance would create a new requirement that landlords provide a minimum of 30 days' written notice to tenants prior to listing the property. The landlord would also be required to notify tenants within five days of a binding sale agreement of the closing date and the anticipated date by which a tenant would need to vacate, if applicable, which would be no less than 30 days from the date of notice of the closing date.

Pursuant to the amendment, this provision would not apply when a written rental agreement addresses the required notice to the tenant prior to the sale of the leased premises. The provision would become effective April 1, 2021.

This is similar to Bill No. BL2020-149, adopted at the April 21 meeting, which requires landlords to provide at least 90 days' written notice to tenants before increasing the tenant's rent.