

Tennessee

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Tennessee. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 17 categories

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1. ABANDONMENT & SURRENDER

- 1. Property Abandonment (TCA § 66-28-405)
 - Legal Reference: [TCA § 66-28-405](#) (click to view statute)
- 2. Abandoned Property Procedures (TCA § 66-28-405(b)(2), (c))
 - Legal Reference: [TCA § 66-28-405\(b\)\(2\), \(c\)](#) (click to view statute)
- 3. Holdover Tenants (TCA § 66-28-201)
 - Legal Reference: [TCA § 66-28-201](#) (click to view statute)
- 4. Surrender of Premises (General contract law)
 - Legal Reference: [General contract law](#) (click to view statute)
- 5. Deceased Tenant (No specific statute)
 - Legal Reference: [No specific statute](#) (click to view statute)

2. BUSINESS OPERATIONS

- 1. Rent Collection Methods (TCA § 66-28-201)
 - Legal Reference: [TCA § 66-28-201](#) (click to view statute)
- 2. Attorney Fees (TCA § 66-28-505, § 66-28-513)
 - Legal Reference: [TCA § 66-28-505, § 66-28-513](#) (click to view statute)
- 3. Insurance Requirements (TCA § 66-28-201(a))
 - Legal Reference: [TCA § 66-28-201\(a\)](#) (click to view statute)
- 4. HOA/Condo Rules (TCA § 66-27-101 (Condos), general contract law)
 - Legal Reference: [TCA § 66-27-101 \(Condos\), general contract law](#) (click to view statute)
- 5. Pet Policies (No specific statute (except service animals))
 - Legal Reference: [No specific statute \(except service animals\)](#) (click to view statute)

3. CORE LEASE REQUIREMENTS

● 1. Lease Formation & Disclosures (TCA § 66-28-302, § 66-28-201(a))

■ Legal Reference: [TCA § 66-28-302, § 66-28-201\(a\)](#) (click to view statute)

● 2. Written Lease Requirements (TCA § 66-28-201)

■ Legal Reference: [TCA § 66-28-201](#) (click to view statute)

● 3. Lease Language Requirements (TCA § 66-28-201(a))

■ Legal Reference: [TCA § 66-28-201\(a\)](#) (click to view statute)

● 4. Lease Addendums (Various TCA § 66-28 sections)

■ Legal Reference: [Various TCA § 66-28 sections](#) (click to view statute)

● 5. Lease Renewal (TCA § 66-28-512)

■ Legal Reference: [TCA § 66-28-512](#) (click to view statute)

● 6. Lease Termination (TCA § 66-28-512)

■ Legal Reference: [TCA § 66-28-512](#) (click to view statute)

● 7. Early Termination (TCA § 66-28-205, § 66-28-502)

■ Legal Reference: [TCA § 66-28-205, § 66-28-502](#) (click to view statute)

4. DISCLOSURES

● 1. Lead-Based Paint Disclosure (42 U.S.C. § 4852d (Federal))

■ Legal Reference: [42 U.S.C. § 4852d \(Federal\)](#) (click to view statute)

● 2. Owner/Agent Disclosure (TCA § 66-28-302)

■ Legal Reference: [TCA § 66-28-302](#) (click to view statute)

● 3. Security Deposit Account Location (TCA § 66-28-301(a))

■ Legal Reference: [TCA § 66-28-301\(a\)](#) (click to view statute)

● 4. Fire/Casualty Insurance Notice (TCA § 66-28-201(a))

■ Legal Reference: [TCA § 66-28-201\(a\)](#) (click to view statute)

● 5. Methamphetamine Contamination (No specific statute)

■ Legal Reference: [No specific statute](#) (click to view statute)

● **6. Bedbug History (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

5. ENTRY & ACCESS

● **1. Landlord Right of Entry (TCA § 66-28-403)**

■ *Legal Reference:* [TCA § 66-28-403](#) (click to view statute)

● **2. Entry Notice Requirements (TCA § 66-28-403(e)(5))**

■ *Legal Reference:* [TCA § 66-28-403\(e\)\(5\)](#) (click to view statute)

● **3. Emergency Entry (TCA § 66-28-403(b))**

■ *Legal Reference:* [TCA § 66-28-403\(b\)](#) (click to view statute)

● **4. Entry When Utilities Shut Off (TCA § 66-28-403(c))**

■ *Legal Reference:* [TCA § 66-28-403\(c\)](#) (click to view statute)

● **5. Tenant Extended Absence (TCA § 66-28-404)**

■ *Legal Reference:* [TCA § 66-28-404](#) (click to view statute)

● **6. Landlord Access Harassment (TCA § 66-28-403(d), § 66-28-513)**

■ *Legal Reference:* [TCA § 66-28-403\(d\), § 66-28-513](#) (click to view statute)

6. EVICTION PROCEDURES

● **1. Notice to Quit - Nonpayment of Rent (TCA § 66-28-505(b))**

■ *Legal Reference:* [TCA § 66-28-505\(b\)](#) (click to view statute)

● **2. Notice to Cure - Lease Violations (TCA § 66-28-505(a)(2))**

■ *Legal Reference:* [TCA § 66-28-505\(a\)\(2\)](#) (click to view statute)

● **3. Notice to Quit - Non-Remediable Violations (TCA § 66-28-505(a)(3))**

■ *Legal Reference:* [TCA § 66-28-505\(a\)\(3\)](#) (click to view statute)

● **4. Repeat Violations (TCA § 66-28-505(a)(2)(B))**

■ *Legal Reference:* [TCA § 66-28-505\(a\)\(2\)\(B\)](#) (click to view statute)

● **5. Detainer Warrant (TCA § 29-18-122)**

■ *Legal Reference:* [TCA § 29-18-122](#) (click to view statute)

● **6. Self-Help Eviction Prohibited (TCA § 66-28-504)**

■ *Legal Reference:* [TCA § 66-28-504](#) (click to view statute)

● **7. Retaliatory Eviction Prohibited (TCA § 66-28-514)**

■ *Legal Reference:* [TCA § 66-28-514](#) (click to view statute)

7. FINANCIAL TERMS

● **1. Rent Amount & Payment (TCA § 66-28-201(c))**

■ *Legal Reference:* [TCA § 66-28-201\(c\)](#) (click to view statute)

● **2. Rent Increases (No specific statute; general contract law)**

■ *Legal Reference:* [No specific statute; general contract law](#) (click to view statute)

● **3. Late Fees (TCA § 66-28-201(d))**

■ *Legal Reference:* [TCA § 66-28-201\(d\)](#) (click to view statute)

● **4. NSF/Bounced Check Fees (TCA § 47-29-102)**

■ *Legal Reference:* [TCA § 47-29-102](#) (click to view statute)

● **5. Application Fees (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **6. Move-In Fees (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **7. Pet Fees & Deposits (No specific statute, federal ADA/FHA)**

■ *Legal Reference:* [No specific statute, federal ADA/FHA](#) (click to view statute)

● **8. Utilities (TCA § 66-28-502)**

■ *Legal Reference:* [TCA § 66-28-502](#) (click to view statute)

8. HABITABILITY & REPAIRS

● **1. Warranty of Habitability (TCA § 66-28-304)**

■ *Legal Reference:* [TCA § 66-28-304](#) (click to view statute)

● **2. Landlord Maintenance Obligations (TCA § 66-28-304(a))**

■ *Legal Reference:* [TCA § 66-28-304\(a\)](#) (click to view statute)

● **3. Tenant Repair Requests (TCA § 66-28-502)**

■ *Legal Reference:* [TCA § 66-28-502](#) (click to view statute)

● **4. Emergency Repairs (TCA § 66-28-502)**

■ *Legal Reference:* [TCA § 66-28-502](#) (click to view statute)

● **5. Repair and Deduct (TCA § 66-28-502)**

■ *Legal Reference:* [TCA § 66-28-502](#) (click to view statute)

● **6. Withholding Rent (TCA § 68-111-104)**

■ *Legal Reference:* [TCA § 68-111-104](#) (click to view statute)

● **7. Tenant Maintenance Obligations (TCA § 66-28-401)**

■ *Legal Reference:* [TCA § 66-28-401](#) (click to view statute)

● **8. Landlord-Tenant Repair Agreements (TCA § 66-28-304(c))**

■ *Legal Reference:* [TCA § 66-28-304\(c\)](#) (click to view statute)

9. LEASE CLAUSES & PROVISIONS

● **1. Subletting & Assignment (TCA § 66-28-407)**

■ *Legal Reference:* [TCA § 66-28-407](#) (click to view statute)

● **2. Lease Buyout Clauses (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **3. Automatic Renewal Clauses (TCA § 66-28-512)**

■ *Legal Reference:* [TCA § 66-28-512](#) (click to view statute)

● **4. Rent Concessions (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **5. Lease Guarantors (General contract law)**

■ *Legal Reference:* [General contract law](#) (click to view statute)

10. LOCAL ORDINANCES & SPECIAL AREAS

- 1. Nashville-Davidson County (Metropolitan Code of Laws)
■ Legal Reference: [Metropolitan Code of Laws](#) (click to view statute)
- 2. Memphis/Shelby County (Local ordinances)
■ Legal Reference: [Local ordinances](#) (click to view statute)
- 3. Knoxville (Local ordinances)
■ Legal Reference: [Local ordinances](#) (click to view statute)
- 4. Chattanooga (Local ordinances)
■ Legal Reference: [Local ordinances](#) (click to view statute)
- 5. Short-Term Rentals (Airbnb/VRBO) (Local ordinances vary)
■ Legal Reference: [Local ordinances vary](#) (click to view statute)

11. MAINTENANCE & REPAIRS

- 1. Normal Wear and Tear (TCA § 66-28-301)
■ Legal Reference: [TCA § 66-28-301](#) (click to view statute)
- 2. Landlord Repair Timeline (TCA § 66-28-502)
■ Legal Reference: [TCA § 66-28-502](#) (click to view statute)
- 3. Tenant-Caused Damage (TCA § 66-28-401, § 66-28-505)
■ Legal Reference: [TCA § 66-28-401, § 66-28-505](#) (click to view statute)
- 4. HVAC Maintenance (TCA § 66-28-304, local codes)
■ Legal Reference: [TCA § 66-28-304, local codes](#) (click to view statute)
- 5. Appliance Maintenance (TCA § 66-28-304)
■ Legal Reference: [TCA § 66-28-304](#) (click to view statute)

12. PROPERTY CONDITIONS

- 1. Smoke Detector Requirements (TCA § 68-102-143, local codes)
■ Legal Reference: [TCA § 68-102-143, local codes](#) (click to view statute)

● **2. Carbon Monoxide Detectors (TCA § 68-102-145)**

■ *Legal Reference:* [TCA § 68-102-145 \(click to view statute\)](#)

● **3. Mold Disclosure (No specific statute)**

■ *Legal Reference:* [No specific statute \(click to view statute\)](#)

● **4. Pest Control (TCA § 66-28-304, § 66-28-401)**

■ *Legal Reference:* [TCA § 66-28-304, § 66-28-401 \(click to view statute\)](#)

● **5. Heating Requirements (Tennessee Dept. of Health Rule 1200-1-2-.04)**

■ *Legal Reference:* [Tennessee Dept. of Health Rule 1200-1-2-.04 \(click to view statute\)](#)

● **6. Plumbing & Water (TCA § 66-28-304, Health Department regulations)**

■ *Legal Reference:* [TCA § 66-28-304, Health Department regulations \(click to view statute\)](#)

13. PROPERTY MANAGEMENT

● **1. Property Manager Licensing (TCA § 62-13-102)**

■ *Legal Reference:* [TCA § 62-13-102 \(click to view statute\)](#)

● **2. Trust Account Requirements (TCA § 62-13-403)**

■ *Legal Reference:* [TCA § 62-13-403 \(click to view statute\)](#)

● **3. Property Registration (TCA § 66-28-107)**

■ *Legal Reference:* [TCA § 66-28-107 \(click to view statute\)](#)

● **4. Record Retention (General business practice)**

■ *Legal Reference:* [General business practice \(click to view statute\)](#)

● **5. Advertising Compliance (Federal Fair Housing Act)**

■ *Legal Reference:* [Federal Fair Housing Act \(click to view statute\)](#)

14. REPORTING & COMPLIANCE

● **1. Income Reporting (Federal tax law)**

■ *Legal Reference:* [Federal tax law \(click to view statute\)](#)

● **2. Occupancy Tax (Local tax codes)**

■ *Legal Reference:* [Local tax codes](#) (click to view statute)

● **3. Code Compliance Reporting (TCA § 66-28-107)**

■ *Legal Reference:* [TCA § 66-28-107](#) (click to view statute)

● **4. Data Privacy (No specific Tennessee statute)**

■ *Legal Reference:* [No specific Tennessee statute](#) (click to view statute)

● **5. Annual Inspections (Local codes)**

■ *Legal Reference:* [Local codes](#) (click to view statute)

● **6. Lead Paint Registry (Federal requirement (42 USC 4852d))**

■ *Legal Reference:* [Federal requirement \(42 USC 4852d\)](#) (click to view statute)

● **7. Sale of Property (TCA § 66-28-305)**

■ *Legal Reference:* [TCA § 66-28-305](#) (click to view statute)

● **8. Foreclosure (Federal law - Protecting Tenants at Foreclosure Act)**

■ *Legal Reference:* [Federal law - Protecting Tenants at Foreclosure Act](#) (click to view statute)

15. SECURITY DEPOSITS

● **1. Security Deposit Limits (TCA § 66-28-301)**

■ *Legal Reference:* [TCA § 66-28-301](#) (click to view statute)

● **2. Security Deposit Storage (TCA § 66-28-301(a))**

■ *Legal Reference:* [TCA § 66-28-301\(a\)](#) (click to view statute)

● **3. Security Deposit Return (TCA § 66-28-301(g))**

■ *Legal Reference:* [TCA § 66-28-301\(g\)](#) (click to view statute)

● **4. Allowable Deductions (TCA § 66-28-301)**

■ *Legal Reference:* [TCA § 66-28-301](#) (click to view statute)

● **5. Itemization Requirements (TCA § 66-28-301(b))**

■ *Legal Reference:* [TCA § 66-28-301\(b\)](#) (click to view statute)

● **6. Interest Requirements (No statute)**

■ *Legal Reference:* [No statute](#) (click to view statute)

● **7. Walk-Through Inspection (TCA § 66-28-301(b)(1)(A))**

■ *Legal Reference:* [TCA § 66-28-301\(b\)\(1\)\(A\)](#) (click to view statute)

16. SPECIAL TENANT CATEGORIES

● **1. Service Members (SCRA) (Servicemembers Civil Relief Act (Federal))**

■ *Legal Reference:* [Servicemembers Civil Relief Act \(Federal\)](#) (click to view statute)

● **2. Victims of Stalking (TCA § 66-28-205)**

■ *Legal Reference:* [TCA § 66-28-205](#) (click to view statute)

● **3. Disability Accommodations (Federal Fair Housing Act, ADA)**

■ *Legal Reference:* [Federal Fair Housing Act, ADA](#) (click to view statute)

● **4. Familial Status Protections (Federal Fair Housing Act)**

■ *Legal Reference:* [Federal Fair Housing Act](#) (click to view statute)

● **5. Occupancy Standards (Local codes, Fair Housing Act)**

■ *Legal Reference:* [Local codes, Fair Housing Act](#) (click to view statute)

17. TENANT RIGHTS & PROTECTIONS

● **1. Fair Housing Protections (Federal Fair Housing Act, TCA § 4-21-601)**

■ *Legal Reference:* [Federal Fair Housing Act, TCA § 4-21-601](#) (click to view statute)

● **2. Reasonable Accommodations (Federal Fair Housing Act)**

■ *Legal Reference:* [Federal Fair Housing Act](#) (click to view statute)

● **3. Domestic Violence Protections (TCA § 66-28-205)**

■ *Legal Reference:* [TCA § 66-28-205](#) (click to view statute)

● **4. Privacy Rights (TCA § 66-28-403)**

■ *Legal Reference:* [TCA § 66-28-403](#) (click to view statute)

● **5. Retaliation Prohibited (TCA § 66-28-514)**

■ *Legal Reference:* [TCA § 66-28-514](#) (click to view statute)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. Nashville-Davidson County (Metropolitan Code of Laws)**

■ *Legal Reference:* [Metropolitan Code of Laws](#)

● **2. Memphis/Shelby County (Local ordinances)**

■ *Legal Reference:* [Local ordinances](#)

● **3. Knoxville (Local ordinances)**

■ *Legal Reference:* [Local ordinances](#)

● **4. Chattanooga (Local ordinances)**

■ *Legal Reference:* [Local ordinances](#)

● **5. Short-Term Rentals (Airbnb/VRBO) (Local ordinances vary)**

■ *Legal Reference:* [Local ordinances vary](#)

For the most current information, always consult official state sources.

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■ Questions or need legal review? Contact: **support@enCompliance.com**

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