



December 20, 2024

UPDATE #44

**Amendment of the Uniform Residential Landlord and Tenant Act
Concerning Pre-Lease Disclosures of Landlord**

Friends:

The Tennessee Legislature has passed a new bill modifying Section 66-28-302 of the Uniform Residential Landlord and Tenant Act (“the Act”), relative to pre-lease landlord disclosures. The change takes effect on January 1, 2025.

Currently, this section of the Act requires a landlord to disclose to the tenant in writing, at or before the lease begins, the name and address of (1) the agent authorized to manage the premises and (2) the owner or agent of the premises who is authorized to accept service of process, notices, and demands for the landlord.

As of January 1, 2025, in addition to making the two written disclosures above, a landlord must also provide (1) a phone number or email address for maintenance services or (2) an online portal system designed for landlord-tenant communication to the tenant in writing at or before the lease begins. These latter two requirements included under the new version of the statute only apply to leases entered into, amended, or renewed on or after January 1, 2025.

In short, beginning January 1, 2025, for all leases entered into, amended, or renewed after this date, a landlord must disclose the following information to the tenant in writing, at or before the beginning of the lease:

- (1) The name and address of the agent authorized to manage the premises; **and**,
- (2) The name and address of the owner or agent of the premises who is authorized to accept service of process, notices, and demands for the landlord; **and either**,
- (3) a phone number or email address for maintenance services; **or**
- (4) an online portal system designed for landlord-tenant communication.

If you have additional questions, please let us know.

Very Truly Yours,

Michael J. King

Michael J. King

Thomas A. Bickers¹
John W. Elder¹⁻²⁻³
Michael J. King¹⁻⁴
Taylor A. Williams¹
Lindsey M. Collins¹
Kendell G. Vonckx¹
Kelsey C. Osborne¹⁻⁵
Kathryn V. Haaquist¹
Matthew P. Hubbs¹

Donald F. Paine
(1939- 2013)

¹ Licensed in Tennessee

² Licensed in Illinois

³ Licensed in New York

⁴ Licensed in North Carolina

⁵ Licensed in Texas