

Oppose SB 1429 – HB 1290!

As amended by House Local Government amendment 7237, this bill would remove the right of neighborhoods to self-govern.

HOA rules are essentially contracts. When a person buys a home, they contractually agree to abide by the rules of the neighborhood. When faced with a problem which is not covered by the rules, Tennessee property law currently allows a neighborhood to change its rules to address the problem. Changing these rules is extremely difficult, usually requiring two-thirds or even three-fourths of all homeowners in the entire neighborhood to agree. The large out-of-state rental companies behind the bill are trying to legislatively eliminate a neighborhood's right to change its own rules. The right to change the rules is a neighborhood's only means to protect property values, preserve the aesthetics and character of the neighborhood and prevent the neighborhood from becoming an enclave for rental homes owned by California and New York companies.

THIS BILL IS BAD FOR TENNESSEE:

- **TAKES AWAY** property rights from Tennesseans;
- **RESTRICTS** the ability of a neighborhoods to decide if, or how many homes to rent in their neighborhood;
- **RESTRICTS** the ability of neighborhoods to protect the value of their property;
- **INTERFERES with property and contract rights protected by the Tennessee Constitution;**
- Will lead to **fewer homes being built** because of lack of ability to self-govern;
- **LIMITS** home buying opportunities for Tennessee families who will be forced to bid for homes against out of state companies with deep pockets.
- **NEGATIVELY EFFECTS** options for home buyers trying to obtain financing for new homes due to uncontrollable numbers of rentals in the neighborhood.