



**SENATE BILL 350**

By Harshbarger

AN ACT to amend Tennessee Code Annotated, Title 66,  
relative to leases.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 66, Chapter 7, is amended by adding the following as a new section:

**66-7-113.**

(a) On and after July 1, 2025, a landlord shall not prohibit a tenant or a tenant's guest from lawfully possessing, carrying, transporting, or storing a firearm, any part of a firearm, or firearm ammunition in the tenant's home, apartment, or business; in a vehicle located in a parking area provided for tenants or tenants' guests by the landlord of the leased premises; or in other locations controlled by the landlord as necessary to enter or exit the tenant's home, apartment, or business, to enter or exit the leased premises, or to enter or exit a vehicle located on the leased premises or in a parking area provided by the landlord for tenants or tenants' guests.

(b)

(1) An existing lease that is in effect on July 1, 2025, that contains lease terms relative to firearms that are in violation of subsection (a) may, for purposes of other lease terms that do not violate subsection (a), remain in effect and must be amended to comply with subsection (a) prior to July 1, 2026. However, on and after July 1, 2025, any such lease terms relative to firearms that are in violation of subsection (a) are void and unenforceable.

(2) An existing lease described in subdivision (b)(1) is not in violation of subsection (a) until July 1, 2026, as long as the lease terms relative to firearms that are in violation of subsection (a) are not enforced and the lease is amended to comply with subsection (a) prior to July 1, 2026.

(3) This subsection (b) does not prohibit a landlord and tenant from voluntarily entering into a new lease agreement prior to July 1, 2026, to replace an existing lease that contains lease terms relative to firearms that are in violation of subsection (a).

(c) A tenant who is adversely affected by a violation of subsection (a) may bring a suit against the landlord for actual damages, punitive damages, and recovery of attorney fees.

SECTION 2. Tennessee Code Annotated, Title 66, Chapter 28, Part 2, is amended by adding the following as a new section:

**66-28-206.**

(a) On and after July 1, 2025, a landlord shall not prohibit a tenant or a tenant's guest from lawfully possessing, carrying, transporting, or storing a firearm, any part of a firearm, or firearm ammunition in the tenant's home, apartment, or business; in a vehicle located in a parking area provided for tenants or tenants' guests by the landlord of the leased premises; or in other locations controlled by the landlord as necessary to enter or exit the tenant's home, apartment, or business, to enter or exit the leased premises, or to enter or exit a vehicle located on the leased premises or in a parking area provided by the landlord for tenants or tenants' guests.

(b)

(1) An existing lease that is in effect on July 1, 2025, that contains lease terms relative to firearms that are in violation of subsection (a) may, for purposes

of other lease terms that do not violate subsection (a), remain in effect and must be amended to comply with subsection (a) prior to July 1, 2026. However, on and after July 1, 2025, any such lease terms relative to firearms that are in violation of subsection (a) are void and unenforceable.

(2) An existing lease described in subdivision (b)(1) is not in violation of subsection (a) until July 1, 2026, as long as the lease terms relative to firearms that are in violation of subsection (a) are not enforced and the lease is amended to comply with subsection (a) prior to July 1, 2026.

(3) This subsection (b) does not prohibit a landlord and tenant from voluntarily entering into a new lease agreement prior to July 1, 2026 to replace an existing lease that contains lease terms relative to firearms that are in violation of subsection (a).

(c) A tenant who is adversely affected by a violation of subsection (a) may bring a suit against the landlord for actual damages, punitive damages, and recovery of attorney fees.

SECTION 3 Tennessee Code Annotated, Section 66-28-402(a), is amended by adding the following new subdivision:

(7) The rule or regulation does not violate § 66-28-206.

SECTION 4. This act takes effect July 1, 2025, the public welfare requiring it.

Amendment No. 1 to SB0350

Bailey  
Signature of Sponsor

**AMEND Senate Bill No. 350\***

**House Bill No. 469**

by deleting all language after the enacting clause and substituting instead:

SECTION 1. Tennessee Code Annotated, Title 66, Chapter 7, is amended by adding the following as a new section:

**66-7-113.**

(a) A landlord shall not prohibit a tenant or a tenant's guest from lawfully possessing, carrying, transporting, or storing a firearm, any part of a firearm, or firearm ammunition in:

(1) The tenant's home, apartment, business, or other leased premises;

(2) A vehicle located in a parking area provided for tenants or tenants' guests by the landlord of the leased premises; or

(3) Other locations controlled by the landlord as necessary to enter or exit:

(A) The tenant's home, apartment, business, or other leased premises; or

(B) A vehicle located on the leased premises or in a parking area provided by the landlord for tenants or tenants' guests.

(b) Subsection (a) applies to leases entered into, amended, extended, or renewed, or rules or regulations adopted or amended, on or after July 1, 2026.

(c) A tenant who is adversely affected by a violation of subsection (a) may bring a suit against the landlord for declaratory and injunctive relief, actual damages, punitive damages, and recovery of attorney fees.

(d) This section does not apply to:

(1) Any premises leased to a state agency or department;

(2) An entity or facility that is licensed or contracted with the department of mental health and substance abuse services; or

(3) Property subject to § 39-17-1309.

(e) No civil liability shall arise for a landlord solely from complying with this section.

SECTION 2. Tennessee Code Annotated, Title 66, Chapter 28, Part 2, is amended by adding the following as a new section:

**66-28-206.**

(a) A landlord shall not prohibit a tenant or a tenant's guest from lawfully possessing, carrying, transporting, or storing a firearm, any part of a firearm, or firearm ammunition in:

(1) The tenant's dwelling unit or premises;

(2) A vehicle located in a parking area provided for tenants or tenants' guests by the landlord of the dwelling unit or premises; or

(3) Other locations controlled by the landlord as necessary to enter or exit:

(A) The tenant's dwelling unit or premises; or

(B) A vehicle located on the leased premises or in a parking area provided by the landlord for tenants or tenants' guests.

(b) Subsection (a) applies to rental agreements entered into, amended, extended, or renewed, or rules or regulations adopted or amended, on or after July 1, 2026.

(c) A tenant who is adversely affected by a violation of subsection (a) may bring a suit against the landlord for declaratory and injunctive relief, actual damages, punitive damages, and recovery of attorney fees.

(d) This section does not apply to:

(1) Any premises leased to a state agency or department;

(2) An entity or facility that is licensed or contracted with the department of mental health and substance abuse services; or

(3) Property subject to § 39-17-1309.

(e) No civil liability shall arise for a landlord solely from complying with this section.

SECTION 3. Tennessee Code Annotated, Section 66-28-402(a), is amended by adding the following new subdivision:

(7) The rule or regulation does not violate § 66-28-206.

SECTION 4. If any provision of this act or the application of any provision of this act to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the act that can be given effect without the invalid provision or application, and to that end, the provisions of this act are severable.

SECTION 5. This act takes effect upon becoming a law, the public welfare requiring it.