

TENNESSEE DEPARTMENT OF HEALTH

**REPORT OF COMPLAINTS RELATIVE TO RENTAL PREMISES
UNFIT FOR HABITATION**

Presented to
The General Assembly
State of Tennessee
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REPORT OF COMPLAINTS RELATIVE TO RENTAL PREMISES UNFIT FOR HABITATION

This report is provided in response to Section 9 of Public Chapter No. 1027 of the Public Acts of the 105th Tennessee General Assembly which requires the Department of Health to report by March 1, 2009, to the appropriate standing committees of the House and Senate, the number of complaints received and investigations required by this chapter.

Public Chapter No. 1027 specifies that any tenant or third party complainant may file a complaint with the building inspector of the city or county in which the rented premises are located or with the county public health department in which the tenant's rented premises are located, if the premises are, in the opinion of the tenant or complainant and the building inspector or the public health department, in violation of the minimum health standards and consequently unfit for human habitation. The building inspector or representative of the public health department shall inspect the building facility no later than fourteen (14) days after the filing of the complaint. The complaint shall be in writing, and a copy shall be forwarded by certified mail to the tenant's landlord or the landlord's agent. As a condition precedent to the filing of a complaint as provided in this section, the tenant shall have paid all rental sums due and owing. It shall be a condition of this section that no rent shall be paid to anyone except the landlord until the building inspector or a representative of the public health department agrees in writing with the tenant that the premises are unfit form habitation. This chapter also specifies that provisions for filing a complaint do not apply to rental agreements in which the rent is assessed and collected monthly or assessed and collected for a term greater than monthly.

As of March 1, 2009, the Department of Health had received no complaints that fell within the criteria set forth in Public Chapter 1027. The Department, therefore, did not conduct any investigations as a result.