

Tennessee HOA Laws: Boards, Records, Assessments and Rentals

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/tennessee-hoa-laws>

Tennessee condominiums created since 2008 follow the Tennessee Condominium Act of 2008, older ones the Horizontal Property Act, and many homeowner associations are nonprofit corporations governed by their recorded covenants.

Key points

- Generally, condominiums created since 2008 follow the Tennessee Condominium Act of 2008, older condominiums the Horizontal Property Act, and homeowner associations their recorded covenants and the Nonprofit Corporation Act.

Tennessee at a glance

Rule	Tennessee	Law
Governing law	Generally, condominiums created since 2008 follow the Tennessee Condominium Act of 2008, older condominiums the Horizontal Property Act, and homeowner associations their recorded covenants and the Nonprofit Corporation Act.	Tennessee Condominium Act of 2008 and Horizontal Property Act

Mistakes to avoid

- Holding board decisions without the notice owners are entitled to.
- Not keeping records ready for owner requests.
- Fining owners without the notice and hearing steps in the governing documents.
- Enforcing rental rules that are not in the recorded documents.

Verify current law

Laws named in this summary:

- Tennessee Condominium Act of 2008 and Horizontal Property Act

Official sources:

- Tennessee General Assembly: <https://www.capitol.tn.gov/>
- Tennessee Code (official publisher, public access): <https://www.lexisnexis.com/hottopics/tncode/>
- Tennessee State Courts: <https://www.tncourts.gov/>

General information, not legal advice. Check current law and talk to a Tennessee attorney before you act. Last reviewed October 29, 2026.