



Municipal Technical Advisory Service
INSTITUTE *for* PUBLIC SERVICE

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Next Steps for Vested Property Rights

Dear Reader:

The following document was created from the MTAS website ([mtas.tennessee.edu](https://www.mtas.tennessee.edu)). This website is maintained daily by MTAS staff and seeks to represent the most current information regarding issues relative to Tennessee municipal government.

We hope this information will be useful to you; reference to it will assist you with many of the questions that will arise in your tenure with municipal government. However, the *Tennessee Code Annotated* and other relevant laws or regulations should always be consulted before any action is taken based upon the contents of this document.

Please feel free to contact us if you have questions or comments regarding this information or any other MTAS website material.

Sincerely,

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Reference Number: MTAS-2003

The adoption of an ordinance to amend local development codes to comport city requirements to the Vested Property Rights Act of 2014 should be considered. Such an ordinance will provide clarity going forward as to the newfound vesting rights that are afforded to landowners and developers as of January 1, 2015.

Due to the unique nature and style of various development codes, requirements, and terminology used by cities across the state, the development of a model ordinance would be too general to be of use. Such ordinances must rather be tailored to fit each city's plan for development and growth.

DISCLAIMER: The letters and publications written by the MTAS consultants were written based upon the law at the time and/or a specific sets of facts. The laws referenced in the letters and publications may have changed and/or the technical advice provided may not be applicable to your city or circumstances. Always consult with your city attorney or an MTAS consultant before taking any action based on information contained in this website.

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