## Appendix E. Uniform Laws Section Comparison

		•		Uniform	
			Uniform	Common	Uniform Common
	Tennessee	Uniform	Planned	Interest	Interest Owners
	Condominium	Condominium	Community	Ownership	Bill of Rights Act
Section	Act (2008)	Act (1980)	Act (1980)	Act (2008)	(2008)
	Definitic	ons and Other Ge	neral Provisior	15	
Short Title	66-27-201	1-101	1-101	1-101	Section 1
Applicability	67-27-202	1-102	1-102	1-102	
Definitions	67-27-203	1-103	1-103	1-103	Section 2
No Variation by Agreement	67-27-204	1-104	1-104	1-104	Section 3
Separate Titles and Taxation	66-27-205	1-105	1-105	1-105	
Applicability of Local Ordinances,					
Regulations, and Building Codes	66-27-206	1-106	1-106	1-106	
Eminent Domain	66-27-207	1-107	1-107	1-107	
Supplemental General Principles of Law					
Applicable	66-27-208	1-108	1-108	1-108	Section 22
Construction Against Implicit Repeal	66-27-209	1-109	1-109	1-109	
Uniformity of Application and					Sections 23, 24,
Construction		1-110	1-110	1-110	and 25
Severability	66-27-210	1-111	1-111	1-111	
Unconscionable Agreement or Term of					
Contract		1-112	1-112	1-112	
Obligation of Good Faith		1-113	1-113	1-113	Section 4
Remedies to be Liberally Administered		1-114	1-114	1-114	Section 21
Adjustment of Dollar Amounts			1-115	1-115	
Relation to Electronic Signatures in					Sections 23, 24,
Global and National Commerce Act				1-116	and 25
		Applicabilit	ty		
Applicability to New Common Interest					
Communities				1-201	Section 5
Exception for Small Cooperatives				1-202	
Exception for Small and Limited					
Expense Liability Planned Communities				1-203	
Applicability to Pre-Existing Common					
Interest Communities				1-204	
Applicability to Small Preexisting					
Cooperatives and Planned Communities				1-205	Section 6
Amendments to Governing Instruments				1-206	Section 6

Section	Tennessee Condominium Act (2008)	Uniform Condominium Act (1980)	Uniform Planned Community Act (1980)	Uniform Common Interest Ownership Act (2008)	Uniform Common Interest Owners Bill of Rights Act (2008)
Applicability to Nonresidential and Mixed-use Common Interest Communities				1-207	
Applicability to Out-of-state Common Interest Communities				1-208	
Other Exempt Real Estate Arrangements				1-209	Section 7
Other Exempt Covenants				1-210	Section 7
Cre	eation , Alteration	n, and Terminatio	on of Planned (	Communities	
Creation of Common Interest					
Communities	66-27-301	2-101	2-101	2-101	
Unit Boundaries	66-27-302	2-102	2-102	2-102	
Construction and Validity of Declaration					
and Bylaws	66-27-303	2-103	2-103	2-103	
Description of Units	66-27-304	2-104	2-104	2-104	
Contents of Declaration	66-27-305	2-105	2-105	2-105	
Leasehold Common Interest					
Communities	66-27-306	2-106	2-106	2-106	
Allocation of Allocated Interests	66-27-307	2-107	2-107	2-107	
Limited Common Elements	66-27-308	2-108	2-108	2-108	
Plats and Plans	66-27-309	2-109	2-109	2-109	
Exercise of Development Rights	66-27-310	2-110	2-110	2-110	
Alteration of Units	66-27-311	2-111	2-111	2-111	
Relocation of Unit Boundaries	66-27-312	2-112	2-112	2-112	
Subdivision of Units	66-27-313	2-113	2-113	2-113	
Easement for Encroachments		2-114 (Alternative A)	2-114 (Alternative A)	2-114 (Alternative A)	
		2-114 (Alternative	2-114 (Alternative	2-114 (Alternative	
Monuments as Boundaries	66-27-314	B)	B)	B)	
Use for Sales Purposes	66-27-315	2-115	2-115	2-115	
Easement and Use Rights	66-27-316	2-116	2-116	2-116	
Amendment of Declaration	66-27-317	2-117	2-117	2-117	
Termination of Common Interest Community	66-27-318	2-118	2-118	2-118	
Rights of Secured Lenders	66-27-319	2-119	2-119	2-119	
Master Associations	66-27-321	2-120	2-120	2-120	

Section	Tennessee Condominium Act (2008)	Uniform Condominium Act (1980)	Uniform Planned Community Act (1980)	Uniform Common Interest Ownership Act (2008)	Uniform Common Interest Owners Bill of Rights Act (2008)
Submission of a unit to an additional declaration	66-27-322				
Merger or Consolidation of Common Interest Communities	66-27-323	2-121	2-121	2-121	
Addition of Unspecified Real Estate			2-122	2-122	
Master Planned Communities				2-123	
Termination Following Catastrophe				2-124	
	Management	t of the Common	Interest Comn	nunity	
Organization of Unit Owners Association	66-27-401	3-101	3-101	3-101	Section 9
Powers and Duties of Unit Owners Association	66-27-402	3-102	3-102	3-102	Section 8
Executive Board Members and Officers	66-27-403	3-103	3-103	3-103	Section 9
Transfer of Special Declarant Rights	66-27-404	3-104	3-104	3-104	
Termination of Contracts and Leases	66-27-405	3-105	3-105	3-105	
Bylaws	66-27-406	3-106	3-106	3-106	Section 10
Upkeep of Common Interest Community	66-27-407	3-107	3-107	3-107	
Meetings	66-27-408	3-108	3-108	3-108	Sections 11 and 12
Quorum	66-27-409	3-109	3-109	3-109	Section 13
Voting; Proxies; Ballots	66-27-410	3-110	3-110	3-110	Section 14
Tort and Contract Liability; Tolling of Limitation Period	66-27-411	3-111	3-111	3-111	
Conveyance or Encumbrance of Common Elements	66-27-412	3-112	3-112	3-112	
Insurance	66-27-413	3-113	3-113	3-113	
Surplus Funds		3-114	3-114	3-114	
Assessments	66-27-414	3-115	3-115	3-115	
Lien for Sums Due Association; Enforcement	66-27-415	3-116	3-116	3-116	Section 15
Other Liens	66-27-416	3-117	3-117	3-117	
Association Records	66-27-417	3-118	3-118	3-118	Section 16
Association as Trustee	66-27-418	3-119	3-119	3-119	
Rules				3-120	Section 17
Notice to Unit Owners				3-121	Section 18
Removal of Officers and Directors				3-122	Section 19

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			Uniform	Uniform Common	Uniform Common
	Tennessee	Uniform	Planned	Interest	Interest Owners
	Condominium	Condominium	Community	Ownership	Bill of Rights Act
Section	Act (2008)	Act (1980)	Act (1980)	Act (2008)	(2008)
Adoption of Budgets; Special				· ·	
Assessments				3-123	Section 20
Litigation Involving Declarant				3-124	
		Protection of Pur	chasers		
Applicability; Waiver	66-27-501	4-101	4-101	4-101	
Responsibility to Provide Information					
(Tennessee Condominium Act)/Public	66-27-502 to		4-102 to 4-	4-102 to 4-	
Offering Statement (Uniform Acts)	66-27-505	4-102 to 4-107	107	107	
Purchaser's Right to Cancel		4-108	4-108	4-108	
Resale of Units		4-109	4-109	4-109	
Escrow of Deposits	66-27-506	4-110	4-110	4-110	
Release of Liens		4-111	4-111	4-111	
Conversion Buildings	66-27-507	4-112	4-112	4-112	
Express Warranties of Quality		4-113	4-113	4-113	
Implied Warranties of Quality		4-114	4-114	4-114	
Exclusion or Modification of Implied					
Warranties of Quality		4-115	4-115	4-115	
Statute of Limitations for Warranties		4-116	4-116	4-116	
Effect of Violations on Rights of Action;					
Attorney's Fees		4-117	4-117	4-117	Section 21
Labeling of Promotional Material		4-118	4-118	4-118	
Declarant's Obligation to Complete and		-			
Restore	66-27-320	4-119	4-119	4-119	
Substantial Completion of Units		4-120	4-120	4-120	
Adm	inistration and R	egistration of Co	mmon Interest	Communities	
Administrative Agency		5-101	5-101	5-101	
Registration Required		5-102	5-102	5-102	
Application for Registration; Approval of					
Uncompleted Units		5-103	5-103	5-103	
Receipt of Application; Order of		_			
Registration		5-104	5-104	5-104	
Cease and Desist Orders		5-105	5-105	5-105	
Revocation of Registration		5-106	5-106	<u> </u>	
General Powers and Duties of Agency		5-107	5-107	5-107	
Investigative Powers of Agency		5-108	5-108	5-108	
Annual Report and Amendments		5-109	5-109	5-109	

				Uniform	
			Uniform	Common	Uniform Common
	Tennessee	Uniform	Planned	Interest	Interest Owners
	Condominium	Condominium	Community	Ownership	Bill of Rights Act
Section	Act (2008)	Act (1980)	Act (1980)	Act (2008)	(2008)
Agency Regulation of Public Offering					
Statement		5-110	5-110	5-110	