

HOUSE BILL 3955

By Stewart

AN ACT to amend Tennessee Code Annotated, Title 29,  
Chapter 18, relative to methods of serving  
summons in forcible entry and detainer actions.

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

SECTION 1. Tennessee Code Annotated Section 29-18-115, is amended by deleting subsection (e) and by adding the following new language:

(e)

(1) In addition to the methods set out in this section, service of process for an action commenced under this chapter shall be good and sufficient to enable the landlord to regain possession of such landlord's property if a sheriff or sheriff's deputy personally serves a copy of the warrant or summons upon any one (1) named defendant who has a contractual or possessory property right in the subject premises.

(2) If after attempting personal service of process on three (3) different dates and documenting such attempts on the face of the warrant, the sheriff, or sheriff's deputy, is unable to serve any such one (1) named defendant personally, service of process for determining the right of possession of the subject premises as to all who may have a contractual or possessory property right therein may be had by the sheriff or sheriff's deputy taking the following actions at least six (6) days prior to the date specified therein for the defendant or defendants to appear and make a defense:

(A) Posting a copy of the warrant or summons on the door of the premises;

(B) Sending by United States postal service first class mail a copy of the warrant or summons to the so named defendant or defendants at the address of the subject premises or the defendants' last known address, if any; and

(C) Making an entry of this action on the face of the warrant or summons filed in the action.

(3) Subdivision (e)(2) shall apply only to the service of process in an action brought to regain possession of real property, and shall not apply to the service of process in any action seeking monetary judgment.

SECTION 2. This act shall take effect July 1, 2010, the public welfare requiring it.