

Not Owner Occupied Non-Conveyance Summary

The Non Conveyance of a properties ownership and the effect on its NOO permit is summarized below, refer to the Short Term Rental Act for entirety of content:

<https://advance.lexis.com/container?config=014CJAA5ZGVhZjA3NS02MmMzLTRlZWQtOGJjNC00YzQ1MmZlNzc2YWYKAFBvZENhdGFsb2e9zYpNUjTRaIWVfyrur9ud&crld=fc61c827-dc5c-4c09-9ca9-70cc3d3e16d1>

1. Any NOO STRP permit issued prior to 5-17-2018 will follow the conditions of the Ordinance in effect the STRP permit was issued: "An STRP permit shall not be transferred or assigned to another individual, person, entity, or address, nor shall the permit authorize any person, other than the person named therein, to operate a STRP on the property." Tennessee Code Annotated (TCA)13-7-603 only vests the STRP permit holder in the regulations in effect when the permit was obtained.
2. Any NOO STRP permit issued on or after 5-17-2018:
 - a. Quitclaims from a natural person to LLC:

An STRP property can be quitclaimed from an individual (the original owner that was issued the STRP permit) to an LLC of which they are a member. The original owner will remain the permit holder and operator of the STRP. THE PERMIT ITSELF CANNOT BE TRANSFERRED TO THE LLC. The dollar amount of the conveyance must be \$0.00. An affidavit from the owner authorizing the LLC to operate the STRP is required in addition to proof linking the person to the LLC (Articles of Organization, etc.).
 - b. If property ownership changes from a natural person to a sole member LLC and subsequently the original STRP permit owner is no longer associated with the LLC (a change in LLC membership), the STRP permit is immediately cancelled as the original STRP permit holder is no longer associated with the STRP permit therefore triggering a change in ownership.
 - c. If a NOO STRP permit was issued to an LLC that owned the permitted property, then membership of the LLC can change without any effect on the STRP permit (the permit remains with the LLC as the original property owner and original STRP permit owner). Metro does not regulate LLC membership.