



March 31, 2025

Private Acts of 1990 Chapter 187

Dear Reader:

The following document was created from the CTAS website (ctas.tennessee.edu). This website is maintained by CTAS staff and seeks to represent the most current information regarding issues relative to Tennessee county 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 county 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 CTAS website material.

Sincerely,

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SECTION 1. As used in this Act, unless the context otherwise requires:

- (1) "Structure" means any building or manufactured home or building.
- (2) "Mobile home" means a structure which is:
 - (a) Designed for long-term occupancy with sleeping accommodations, and bathrooms and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems; and
 - (b) Designed to be transported after fabrication on its own wheels or flatbed, or other trailers and constructed as a single, self-contained unit on a single chassis.

Manufactured homes which are constructed in two (2) or more separate chunks, are mounted on two (2) or more chassis, and are assembled on site are not considered mobile homes for the purpose of this act.

- (3) "Mobile home park" means any plot of ground containing a minimum of one (1) acre upon which two (2) or more mobile homes are located or are intended to be located, but does not include sites where unoccupied mobile homes are on display for sale.

SECTION 2. The purpose of this act is to require permits for all structures in the flood hazard area and for mobile homes before final electrical inspections are made in the unincorporated areas of Carter County.

SECTION 3. No final electrical inspections shall be made in the unincorporated areas of Carter County, for any structure placed in the flood zone, as shown by either the Flood Hazard Boundary Map or the Flood Insurance Rate Map issued by the Federal Emergency Management Agency, or located within a distance of the stream bank equal to the width of the stream at the top of the bank or twenty (20) feet from each side of the bank top, whichever is greater, for streams that have no flood zones shown on the above-stated flood maps, without a permit.

SECTION 4. No final electrical inspections shall be made in the unincorporated areas of Carter County for the placement of any mobile home on either a lot or mobile home park without a permit.

SECTION 5. The provisions of this act shall supersede any less stringent provisions of any ordinance of Carter County.

SECTION 6. If any provision of this act or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the act which can be given effect without the invalid provision or application, and to that end the provisions of this act are declared to be severable.

SECTION 7. This act shall have no effect unless it is approved by a two-thirds (2/3) vote of the county legislative body of Carter County. Its approval or nonapproval shall be proclaimed by the presiding officer of such body and certified by him to the Secretary of State.

SECTION 8. For the purposes of approving or rejecting the provisions of this act, it shall be effective upon becoming a law, the public welfare requiring it. For all other purposes, it shall become effective upon being approved as provided in Section 7.

Passed: March 29, 1990.

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