

Tennessee REALTORS®
BOARD OF DIRECTORS MEETING
Tuesday, March 20, 2018 / 3:30 p.m.
Marriott Cool Springs Hotel & Conference Center, Franklin, TN

MINUTES

CALL TO ORDER

President Leon Dickson called the meeting of the Board of Directors to order on Tuesday, March 20, 2018 at 3:30 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was given by Chris Garrett and was followed by the Pledge of Allegiance to the flag of the United States of America.

CREDENTIALS REPORT

CEO Angela Shields reported a quorum was present. A copy of the Directors Attendance List is attached as *Exhibit 1*.

ADOPTION OF RULES

President Dickson stated the Standing Rules are in the Directors' packet and there being no objection, the rules were adopted.

ADOPTION OF AGENDA

The Agenda was adopted as presented.

INTRODUCTIONS

President Dickson welcomed all members and guests and introduced those seated at the head table as follows: Russ Farrar, General Counsel; Randall Thomas, Region IV Vice President; Kathy Tucker, President-Elect; Charlotte Buchanan, Parliamentarian; Hagan Stone, Secretary/Treasurer; and Angela Shields, CEO.

APPROVAL OF MINUTES

The minutes of the September 2017 Board of Directors Meeting were approved as published.

REGION IV AND NAR UPDATE

NAR Region IV Vice President Randall Thomas reported on activities in Region 4 as well as gave an NAR update

FINANCIAL REPORT

Secretary/Treasurer Hagan Stone presented the 2017 Year End Financial Report, the February 2018 Financial Report, and membership numbers for information.

He reported the CPA has completed the 2017 annual audit and gave the Tennessee REALTORS® an “Unqualified Opinion” which is the best a not-for-profit can receive.

PRESIDENT’S REMARKS

President Dickson gave a brief report.

COMMITTEE AND OTHER REPORTS

Convention Committee

Chair Cassandra Bell Warren encouraged everyone to attend the TAR Convention in Knoxville September 12-15. She gave some highlights of the convention suggested everyone register for the Convention and make their hotel reservations.

Diversity Inclusion Committee

Chair Brandi Thomson gave a brief report

Governmental Affairs Committee

Chair Doyle Webb presented a report on behalf of the Governmental Affairs Committee. The Bill positions were provided by the Committee.

Nominating Committee

Chair Pat Beech presented the Nominating Committee report as follows:
The Nominating Committee of the Tennessee REALTORS® met on February 21st to consider nominations for NAR Directors for three-year terms beginning in January 2019. The committee recommends the following candidates for NAR Director to the TAR Directors to then be recommended to NAR for election. The number of director positions available will be determined by NAR in July and the positions will be filled in the order as numbered. Those who do not get a director position will be kept on a list to fill any unexpired term that might become available during 2019.

- 1) Leon Dickson, Memphis
- 2) Randy Thomas, Kingsport
- 3) Sher Powers, Nashville
- 4) Eric Kistner, Kingsport
- 5) Kathy Dunn, Cookeville
- 6) Lisa Wurth, Franklin

On behalf of the Nominating Committee Chair Beech moved the slate of nominees be adopted as presented.

President-elect Kathy Tucker reported the Executive Committee recommends approval

There being no nominations from the floor motion was passed to recommend the slate of nominees for NAR Director as presented, to NAR for election.

Chair Beech also reported the Nominating Committee will now require the sitting Tennessee REALTORS® President fill out an application for NAR Director should they have interest, however they will not be required to interview as policy dictates they receive the first seat available.

RPAC

Chair Pat Beech gave an RPAC report for information only.

Residential Forms Committee

Chair Denise Creswell gave a report for information only.

TREEF

President Melissa Thompson presented the proposed amendments to the Tennessee Real Estate Educational Foundation, Inc. **Charter:**

President Dickson asked the three motions be considered together:

The first motion was to strike the words “Stephen D Harding” and insert “the CEO, TN Association of Realtors, Inc.”

President Elect Tucker stated the Executive Committee recommended approval of the motion as presented.

The Second motion: Article XIV (14) Section 3. To change the dates on line 5 and line 7 to the dates for this amendment

President Elect Tucker stated the Executive Committee recommended approval of the motion as presented.

The Third motion before consider was Section 4. To delete the current section 4 and substitute the following:

“This amended and restated Charter supersedes the Corporation’s original Charter and all prior amendments thereto.”

President Elect Tucker stated the Executive Committee recommended approval of the motion as presented.

The vote was in favor of the amendments and the TREEF Charter was amended

President Melissa Thompson presented the proposed amendments to the Tennessee Real Estate Educational Foundation, Inc. **Bylaws**:

Motion the adoption of the following amendments:

- Article I. Identification, Section 2 : strike the words “Executive Vice President” and insert “CEO”
- To Article V(Five) Section 4. Executive Director: rename the Section “CEO” and substitute the words “CEO” in each of the four places in this section in which it appears,
- Article V. (Five) Section 5. Bonding: strike “Executive Director” and insert “CEO”
- Article VIII(Eight) Fiscal Affairs. Section 6. Fiscal Agents: strike “Executive Director” and insert “CEO”.
- Article VIII (Eight) Fiscal Affairs. Section 9. Annual Reports: strike “Executive Director” and insert “CEO”

President Elect Tucker stated the Executive Committee recommended approval of the motion as presented.

President Dickson called for discussion on only the housekeeping items. Hearing none the housekeeping items were adopted by general consent.

President Dickson elected to take the other items separately:

The first considered was to substitute a new Section C which would read:

- (A) To provide scholarship awards or financial assistance to qualified graduating high school students specializing in ~~the field of real estate or~~ allied subjects at the graduate, university or junior college level;

President Elect Tucker stated the Executive Committee recommended approval of the motion as presented.

The ayes have it and the motion to substitute Article Two, Section One, C is adopted,

President Dickson asked for the next item to be considered - Article IX. (Nine) Endowment Fund. Section One. Purposes:

To strike the words "Income earned by" so that the next sentence begins "The Endowment may be used....."

After much discussion, the noes have it and the amendment to Article Nine Section One is defeated.

Finally, President Dickson asked the last item be considered: Article IX. (Nine) Endowment Fund. Section One. Purposes.

To add a new Section G: "To maintain and promote the Stephen Harding and Linda Woods Scholarship."

After much discussion, the noes have it and the amendment to Article Nine is defeated.

President Dickson asked TREEF to present additional information in the future.

Strategic Thinking Advisory Committee

Chair Hagan Stone gave a report for information only.

UNFINISHED BUSINESS

President Copeland stated there was no unfinished business.

NEW BUSINESS

There was no new business.

Meeting adjourned at 4:30 p.m.

Submitted by:

Hagan Stone, Secretary/Treasurer

	First	Last	Division	Area	Assignment	Special Assignments
51	Andrew	Terrel	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input checked="" type="checkbox"/>	
52	Scott	Troxel	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input checked="" type="checkbox"/>	
53	John	Adams	EASTERN DIVISION	KNOXVILLE AREA ASSN (20)	<input type="checkbox"/>	
54	Wendie	Aurin	EASTERN DIVISION	KNOXVILLE AREA ASSN (20)	<input type="checkbox"/>	
55	Dick	Bales	EASTERN DIVISION	KNOXVILLE AREA ASSN (20)	<input type="checkbox"/>	
56	Tina	Collins-Hefner	EASTERN DIVISION	KNOXVILLE AREA ASSN (20)	<input checked="" type="checkbox"/>	
57	Jerry	Daves	EASTERN DIVISION	KNOXVILLE AREA ASSN (20)	<input type="checkbox"/>	
58	Marian	Epps	EASTERN DIVISION	KNOXVILLE AREA ASSN (20)	<input checked="" type="checkbox"/>	
59	Steve	Fogarty	EASTERN DIVISION	KNOXVILLE AREA ASSN (20)	<input type="checkbox"/>	
60	Shannon	Foster-Boline	EASTERN DIVISION	KNOXVILLE AREA ASSN (20)	<input type="checkbox"/>	
61	Jeff	Grebe	EASTERN DIVISION	KNOXVILLE AREA ASSN (20)	<input checked="" type="checkbox"/>	
62	Rich	Levenson	EASTERN DIVISION	KNOXVILLE AREA ASSN (20)	<input checked="" type="checkbox"/>	
63	01/01/18	Maness	EASTERN DIVISION	KNOXVILLE AREA ASSN (20)	<input type="checkbox"/>	
64	Jim	Oakley	EASTERN DIVISION	KNOXVILLE AREA ASSN (20)	<input checked="" type="checkbox"/>	
65	Mike	Pappas	EASTERN DIVISION	KNOXVILLE AREA ASSN (20)	<input checked="" type="checkbox"/>	
66	Laura	Slyman	EASTERN DIVISION	KNOXVILLE AREA ASSN (20)	<input checked="" type="checkbox"/>	
67	Sally	Sparks	EASTERN DIVISION	KNOXVILLE AREA ASSN (20)	<input checked="" type="checkbox"/>	
68	Melissa	Stuart	EASTERN DIVISION	KNOXVILLE AREA ASSN (20)	<input checked="" type="checkbox"/>	
69	B.J.	Swinehart	EASTERN DIVISION	KNOXVILLE AREA ASSN (20)	<input checked="" type="checkbox"/>	
70	Major	Ward	EASTERN DIVISION	KNOXVILLE AREA ASSN (20)	<input type="checkbox"/>	
71	Doyle	Webb	EASTERN DIVISION	KNOXVILLE AREA ASSN (20)	<input type="checkbox"/>	
72	Nancy	Zambell	EASTERN DIVISION	KNOXVILLE AREA ASSN (20)	<input type="checkbox"/>	
73	Tammy	Franklin	EASTERN DIVISION	LAKEWAY AREA ASSN (3)	<input checked="" type="checkbox"/>	
74	Darlene	Kline	EASTERN DIVISION	LAKEWAY AREA ASSN (3)	<input checked="" type="checkbox"/>	
75	Will	Sliger	EASTERN DIVISION	LAKEWAY AREA ASSN (3)	<input type="checkbox"/>	
76	Pat	Beech	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input type="checkbox"/>	
77	Cassandra	Bell-Warren	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input checked="" type="checkbox"/>	
78	Ceylon	Blackwell,	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input type="checkbox"/>	
79	Jeff	Burrass	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input checked="" type="checkbox"/>	
80	Thomas	Byrd	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input checked="" type="checkbox"/>	
81	Doug	Collins	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input checked="" type="checkbox"/>	
82	Leon	Dickson	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input checked="" type="checkbox"/>	
83	Laura	Edmondson	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input checked="" type="checkbox"/>	
84	Martin	Edwards	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input type="checkbox"/>	
85	Rosemarie	Fair	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input type="checkbox"/>	
86	Nick	French	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input checked="" type="checkbox"/>	
87	Eric	Fuhrman	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input checked="" type="checkbox"/>	
88	Kathryn	Garland	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input checked="" type="checkbox"/>	
89	Keith	Gilliam	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input checked="" type="checkbox"/>	
90	Lauren	Harkins-Wiulff	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input checked="" type="checkbox"/>	
91	Regina	Hubbard	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input checked="" type="checkbox"/>	
92	Amanda	Lott	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input checked="" type="checkbox"/>	
93	Lee	McWaters	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input checked="" type="checkbox"/>	
94	Cheryl	Muhammad	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input checked="" type="checkbox"/>	
95	Jerry	Sowards	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input checked="" type="checkbox"/>	
96	Bill	Stewart	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input checked="" type="checkbox"/>	
97	Sue	Stinson-Turner	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input checked="" type="checkbox"/>	
98	Fontaine	Taylor	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input checked="" type="checkbox"/>	

Rank	First Name	Last Name	Division	Event	Attended	Substitution
1	Bart	Long	EASTERN DIVISION	BRISTOL TN-VA ASSN (2)	<input type="checkbox"/>	
2	Laura	McMillan	EASTERN DIVISION	BRISTOL TN-VA ASSN (2)	<input type="checkbox"/>	
3	Alex	Bynum	WESTERN DIVISION	CENTRAL WEST TN ASSN (4)	<input checked="" type="checkbox"/>	
4	Denise	Clemmer	WESTERN DIVISION	CENTRAL WEST TN ASSN (4)	<input checked="" type="checkbox"/>	
5	Danny	Smith	WESTERN DIVISION	CENTRAL WEST TN ASSN (4)	<input checked="" type="checkbox"/>	
6	Larry	Strazzella	WESTERN DIVISION	CENTRAL WEST TN ASSN (4)	<input checked="" type="checkbox"/>	
7	Eric	Boyd	MIDDLE DIVISION	CLARKSVILLE ASSN (5)	<input checked="" type="checkbox"/>	
8	Marion	Jewell	MIDDLE DIVISION	CLARKSVILLE ASSN (5)	<input checked="" type="checkbox"/>	
9	Charles	Pecka	MIDDLE DIVISION	CLARKSVILLE ASSN (5)	<input type="checkbox"/>	
10	Melissa	Powers	MIDDLE DIVISION	CLARKSVILLE ASSN (5)	<input checked="" type="checkbox"/>	
11	Randy	Worcester	MIDDLE DIVISION	CLARKSVILLE ASSN (5)	<input checked="" type="checkbox"/>	
12	Melissa	Hayes	MIDDLE DIVISION	EASTERN MIDDLE TN (5)	<input checked="" type="checkbox"/>	
13	Judy	Hughes	MIDDLE DIVISION	EASTERN MIDDLE TN (5)	<input checked="" type="checkbox"/>	
14	Lyndon	La Fevers	MIDDLE DIVISION	EASTERN MIDDLE TN (5)	<input checked="" type="checkbox"/>	
15	Michael	Leach	MIDDLE DIVISION	EASTERN MIDDLE TN (5)	<input type="checkbox"/>	
16	Anita	Tate	MIDDLE DIVISION	EASTERN MIDDLE TN (5)	<input checked="" type="checkbox"/>	
17	Chris	Gonzalez	EASTERN DIVISION	GREAT SMOKY MTNS ASSN (3)	<input checked="" type="checkbox"/>	
18	Kathryn	Lovell	EASTERN DIVISION	GREAT SMOKY MTNS ASSN (3)	<input checked="" type="checkbox"/>	
19	Vickie	Stanton	EASTERN DIVISION	GREAT SMOKY MTNS ASSN (3)	<input checked="" type="checkbox"/>	Teri Williams
20	Robert	Backer	EASTERN DIVISION	GREATER CHATTANOOGA ASSN (12)	<input checked="" type="checkbox"/>	
21	Kim	Bass	EASTERN DIVISION	GREATER CHATTANOOGA ASSN (12)	<input checked="" type="checkbox"/>	
22	Travis	Close	EASTERN DIVISION	GREATER CHATTANOOGA ASSN (12)	<input checked="" type="checkbox"/>	
23	Randy	Durham	EASTERN DIVISION	GREATER CHATTANOOGA ASSN (12)	<input type="checkbox"/>	
24	Becky	English	EASTERN DIVISION	GREATER CHATTANOOGA ASSN (12)	<input checked="" type="checkbox"/>	
25	Jennifer	Grayson	EASTERN DIVISION	GREATER CHATTANOOGA ASSN (12)	<input checked="" type="checkbox"/>	
26	Dan	Griess	EASTERN DIVISION	GREATER CHATTANOOGA ASSN (12)	<input checked="" type="checkbox"/>	
27	Lois	Killebrew	EASTERN DIVISION	GREATER CHATTANOOGA ASSN (12)	<input checked="" type="checkbox"/>	
28	Geoff	Ramsey	EASTERN DIVISION	GREATER CHATTANOOGA ASSN (12)	<input checked="" type="checkbox"/>	
29	Robyn	Ring	EASTERN DIVISION	GREATER CHATTANOOGA ASSN (12)	<input checked="" type="checkbox"/>	
30	Brandi	Thompson	EASTERN DIVISION	GREATER CHATTANOOGA ASSN (12)	<input type="checkbox"/>	
31	Kathy	Tucker	EASTERN DIVISION	GREATER CHATTANOOGA ASSN (12)	<input checked="" type="checkbox"/>	
32	Ronnie Lee	Booth	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input checked="" type="checkbox"/>	
33	Alex	Brandau	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input type="checkbox"/>	
34	Neal	Clayton	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input type="checkbox"/>	
35	Brad	Copeland	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input checked="" type="checkbox"/>	
36	Brian	Copeland	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input checked="" type="checkbox"/>	
37	Denise	Creswell	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input type="checkbox"/>	
38	H. Lynn	Greer, Jr.	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input checked="" type="checkbox"/>	
39	Kristy	Hairston	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input type="checkbox"/>	
40	Steve	Jolly	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input checked="" type="checkbox"/>	
41	Liz	Kemp	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input checked="" type="checkbox"/>	
42	Price	Lechleiter	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input checked="" type="checkbox"/>	
43	Jay	Lowenthal	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input type="checkbox"/>	
44	Trish	Myatt	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input checked="" type="checkbox"/>	
45	Julie	Norfleet	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input type="checkbox"/>	
46	Sher	Powers	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input checked="" type="checkbox"/>	
47	Chris	Simonsen	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input checked="" type="checkbox"/>	
48	Lucy	Smith	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input checked="" type="checkbox"/>	
49	Cindy	Stanton	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input checked="" type="checkbox"/>	
50	Hagan	Stone	MIDDLE DIVISION	GTR. NASHVILLE (21)	<input type="checkbox"/>	

100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146
First	Last	Division	Area	Attend	Substituted																																									
Melissa	Thompson	WESTERN DIVISION	MEMPHIS AREA ASSN (24)	<input checked="" type="checkbox"/>																																										
Chris	Garrett	MIDDLE DIVISION	MIDDLE TN ASSN (6)	<input checked="" type="checkbox"/>																																										
Pat	Lane	MIDDLE DIVISION	MIDDLE TN ASSN (6)	<input checked="" type="checkbox"/>																																										
Greg	Myers	MIDDLE DIVISION	MIDDLE TN ASSN (6)	<input checked="" type="checkbox"/>																																										
Janet	Nettles	MIDDLE DIVISION	MIDDLE TN ASSN (6)	<input checked="" type="checkbox"/>																																										
Lynn	Tede	MIDDLE DIVISION	MIDDLE TN ASSN (6)	<input checked="" type="checkbox"/>																																										
Kristi Ann	Bailey	EASTERN DIVISION	NORTHEAST TN ASSN (7)	<input type="checkbox"/>																																										
Jewell	McKinney	EASTERN DIVISION	NORTHEAST TN ASSN (7)	<input checked="" type="checkbox"/>																																										
Janis	Stepleton	EASTERN DIVISION	NORTHEAST TN ASSN (7)	<input checked="" type="checkbox"/>																																										
Connie	Strickland	EASTERN DIVISION	NORTHEAST TN ASSN (7)	<input checked="" type="checkbox"/>																																										
Steve	Taylor	EASTERN DIVISION	NORTHEAST TN ASSN (7)	<input checked="" type="checkbox"/>	Karen Randolph																																									
Aaron	Taylor	EASTERN DIVISION	NORTHEAST TN ASSN (7)	<input checked="" type="checkbox"/>																																										
Randy	Thomas	EASTERN DIVISION	NORTHEAST TN ASSN (7)	<input checked="" type="checkbox"/>																																										
Jim	Douglas	WESTERN DIVISION	REELFOOT REGIONAL ASSN (2)	<input checked="" type="checkbox"/>																																										
Terry	Petty	WESTERN DIVISION	REELFOOT REGIONAL ASSN (2)	<input checked="" type="checkbox"/>																																										
Robert	Bradney	EASTERN DIVISION	RIVER COUNTIES (4)	<input checked="" type="checkbox"/>																																										
Denise	Marler	EASTERN DIVISION	RIVER COUNTIES (4)	<input checked="" type="checkbox"/>																																										
Ingrid	Prather	EASTERN DIVISION	RIVER COUNTIES (4)	<input checked="" type="checkbox"/>																																										
Bill	Pryor	EASTERN DIVISION	RIVER COUNTIES (4)	<input checked="" type="checkbox"/>																																										
Quenn	Crum	MIDDLE DIVISION	ROBERTSON CO. ASSN (5)	<input checked="" type="checkbox"/>																																										
Nicole	Gardne	MIDDLE DIVISION	ROBERTSON CO. ASSN (5)	<input type="checkbox"/>																																										
Misty	Hargis	MIDDLE DIVISION	ROBERTSON CO. ASSN (5)	<input checked="" type="checkbox"/>																																										
Larry	Lyons	MIDDLE DIVISION	ROBERTSON CO. ASSN (5)	<input type="checkbox"/>	Michael Hollingsworth																																									
Nicole	Gardner	MIDDLE DIVISION	ROBERTSON CO. ASSN (5)	<input type="checkbox"/>	Billy Johnson																																									
Kay	Brewer	MIDDLE DIVISION	SOUTHERN MIDDLE TN ASSN (3)	<input checked="" type="checkbox"/>																																										
Daniel	Haney	MIDDLE DIVISION	SOUTHERN MIDDLE TN ASSN (3)	<input checked="" type="checkbox"/>																																										
Ronald	Lamplay	MIDDLE DIVISION	SOUTHERN MIDDLE TN ASSN (3)	<input checked="" type="checkbox"/>																																										
Mike	Gaughan	MIDDLE DIVISION	SUMNER ASSN (4)	<input checked="" type="checkbox"/>																																										
Steve	Shrum	MIDDLE DIVISION	SUMNER ASSN (4)	<input checked="" type="checkbox"/>																																										
Wendy	Suttle	MIDDLE DIVISION	SUMNER ASSN (4)	<input checked="" type="checkbox"/>																																										
Linda	Frantom	WESTERN DIVISION	TENNESSEE VALLEY ASSN (3)	<input checked="" type="checkbox"/>																																										
Kathy	Hooten	WESTERN DIVISION	TENNESSEE VALLEY ASSN (3)	<input type="checkbox"/>																																										
Amanda	Visser	WESTERN DIVISION	TENNESSEE VALLEY ASSN (3)	<input checked="" type="checkbox"/>																																										
Vince	Carnpanelli	MIDDLE DIVISION	UPPER CUMBERLAND ASSN (3)	<input checked="" type="checkbox"/>																																										
Patt	Judd	MIDDLE DIVISION	UPPER CUMBERLAND ASSN (3)	<input checked="" type="checkbox"/>																																										
Brandon	Richards	MIDDLE DIVISION	UPPER CUMBERLAND ASSN (3)	<input checked="" type="checkbox"/>																																										
Tammy	Smart	MIDDLE DIVISION	WARREN CO. ASSN (2)	<input type="checkbox"/>																																										
Paul	Walker	MIDDLE DIVISION	WARREN CO. ASSN (2)	<input type="checkbox"/>																																										
Matt	Daniel	MIDDLE DIVISION	WILLIAMSON CO. ASSN (9)	<input checked="" type="checkbox"/>																																										
Lorie	Layman	MIDDLE DIVISION	WILLIAMSON CO. ASSN (9)	<input checked="" type="checkbox"/>																																										
Boyce C.	Magli	MIDDLE DIVISION	WILLIAMSON CO. ASSN (9)	<input type="checkbox"/>																																										
Kyle	Shults	MIDDLE DIVISION	WILLIAMSON CO. ASSN (9)	<input type="checkbox"/>																																										
Jordan	Vaughn	MIDDLE DIVISION	WILLIAMSON CO. ASSN (9)	<input checked="" type="checkbox"/>																																										
Renaë	Voda	MIDDLE DIVISION	WILLIAMSON CO. ASSN (9)	<input checked="" type="checkbox"/>																																										
Julia	Wood	MIDDLE DIVISION	WILLIAMSON CO. ASSN (9)	<input checked="" type="checkbox"/>																																										
Danny B.	Wood	MIDDLE DIVISION	WILLIAMSON CO. ASSN (9)	<input checked="" type="checkbox"/>																																										
Lisa	Wurth	MIDDLE DIVISION	WILLIAMSON CO. ASSN (9)	<input checked="" type="checkbox"/>																																										

Tennessee REALTORS®
Operating Budget
December 31, 2017

	YEAR TO DATE		YEARLY		VARIANCE		
	DATE	ACTUAL	BUDGET	BUDGET		PERCENT	
INCOME	December						
State Dues (less e-commerce CC fees (\$36566.74))		12,459.78	2,630,010.51	2,390,991.00	2,390,991.00	239,019.51	110.00%
Issues Mobilization Assessment (less CC fees \$54)		4,992.78	401,306.09	346,041.00	346,041.00	55,265.09	115.97%
Interest Income		1,906.15	32,663.26	21,000.00	21,000.00	11,663.26	155.54%
Other (Affinity Programs, Labels, Pins, etc.)		285.00	3,496.57	2,700.00	2,700.00	796.57	129.50%
Conference Fees & Sponsorships		0.00	87,112.44	65,400.00	65,400.00	21,712.44	133.20%
TOTAL INCOME		19,643.71	3,154,588.87	2,826,132.00	2,826,132.00	328,456.87	111.62%
EXPENSES							
General Business							
Building							
Taxes and Insurance		2,874.39	54,325.72	60,000.00	60,000.00	-5,674.28	90.54%
Telephone		0.00	49,981.20	55,600.00	55,600.00	-5,618.80	89.89%
Professional Fees		120.00	1,440.00	1,440.00	1,440.00	0.00	100.00%
Human Resources		2,387.90	42,248.99	42,900.00	42,900.00	-651.01	98.48%
Subtotal		145,427.29	1,268,936.23	1,152,518.00	1,152,518.00	116,418.23	110.10%
Administrative							
General Office Expenses							
Dues & Subscriptions		101.10	3,043.74	3,162.00	3,162.00	-118.26	96.26%
Committees and Task Forces		0.00	683.13	1,940.00	1,940.00	-1,256.87	35.21%
Executive Committee Meetings		475.42	5,885.54	4,833.00	4,833.00	1,052.54	121.78%
Officers' Travel (Pres, Pres-elect, Secy/Treas)		3,778.19	36,661.38	33,928.00	33,928.00	2,733.38	108.06%
Staff Travel & Prof. Development		3,424.68	42,305.67	61,895.00	61,895.00	-19,589.33	68.35%
Subtotal		2,052.92	33,896.54	25,216.00	25,216.00	8,680.54	134.42%
Subtotal		9,832.31	122,476.00	130,974.00	130,974.00	-8,498.00	93.51%

	December		YEAR TO DATE		YEARLY	
	DATE	ACTUAL	BUDGET	BUDGET	BUDGET	PERCENT
Communications						
General Office Expenses	209.92	4,299.78	3,495.00	3,495.00	804.78	123.03%
Dues & Subscriptions	0.00	542.36	795.00	795.00	-252.64	68.22%
Internet Site and Services	788.49	10,489.57	10,463.00	10,463.00	26.57	100.25%
TAR Digest	190.07	667.43	1,040.00	1,040.00	-372.57	64.18%
Communication Platforms	1,711.04	28,574.66	34,380.00	34,380.00	-5,805.34	83.11%
Realtor® Branding	170.40	8,469.97	8,400.00	8,400.00	69.97	100.83%
TREC Outreach	0.00	0.00	2,000.00	2,000.00	-2,000.00	0.00%
DVPs & Immed. Past Pres Travel	350.33	8,263.13	12,200.00	12,200.00	-3,936.87	67.73%
National Directors Travel	0.00	39,288.39	49,800.00	49,800.00	-10,511.61	78.89%
Hospitality (NAR Meetings)	8,705.39	16,871.20	19,200.00	19,200.00	-2,328.80	87.87%
Staff Travel & Professional Development	0.00	9,163.28	10,257.00	10,257.00	-1,093.72	89.34%
Subtotal	12,125.64	126,629.77	152,030.00	152,030.00	-25,400.23	83.29%
Education and Professional Development						
General Office Expenses	155.53	2,683.07	3,329.00	3,329.00	-645.93	80.60%
Dues & Subscriptions	0.00	0.00	199.00	199.00	-199.00	0.00%
Education Programs/Spring Conference	0.00	70,881.48	58,750.00	58,750.00	12,131.48	120.65%
NAR Realtor Relief Foundation	0.00	5,000.00	5,000.00	5,000.00	0.00	100.00%
THDA Housing Conference	0.00	3,000.00	3,000.00	3,000.00	0.00	100.00%
Leadership TAR Program	927.13	11,017.00	14,000.00	14,000.00	-2,983.00	78.69%
Local Association AEs	1,168.60	5,109.01	4,500.00	4,500.00	609.01	113.53%
Staff Travel & Professional Development	27.56	9,550.63	12,251.00	12,251.00	-2,700.37	77.96%
Subtotal	2,278.82	107,241.19	101,029.00	101,029.00	6,212.19	106.15%
Governmental Affairs						
General Office Expenses	175.04	4,105.89	3,163.00	3,163.00	942.89	129.81%
Dues & Subscriptions	0.00	3,057.00	4,860.00	4,860.00	-1,803.00	62.90%
Governmental Affairs Programs & Expense	693.75	6,194.27	26,250.00	26,250.00	-20,055.73	23.60%
PAGS and Workgroups	0.00	0.00	2,500.00	2,500.00	-2,500.00	0.00%
REALTORS® Day on the Hill	0.00	1,000.00	10,000.00	10,000.00	-9,000.00	10.00%
Lobbying Fees and Expenses	8,750.00	109,090.00	111,824.00	111,824.00	-2,734.00	97.56%
Outreach Program	0.00	0.00	7,500.00	7,500.00	-7,500.00	0.00%
Annual Platinum RPAC Investment	0.00	10,000.00	10,000.00	10,000.00	0.00	100.00%
Legal & Ethics Hot Line	4,541.67	54,500.04	54,500.00	54,500.00	0.04	100.00%
Issues Mobilization Fund (NCD)	4,992.78	401,306.09	346,041.00	346,041.00	55,265.09	115.97%
Travel Expenses (Gov't'l Chair & FPCs DC N	0.00	922.16	7,500.00	7,500.00	-6,577.84	12.30%
Staff Travel & Professional Development	0.00	15,713.06	15,025.00	15,025.00	688.06	104.58%
Subtotal	19,153.24	605,888.51	599,163.00	599,163.00	6,725.51	101.12%

TENNESSEE REALTORS®

**Income and Disbursement Summary
December 31, 2017**

Unrealized Gain/Loss on Permanent Reserves	\$148,046.00
Unrealized Gain/Loss on Issues Mobilization Investment	\$6,996.00
2018 Dues Received-Credited to Liability (Less Credit Card Fees - \$21,644.97)	\$924,643.78
2018 Issues Mob Received-Credited to Liability (Less Credit Card Fees -\$3,234.31)	\$131,518.59
2018 Conf. Fees Received-Credited to Liability (Less Credit Card Fees - \$67.35)	\$2,803.65
Income for 2017	
Operating Budget	\$3,154,588.87
Convention Income	\$196,691.60
Total Income	\$3,351,280.47
Disbursements for 2017	
Operating Budget	\$2,242,738.75
Convention Expense	\$271,181.91
Realtor® Branding (General Reserve)	\$88,951.01
Wms. Co. Assn of Realtors® (Issues Mobilization Fund)	\$21,781.54
Lend a Hand (General Reserve)	\$13,010.71
GCAR (Issues Mobilization Fund)	\$10,000.00
Building Repairs (Building Reserve)	\$34,624.11
Staff Gifts and Party (General Reserve)	\$12,165.37
Memphis Area Assn (Issues Mobilization Fund)	\$100,000.00
CEO Recruiting & Search Committee Expenses (General Re	\$38,344.19
Equipment Reserve	\$16,042.53
GNR (Issues Mobilization Fund)	\$75,000.00
Realtor Relief Fund	\$20,000.00
RLI Sponsorship (General Reserve)	\$5,000.00
Total Disbursements	\$2,948,840.12

TENNESSEE REALTORS®

Balance Sheet

December 31, 2017

ASSETS

Petty Cash \$25.00
Checking Account \$136,024.47
Operating & General Reserve Accounts \$2,670,996.05
Total Operating & General Reserves \$2,807,045.52

DESIGNATED FUNDS

Issues Mobilization Fund \$3,310,426.07
Legal Fund \$97,604.93
Designated Reserves: \$420,047.40
NAR Officer Candidate Account (Region 4 \$25,230.53
Education Reserve \$55,612.94
Building Reserve \$140,907.00
Auto Reserve \$14,269.94
Equipment Reserve \$184,026.99
TOTAL DESIGNATED FUNDS \$3,828,078.40

PERMANENT RESERVES

\$1,195,835.00

Subtotal Assets

\$7,830,958.92

Office Furnishings & Equipment \$335,923.32
Real Estate \$3,261,598.16
Accumulated Depreciation -\$1,161,103.77
Total \$2,436,417.71

Total Assets

\$10,267,376.63

LIABILITIES AND EQUITY

Liabilities \$1,058,966.02
Equity \$9,208,410.61
Total Liabilities and Equity \$10,267,376.63

Tennessee REALTORS®
Operating Budget
February 28, 2018

	February		YEAR TO DATE		YEAR TO DATE		YEAR TO DATE		VARIANCE	PERCENT
	AMOUNT	DATE	AMOUNT	DATE	BUDGET	ACTUAL	BUDGET	ACTUAL		
INCOME										
State Dues (less ecommerce CC fees (\$36208.20))	690,590.62		2,169,351.38		416,220.83		2,497,325.00		-327,973.62	86.87%
Issues Mobilization Assessment (less CC fees \$5410.43)	100,855.00		306,952.47		58,841.67		353,050.00		-46,097.53	86.94%
Interest Income	2,023.38		4,264.23		4,000.00		24,000.00		-19,735.77	17.77%
Other (Affinity Programs, Labels, Pins, etc.)	9,979.00		9,979.00		466.67		2,800.00		7,179.00	356.39%
Conference Fees & Sponsorships (CC Fees \$1,232.65)	20,381.00		50,106.35		14,777.50		88,665.00		-38,558.65	56.51%
TOTAL INCOME	823,829.00		2,540,653.43		494,306.67		2,965,840.00		-425,186.57	85.66%
EXPENSES										
General Business										
Building	3,184.91		6,075.92		9,555.67		57,334.00		-51,258.08	10.60%
Taxes and Insurance	0.00		44,110.97		9,266.67		55,600.00		-11,489.03	79.34%
Telephone	120.00		240.00		240.00		1,440.00		-1,200.00	16.67%
Professional Fees	2,773.33		5,246.66		7,100.00		42,600.00		-37,353.34	12.32%
Human Resources	75,639.42		255,557.40		199,655.67		1,197,934.00		-942,376.60	21.33%
Subtotal	81,717.66		311,230.95		225,818.00		1,354,908.00		-1,043,677.05	22.97%
Administrative										
General Office Expenses	1,117.31		1,005.27		500.00		3,000.00		-1,994.73	33.51%
Dues & Subscriptions	0.00		0.00		230.00		1,380.00		-1,380.00	0.00%
Committees and Task Forces	0.00		476.50		1,621.83		9,731.00		-9,254.50	4.90%
Executive Committee Meetings	0.00		0.00		6,921.17		41,527.00		-41,527.00	0.00%
Officers' Travel (Pres, Pres-elect, Secy/Treas)	0.00		3,379.82		9,640.17		57,841.00		-54,461.18	5.84%
Staff Travel & Prof. Development	3,464.97		5,434.02		5,795.33		34,772.00		-29,337.98	15.63%
Subtotal	4,582.28		10,295.61		24,708.50		148,251.00		-137,955.39	6.94%
Communications										
General Office Expenses	195.55		1,355.75		550.00		3,300.00		-1,944.25	41.08%
Dues & Subscriptions	0.00		90.00		70.00		420.00		-330.00	21.43%
Internet Site and Services	783.79		1,570.35		1,550.00		9,300.00		-7,729.65	16.89%
Tennessee REALTOR® Digest	0.00		0.00		151.67		910.00		-910.00	0.00%
Communication Platforms	767.65		20,732.65		6,354.83		38,129.00		-17,396.35	54.38%
Realtor® Branding	2,071.29		3,821.29		2,666.67		16,000.00		-12,178.71	23.88%
Social Media Marketing	0.00		0.00		1,178.00		7,068.00		-7,068.00	0.00%

Communications (cont'd)	YEAR TO		YEAR TO		YEARLY BUDGET	VARIANCE	PERCENT	
	February	DATE	ACTUAL	DATE				BUDGET
TREC Outreach	0.00		0.00		333.33	2,000.00	-2,000.00	0.00%
DVPs & Immed. Past Pres Travel	2,458.55		2,862.92		2,033.33	12,200.00	-9,337.08	23.47%
National Directors Travel	0.00		0.00		9,800.00	58,800.00	-58,800.00	0.00%
Hospitality (NAR Meetings)	0.00		1,331.19		3,200.00	19,200.00	-17,868.81	6.93%
NAR Region 4 Ldrp Retreat	0.00		0.00		1,416.67	8,500.00		
Staff Travel & Professional Development	55.86		655.86		1,928.33	11,570.00	-10,914.14	5.67%
Subtotal	6,332.69		32,420.01		31,232.83	187,397.00	-154,976.99	17.30%
Education and Professional Development								
General Office Expenses	184.00		217.00		533.33	3,200.00	-2,983.00	6.78%
Dues & Subscriptions	0.00		0.00		58.00	348.00	-348.00	0.00%
Education Programs/Spring Conference	350.00		5,400.00		11,879.17	71,275.00	-65,875.00	7.58%
NAR Realtor Relief Foundation	0.00		0.00		833.33	5,000.00	-5,000.00	0.00%
THDA Housing Conference	0.00		0.00		500.00	3,000.00	-3,000.00	0.00%
Leadership TAR Program	9,881.28		11,381.28		3,000.00	18,000.00	-6,618.72	63.23%
Local Association AEs	0.00		0.00		1,583.33	9,500.00	-9,500.00	0.00%
Staff Travel & Professional Development	0.00		293.13		2,032.00	12,192.00	-11,898.87	2.40%
Subtotal	10,415.28		17,291.41		20,419.17	122,515.00	-105,223.59	14.11%
Governmental Affairs								
General Office Expenses	0.00		242.69		500.00	3,000.00	-2,757.31	8.09%
Dues & Subscriptions	211.34		397.00		212.83	1,277.00	-880.00	31.09%
Governmental Affairs Programs & Expenses	10,456.63		10,825.63		1,691.67	10,150.00	675.63	106.66%
REALTOR® Advocacy Training	115.78		115.78		2,083.33	12,500.00	-12,384.22	0.93%
PAGS and Workgroups	0.00		0.00		333.33	2,000.00	-2,000.00	0.00%
Tennessee REALTORS® Day on the Hill	351.59		5,130.59		1,666.67	10,000.00	-4,869.41	51.31%
Lobbying Fees and Expenses	10,118.75		22,637.50		20,014.83	120,089.00	-120,089.00	0.00%
Outreach Program	0.00		0.00		3,333.33	20,000.00	-20,000.00	0.00%
Annual Platinum RPAC Investment	0.00		0.00		1,666.67	10,000.00	-10,000.00	0.00%
Legal & Ethics Hot Line	5,310.42		10,620.84		10,620.83	63,725.00	-63,725.00	0.00%
Issues Mobilization Fund (NCD)	100,855.00		306,952.47		58,841.67	353,050.00	-353,050.00	0.00%
Travel Expenses (Govtl Chair & FPCs DC Mtg.)	0.00		0.00		1,250.00	7,500.00	-7,500.00	0.00%
Staff Travel & Professional Development	61.02		800.60		2,860.83	17,165.00	-17,165.00	0.00%
Subtotal	127,474.53		357,723.10		105,076.00	630,456.00	-630,456.00	0.00%

TENNESSEE REALTORS®
Income and Disbursement Summary
February 28, 2018

Income for 2018	
Operating Budget	\$2,540,653.43
Convention Income	\$0.00

Total Income \$2,540,653.43

Disbursements for 2018	
Operating Budget	\$444,509.73
Convention Expense	\$6,050.00
Consulting Fees (General Reserves)	\$67,181.68
CEO Moving Expenses (General Reserve)	\$7,047.55
WCAR(Issues Mobilization Fund)	\$10,000.00
CEO Office Furniture(General Reserve)	\$9,857.97

Total Disbursements \$544,646.93

TENNESSEE REALTORS®

Balance Sheet

February 28, 2018

ASSETS

Petty Cash	\$25.00	
Checking Account	\$1,068,492.15	
Operating & General Reserve Accounts	\$2,672,234.11	
Total Operating & General Reserves		\$3,740,751.26

DESIGNATED FUNDS

Issues Mobilization Fund	\$3,301,255.92	
Legal Fund	\$97,604.93	
Designated Reserves:		
NAR Officer Candidate Account (Region 4)	\$25,251.26	
Education Reserve	\$55,676.02	
Building Reserve	\$140,916.49	
Auto Reserve	\$14,281.67	
Equipment Reserve	\$184,040.74	
TOTAL DESIGNATED FUNDS		\$3,819,027.03

PERMANENT RESERVES

Subtotal Assets		\$1,195,835.00
		\$8,755,613.29

Office Furnishings & Equipment

Automobile	\$335,923.32	
Real Estate	\$0.00	
Accumulated Depreciation	\$3,261,598.16	
Total		-\$1,161,103.77

Total Assets

\$2,436,417.71

LIABILITIES AND EQUITY

Liabilities	\$0.00
Equity	\$11,192,031.00

Total Liabilities and Equity

\$11,192,031.00

Report of MM's and CD's

Account Name	Institution	Type	Balance at 2/28/2018	Rate
Issues M Fund #2	Civic Bank	CD	\$ 218,065.39	1.15%
Issues M Fund #1	Synovus/Bk of Nash	MM	\$ 163,566.51	0.55%
Issues M Fund #10	Regions	MM	\$ 169,596.26	0.20%
Issues M Fund #9	Northwest Credit Union	CD	\$ 250,047.26	1.41%
Issues M Fund #16	Capstar	MM	\$ 209,371.44	0.30%
Issues M Fund #15	Republic	MM	\$ 249,297.21	0.85%
Issues M Fund #3	Reliant	MM	\$ 247,656.34	0.30%
Issues M Fund #5	Northwest Credit Union	Ckg.	\$ 117.73	0.00%
Issues M Fund #13	Civic Bank	MM	\$ 30,208.38	0.30%
Issues M Fund #12	BB & T/US Bank	MM	\$ 249,077.40	0.25%
Subtotal Issues M Funds			\$ 1,787,003.92	
Equipment Reserve #1	Pinnacle	MM	\$ 80,357.23	0.50%
Equipment Reserve #2	Renasant	CD/Ws	\$ 84,881.79	1.34%
Equipment Reserve #3	Renasant	CD/Ws	\$ 18,801.72	1.34%
Building Reserve #1	Synovus/Bk of Nash	CD/W	\$ 85,454.56	1.03%
Building Reserve #2	Pinnacle	MM	\$ 55,461.93	0.50%
Auto Reserve	Capstar	CD	\$ 14,281.67	1.00%
Education Reserve	TN Bank and Trust	MM	\$ 55,676.02	0.45%
NAR Officer Candid (R4)	Capstar	CD	\$ 25,251.26	1.00%
Legal Fund	Southern Community	CD	\$ 97,604.93	1.00%
Subtotal Designated Reserves			\$ 517,771.11	
General Reserve #1	Pinnacle	MM	\$ 121,414.88	0.50%
General Reserve #4	Simmons/ First State	MM	\$ 249,022.39	0.75%
General Reserve #5	Cedars ICS (MM)	MMs	\$ 503,961.83	0.70%
General Reserve #6	Renasant	CD/Ws	\$ 112,464.75	1.34%
General Reserve #7	TN Bank & Trust	MM	\$ 194,116.68	0.75%
General Reserve #8	First TN	CD	\$ 249,500.00	0.80%
General Reserve #9	Bank of TN	MM	\$ 242,452.32	1.00%
General Reserve #11	Capital	MM	\$ 249,339.96	0.75%
General Reserve #12	First Bank	MM	\$ 250,110.94	1.00%
General Reserve #13	Insbank	MM	\$ 250,001.13	0.82%
General Reserve #14	Legends	MM	\$ 249,849.23	0.60%
Total Gen Reserves			\$ 2,672,234.11	
 Total in CDs and MMs			 \$ 4,977,009.14	

Tennessee REALTORS® Bill Track Bills Filed Calendar 2018

COMMERCIAL LAW

SB1954/HB2293 Uniform Commercial Code financing statement filings.

Sponsors: Sen. Pody, Mark , Rep. Boyd, Clark
Senate Status: 02/01/18 - Referred to Senate Commerce & Labor Committee.
House Status: 02/05/18 - Referred to House Insurance & Banking Subcommittee.
Position: Realtors: support

CRIMINAL LAW

SB1734/HB1771 New home contractors and home improvement services providers - criminal conduct.

Sponsors: Sen. Kelsey, Brian , Rep. Dunn, Bill
Summary: Protects home improvement contractors from being charged with deviating from the specified plans if they have received written permission from the homeowner to do so. Adds to definition of conduct by home improvement services provider that constitute offenses. Makes provision that deviations from plans are violations if the home contractor or home improvement services provider did not have written consent from home buyer or owner and such deviations caused damage to the property.

Senate Status: 02/12/18 - Senate passed.
House Status: 02/21/18 - Set for House Calendar & Rules Committee 02/22/18.
Position: Realtors: monitor

ECONOMIC DEVELOPMENT

SB1736/HB2064 Industrial development corporation - acquiring of hotel, motel, or apartment building for project.

Sponsors: Sen. Kelsey, Brian , Rep. Vaughan, Kevin
Summary: Allows an industrial development corporation to acquire a hotel, motel, or apartment building for their project located in a county having a population greater than 900,000 according to the 2010 federal census.

Senate Status: 02/15/18 - Senate passed.
House Status: 02/21/18 - House Local Government Subcommittee recommended. Sent to full committee.

Position: Realtors: monitor

EDUCATION

SB2386/HB2475 Need for instruction on dangers of sending or reading messages on hand-held devices while operating while operating a vehicle.

Sponsors: Sen. Niceley, Frank , Rep. Powers, Dennis

Summary: Requires all driver education courses to include instruction on the dangers of using hand-held mobile telephones to send or read a written message. Explains to students that it is a delinquent act with penalty for a person under 18 years of age to knowingly operate a motor vehicle on any road or highway and use a mobile telephone that is equipped with a hands-free device to send or read a written message.

Senate Status: 02/05/18 - Referred to Senate Education Committee.

House Status: 02/07/18 - Referred to House Education Instruction and Programs Subcommittee.

Position: Realtors: monitor

ESTATES & TRUSTS

SB1826/HB1896 Uniform Partition of Heirs Property Act.

Sponsors: Sen. Stevens, John , Rep. Matlock, Jimmy

Senate Status: 01/29/18 - Referred to Senate Judiciary Committee.

House Status: 02/21/18 - House Civil Justice Subcommittee deferred to 02/28/18.

Position: Realtors: monitor

SB2581/HB1596 Uniform Real Property Transfer on Death Act.

Sponsors: Sen. Hensley, Joey , Rep. Butt, Sheila

Summary: Enacts the "Uniform Real Property Transfer on Death Act." Defines "transfer on death deed." Specifies that an individual may transfer property to one or more beneficiaries effective at the transferor's death by a transfer on death deed. Also specifies that a transfer on death deed is revocable even if the deed or another instrument contains a contrary provision. Clarifies that a transfer on death deed is nontestamentary. Specifies that the capacity required to make or revoke a transfer on death deed is the same as the capacity required to make a will. Establishes other provisions regarding transfer on death deeds.

Senate Status: 02/05/18 - Referred to Senate Judiciary Committee.

House Status: 01/22/18 - Referred to House Civil Justice Subcommittee.

Position: Realtors: monitor

GOVERNMENT ORGANIZATION

SB1539/HB1647 Sunset - housing development agency board of directors.

Sponsors: Sen. Bell, Mike , Rep. Faison, Jeremy

Summary: Extends the housing development agency board of directors for four

Senate Status: years to June 30, 2022.
02/05/18 - Senate passed.
House Status: 02/12/18 - House passed.
Executive Status: 02/15/18 - Sent to governor.
Position: Realtors: support
SB1548/HB1656 Sunset - real estate appraiser commission.

Sponsors: Sen. Bell, Mike , Rep. Faison, Jeremy
Summary: Extends the real estate appraiser commission for six years to June 30, 2024.

Senate Status: 02/12/18 - Senate passed.
House Status: 02/22/18 - House passed.
Executive Status: 02/22/18 - Sent to the speakers for signatures.
Position: Realtors: support

SB1549/HB1657 Sunset - real estate commission.

Sponsors: Sen. Bell, Mike , Rep. Faison, Jeremy
Summary: Extends the real estate commission for one year to June 30, 2019.
Senate Status: 02/12/18 - Senate passed with amendment 1 (012850).
House Status: 01/24/18 - Referred to House Government Operations Committee.
Position: Realtors: support

SB1598/HB2543 Records retained by state agencies - license holders who receive electronic notification of their license renewals.

Sponsors: Sen. Yager, Ken , Rep. Keisling, Kelly
Summary: Requires each state agency to retain a record of the number of holders of a professional or occupational license, certification, or registration from the agency that receives notification of renewals of the holder's license, certification, or registration by email.
Senate Status: 01/18/18 - Referred to Senate State & Local Government Committee.
House Status: 02/07/18 - Referred to House State Government Subcommittee.
Position: Realtors: monitor

SB1760/HB1775 GO Build Tennessee Program - annual report submission.

Sponsors: Sen. Dickerson, Steven , Rep. McDaniel, Steve
Summary: Increases the time period within which the corporation administering the GO Build Tennessee Program must submit its annual report to the governor and the speakers of the house and senate. Changes the time period from 90 to 120 days following the end of the corporation's fiscal year. Broadly captioned.

Senate Status: 01/25/18 - Referred to Senate Commerce & Labor Committee.
House Status: 01/30/18 - Referred to House Business & Utilities Subcommittee.
Position: Realtors: monitor

SB2109/HB2146 Tennessee Historic Properties Act.

Sponsors: Sen. Niceley, Frank , Rep. Hill, Matthew
Summary: Gives the Tennessee historical commission the power of eminent domain for purposes of bringing an action or other appropriate legal proceedings to recover for the state any and all historic properties. Upon acquisition of such historic properties, requires the title to designate the state and the political subdivision that had been the prior owner as joint owners. Requires all costs of such proceeding incurred by the state to be charged to the political subdivision that conveyed its interests in the historic property.
Senate Status: 02/05/18 - Referred to Senate State & Local Government Committee.
House Status: 02/05/18 - Referred to House State Government Subcommittee.
Position: Realtors: monitor
SB2520/HB1574 Tennessee Heritage Protection Act of 2016 - exclusions.

Sponsors: Sen. Ketron, Bill , Rep. McDaniel, Steve
Summary: Excludes from coverage under the Tennessee Heritage Protection Act of 2016 memorials under the control of an accredited museum, public library, or public archive in certain circumstances.
Senate Status: 02/05/18 - Referred to Senate State & Local Government Committee.
House Status: 01/19/18 - Referred to House State Government Subcommittee.
Position: Realtors: monitor

GOVERNMENT REGULATION
SB1572/HB1895 Revisions to UAPA.

Sponsors: Sen. Bell, Mike , Rep. Matlock, Jimmy
Summary: Revises definitions of "policy" and "rule" for rulemaking purposes. Prohibits a policy from being enacted, adopted, or enforced by an agency until the policy has been filed with the office of the attorney general. Requires the attorney general to review the proposed policy with 15 days of receipt of such policy. Prohibits an agency from promulgating rules or implementing policies that infringe on an agency member's freedom of speech. Specifies that an agency's appointing authority has the sole power to remove a member from a board, commission, council, committee, authority, task force, or other similar multi-member agency.
Senate Status: 01/17/18 - Referred to Senate Government Operations Committee.
House Status: 01/31/18 - Referred to House Government Operations Committee.
Position: Realtors: support
SB1573/HB2437 UAPA - requirements for agencies holding public hearings regarding rulemaking process.

Sponsors: Sen. Bell, Mike , Rep. Gant, Ron
Summary: Requires agencies, when statutorily required to hold a public hearing as part of its rulemaking process, to make copies of the rule available in redline form to persons in attendance at the hearing.
Senate Status: 02/05/18 - Senate passed.
House Status: 02/07/18 - Referred to House Government Operations Committee.

Position: Realtors: support
SB1753/HB1737 UAPA - promulgation of new permanent rules by an agency.

Sponsors: Sen. Gardenhire, Todd , Rep. Daniel, Martin
Summary: Requires agencies to repeal two existing permanent rules when they create a new permanent rule.

Senate Status: 01/25/18 - Referred to Senate Government Operations Committee.

House Status: 02/07/18 - Taken off notice in House Government Operations Committee.

Position: Realtors: oppose

SB1764/HB1787 Payment of costs in a contested case hearing.

Sponsors: Sen. Kelsey, Brian , Rep. Daniel, Martin

Summary: Authorizes a hearing officer or judge to order a state agency to pay the party issued a citation by the agency reasonable fees and expenses if ruled that the citation issued was not grounded.

Senate Status: 01/25/18 - Referred to Senate Government Operations Committee.

House Status: 01/25/18 - Referred to House Government Operations Committee.

Position: Realtors: support

SB1929/HB1966 UAPA - rules that infringe upon free speech.

Sponsors: Sen. Jackson, Ed , Rep. Daniel, Martin

Senate Status: 02/01/18 - Referred to Senate Government Operations Committee.

House Status: 02/01/18 - Referred to House Government Operations Committee.

Position: Realtors: monitor

SB2160/HB1800 UAPA - review of administrative actions by the general assembly.

Sponsors: Sen. Bell, Mike , Rep. Daniel, Martin

Summary: Authorizes members of the general assembly the power to petition for a review by the government operations committee whether inter-agency memoranda should be promulgated as administrative rules. Requires either the committee chairs to direct the committees to meet with the purpose of reviewing any statement or intra-agency memoranda or for committees to vote to request the agency to promulgate the statement or intra-agency memoranda.

Senate Status: 02/05/18 - Referred to Senate Government Operations Committee.

House Status: 02/21/18 - Taken off notice in House Government Operations Committee.

Position: Realtors: support

SB2295/HB2328 UAPA - continues permanent rules filed with secretary of state.

Sponsors: Sen. Bell, Mike , Rep. Faison, Jeremy

Summary: Continues permanent rules filed with the secretary of state on or after January 1, 2017 with certain exceptions. Prohibits the department of

children's services from creating a process whereby a person determined to be a perpetrator of child abuse or neglect may have their substantiations reviewed as authorized under Rule 0250-07-09-.12.

Senate Status: 02/05/18 - Referred to Senate Government Operations Committee.

House Status: 02/07/18 - Referred to House Government Operations Committee.

Position: Realtors: monitor

SB2499/HB2364 UAPA - changes the venue for judicial review of administrative orders.

Sponsors: Sen. Johnson, Jack , Rep. Lynn, Susan

Summary: Changes the venue for judicial review of administrative orders under the Uniform Administrative Procedures Act from Davidson County to Williamson County.

Senate Status: 02/05/18 - Referred to Senate Government Operations Committee.

House Status: 02/21/18 - House Civil Justice Subcommittee deferred to 02/28/18.

Position: Realtors: monitor

SB2603/HB2386 UAPA - venue for appeals of contested case hearings.

Sponsors: Sen. Bell, Mike , Rep. Daniel, Martin

Summary: Requires the appeals of contested case hearings to be heard in the chancery court closest to the residence of the person contesting the agency action.

Senate Status: 02/05/18 - Referred to Senate Government Operations Committee.

House Status: 02/21/18 - House Civil Justice Subcommittee deferred to 02/28/18.

Position: Realtors: support

SB2652/HB1739 UAPA - economic impact analyses of administrative rules.

Sponsors: Sen. Watson, Bo , Rep. Daniel, Martin

Summary: HB1739 Title: UAPA - economic impact analyses of administrative rules. Category: Government Regulation Summary: Requires agencies filing new rules with the secretary of state to provide an analysis of the rule's economic impact on the state. If a congressional government operations committee finds the cost of the rule's implementation to exceed \$1,000,000 over a three-year period, the agency will be forced to find ways to reduce the cost of the rule.

Senate Status: 02/05/18 - Referred to Senate Government Operations Committee.

House Status: 02/21/18 - Taken off notice in House Government Operations Committee.

Position: Realtors: monitor

SB2715/HB2555 Fees promulgated by administrative rule.

Sponsors: Sen. Bowling, Janice , Rep. White, Dawn

Summary: Prohibits the increase of existing administrative fee that exceeds the lesser five percent or the average annual rate of inflation for the immediately preceding calendar year. Requires that state government

agencies must submit a proposal for such increases as a legislative bill or amendment for consideration by the general assembly.

Senate Status: 02/05/18 - Referred to Senate State & Local Government Committee.
House Status: 02/07/18 - Referred to House State Government Subcommittee.
Position: Realtors: monitor

HEALTH CARE

SB2474/HB1805 Waiver of initial licensure fees imposed by health related boards.

Sponsors: Sen. Roberts, Kerry , Rep. Howell, Dan
Summary: Relieves certain persons of the initial licensure fee imposed by health-related boards and professional regulatory boards.

Senate Status: 02/05/18 - Referred to Senate Health & Welfare Committee.
House Status: 02/07/18 - Referred to House Health Subcommittee.
Position: Realtors: support

JUDICIARY

SB1918 Judicial review of an administrative hearing under UAPA - trial by jury.

Sponsors: Sen. Niceley, Frank ,
Senate Status: 01/31/18 - Referred to Senate Judiciary Committee.
Position: Realtors: monitor

SB1921/HB1792 Uniform Commercial Real Estate Receivership Act.

Sponsors: Sen. Johnson, Jack , Rep. Farmer, Andrew
Summary: Enacts the Uniform Commercial Real Estate Receivership Act. Authorizes the court that appoints a receiver exclusive jurisdiction to direct the receiver and determine any controversy related to the receivership or receivership property. Grants a receiver certain rights regarding receivership property. Requires an owner to assist and cooperate with the receiver in the administration of the receivership and the discharge of the receiver's duties, preserve and turn over to the receiver all receivership property under the owner, and identify all records and other information relating to the receivership property. Allows the court that appointed the receiver to sue the receiver for an act or omission in administering receivership property. Requires the receiver to file a final report on completion of a receiver's duties and upon approval from the court, the receiver is discharged.

Senate Status: 02/01/18 - Referred to Senate Judiciary Committee.
House Status: 01/30/18 - Referred to House Civil Justice Subcommittee.
Position: Realtors: support

LABOR LAW

SB2088/HB2392 Certain acts of harassment, intimidation, or bullying as unlawful employment practices.

Sponsors: Sen. Kyle, Sara , Rep. Miller, Larry
Summary: Establishes the Healthy Workplace Act to ensure legal protection from

harassment, intimidation, or bullying for any constitutionally protected class. Recognizes certain actions as unlawful employment practice. Requires that any person injured as a result of violation of this action have a civil cause of action no later than one year from the last act that constitutes a violation. Requires employers to adopt a policy prohibiting harassment, intimidation, and bullying by December 31, 2019.

Senate Status: 02/05/18 - Referred to Senate Commerce & Labor Committee.

House Status: 02/21/18 - House Consumer & Human Resources Subcommittee deferred to Advisory Council on Workers' Compensation.

Position: Realtors: monitor

SB2458/HB2537 Requirements for apprenticeship program.

Sponsors: Sen. Roberts, Kerry , Rep. Howell, Dan

Summary: Establishes an apprenticeship program professions regulated by the regulatory boards. Requires an apprenticeship program to last no more than six months starting January 1, 2019.

Senate Status: 02/05/18 - Referred to Senate Commerce & Labor Committee.

House Status: 02/07/18 - Referred to House Business & Utilities Subcommittee.

Position: Realtors: oppose

LOCAL GOVERNMENT

SB1496/HB1727 Condemned property being offered for sale to the former owner.

Sponsors: Sen. Haile, Ferrell , Rep. Rogers, Courtney

Summary: Changes requirements for the local government notifying and offering the sale of a condemned property to the former property owner.

Senate Status: 01/17/18 - Referred to Senate Judiciary Committee.

House Status: 02/21/18 - House Civil Justice Subcommittee recommended with amendment 1 (013326), which deletes and rewrites all language after the enacting clause. Establishes new values at which a local government can sell land previously acquired through condemnation to the original property owner. Authorizes former property owners to request a statement of intent for public use regarding property taken through condemnation. Sent to full committee.

Position: Realtors: monitor

SB1911 Display of US flag by property owner.

Sponsors: Sen. Niceley, Frank ,

Summary: Prohibits the governing body of a municipality or county legislative body from adopting or enforcing an ordinance that prohibits a property owner from displaying the flag of the United States or an official or replica flag of any branch of the United States armed forces on the property owner's property. Allows the governing body of a municipality or county legislative body to adopt and enforce an ordinance that reasonably regulates the placement for the display of the United States flag.

Senate Status: 01/31/18 - Referred to Senate State & Local Government Committee.

Position: Realtors: monitor

SB2117/HB2195 Local government restrictions on flag displays.

Sponsors: Sen. Niceley, Frank , Rep. Littleton, Mary
Summary: Prohibits a county legislative body or a municipal legislative body from adopting or enforcing a resolution or ordinance that prohibit or restrict the display of a flag on a property owner's property except when necessary to promote public health and safety.
Senate Status: 02/05/18 - Referred to Senate State & Local Government Committee.
House Status: 02/05/18 - Referred to House Local Government Subcommittee.
Position: Realtors: monitor

SB2343/HB2561 Redefining housing for local authorities to appropriate funds.

Sponsors: Sen. Dickerson, Steven , Rep. Jernigan, Darren
Summary: Redefines affordable housing and workforce housing for the purpose of appropriating funds.
Senate Status: 02/05/18 - Referred to Senate State & Local Government Committee.
House Status: 02/07/18 - Referred to House Local Government Subcommittee.
Position: Realtors: support

SB2483/HB2607 Notice regarding eminent domain.

Sponsors: Sen. Kyle, Sara , Rep. Mitchell, Bo
Summary: Extends the time frame where a notice must be published in cases of annexation from seven days prior to a public hearing to 10 days prior to a public hearing.
Senate Status: 02/05/18 - Referred to Senate State & Local Government Committee.
House Status: 02/07/18 - Referred to House Local Government Subcommittee.
Position: Realtors: support

SB2500 Notice from the city of excessive vegetation or debris on the owner's property.

Sponsors: Sen. Johnson, Jack ,
Summary: Extends the time allowed for property owners to take proper in action in clearing the property of excessive debris or vegetation after receiving notice from the city from 10 days to 15 days before the city takes action and the property owner becomes liable for the charges.
Senate Status: 02/05/18 - Referred to Senate State & Local Government Committee.
Position: Realtors: monitor

PROFESSIONS & LICENSURE

SB1634/HB1555 Suspension or revocation of professional licensure for defaulting on a student loan.

Sponsors: Sen. Yarbrow, Jeff , Rep. Gilmore, Brenda
Summary: Repeals requirements that authorization to engage in regulated professions and occupations be revoked for persons who default on student loans. Requires reinstatement of licenses for otherwise qualified applicants whose licenses were suspended, denied, or

Senate Status: 02/20/18 - Senate Commerce & Labor Committee deferred to last calendar.

House Status: 02/20/18 - Taken off notice in House Business & Utilities Subcommittee.

Position: Realtors: support

SB1657/HB1680 Opportunity to Earn Act.

Sponsors: Sen. Dickerson, Steven , Rep. Clemmons, John

Summary: Enacts the "Opportunity to Earn Act" to repeal requirements that authorization to engage in regulated professions and occupations be revoked for persons who default on student loans.

Senate Status: 02/20/18 - Taken off notice in Senate Commerce & Labor Committee.

House Status: 02/20/18 - Taken off notice in House Business & Utilities Subcommittee.

Position: Realtors: support

SB1946/HB1789 Report on the status of statutorily created apprenticeship programs.

Sponsors: Sen. Crowe, Rusty , Rep. Daniel, Martin

Summary: Repeals the requirement that boards and commissions that have created apprenticeship programs to submit reports.

Senate Status: 02/01/18 - Referred to Senate Commerce & Labor Committee.

House Status: 01/30/18 - Referred to House State Government Subcommittee.

Position: Realtors: monitor

SB2055/HB2515 Remediation of licensure violation.

Sponsors: Sen. Tate, Reginald , Rep. Akbari, Raumesh

Summary: Requires all professional boards to create a remediation subcommittee for offering a licensee the option to have the licensure violation remediated prior to the board applying penalties to, or suspending or revoking the license of, the cited licensee. Allows the subcommittee to report to the board prior to the expiration of a thirty-day period if the subcommittee finds that the cited licensee is not cooperating with the remediation process.

Senate Status: 02/01/18 - Referred to Senate Government Operations Committee.

House Status: 02/07/18 - Referred to House Business & Utilities Subcommittee.

Position: Realtors: support

SB2081/HB2036 Licensure of auctioneers.

Sponsors: Sen. Yager, Ken , Rep. Gravitt, Marc

Summary: Amends language in the bill to change "apprentice" to "affiliate". Changes the time from two years to one year the amount of time that a person has to serve under the supervision of an auctioneer prior to applying for licensure. Allows any auctioneer licensed under this chapter to sponsor an affiliate auctioneer and there is no limit to the number of affiliate auctioneers an auctioneer may sponsor. Makes exemptions to any exchange of goods conducted through bidding on an internet-based trading platform by a publicly traded company that

primarily sells motor vehicles.
Senate Status: 02/20/18 - Senate Commerce & Labor Committee deferred to 02/27/18.
House Status: 02/20/18 - House Business & Utilities Subcommittee deferred to 02/27/18.
Position: Realtors: support
SB2216/HB1509 Revoking of professional license for defaulting on student loan.

Sponsors: Sen. Swann, Art , Rep. Powell, Jason
Summary: Repeals requirements that authorization to engage in regulated professions and occupations be revoked for persons who default on student loans.

Senate Status: 02/05/18 - Referred to Senate Commerce & Labor Committee.
House Status: 02/20/18 - House Business & Utilities Subcommittee recommended. Sent to full committee.

Position: Realtors: support
SB2461/HB1799 Roster of all licensed geologists in state.

Sponsors: Sen. Roberts, Kerry , Rep. Howell, Dan
Summary: Requires the department of commerce and insurance to publish a roster semiannually showing the names and places of businesses of all geologists licensed in this state on the department's website.

Senate Status: 02/05/18 - Referred to Senate Commerce & Labor Committee.
House Status: 01/30/18 - Referred to House Business & Utilities Subcommittee.
Position: Realtors: monitor

PROPERTY & HOUSING

SB1603/HB2528 Retainage due to a contractor.

Sponsors: Sen. Yager, Ken , Rep. Calfee, Kent
Summary: Changes time period for when retainage much be paid to a contractor as well as the timing and way notice of the initial retainage deposit made in an escrow account.

Senate Status: 01/18/18 - Referred to Senate Commerce & Labor Committee.
House Status: 02/07/18 - Referred to House Business & Utilities Subcommittee.
Position: Realtors: support

SB1655/HB1667 Service of process - repossession of landlord's property.

Sponsors: Sen. Stevens, John , Rep. Lamberth, William
Summary: Allows for service of process of a summons served upon a contractually named party to enable a landlord reposition of their property.

Senate Status: 01/24/18 - Referred to Senate Judiciary Committee.
House Status: 02/13/18 - House Civil Justice Committee recommended with amendment 1 (012791). Sent to House Calendar & Rules.

Position: Realtors: support

SB1703/HB2160 Judgment lien against real property - notice.

Sponsors: Sen. Lundberg, Jon , Rep. Keisling, Kelly
Summary: Requires county register to provide notice by mail to landowner within 10 days of registration of judgment lien against real property.
Senate Status: 01/24/18 - Referred to Senate Judiciary Committee.
House Status: 02/05/18 - Referred to House Civil Justice Subcommittee.
Position: Realtors: support

SB1758/HB1794 Electronic acknowledgments.

Sponsors: Sen. Kelsey, Brian , Rep. Farmer, Andrew
Summary: Establishes guidelines for the creation of online notaries public. Grants online notaries public the same powers as notaries public. Allows people living outside the state to have documents notarized, and requires online notaries public to keep electronic records of the notarization. Grants the secretary of state powers to implement and oversee this rule .
Senate Status: 01/25/18 - Referred to Senate Judiciary Committee.
House Status: 02/21/18 - House Civil Justice Subcommittee deferred to 02/28/18.
Position: Realtors: support

SB1879/HB1920 New or amended subdivision regulations proposed by a regional planning commission.

Sponsors: Sen. Briggs, Richard , Rep. Staples, Rick
Summary: Prohibits new or amended subdivision regulations proposed by a regional planning commission from taking effect until approved by the county legislative body of any county, and by the governing body of any municipality, lying wholly or partly within the region. Deletes requirement that a regional planning commission hold a public hearing on subdivision regulations prior to adoption.
Senate Status: 01/31/18 - Referred to Senate State & Local Government Committee.
House Status: 01/31/18 - Referred to House Local Government Subcommittee.
Position: Realtors: monitor

SB1956 Report regarding federal manufactured home construction and safety standards.

Sponsors: Sen. Pody, Mark ,
Senate Status: 02/01/18 - Referred to Senate Commerce & Labor Committee.
Position: Realtors: monitor

SB1971/HB1772 Public official as subject of lien on real property.

Sponsors: Sen. Massey, Becky , Rep. Dunn, Bill
Summary: Establishes an expedited process for listed public officials to contest liens on real property if they are believed to lack legal basis. The filing party must be notified within three business days of the public official contesting the lien with the register. The filing party may file an action for determination by a chancery court of county where the document was filed within 20 business days of delivery of the affidavit.

Senate Status: 02/01/18 - Referred to Senate Judiciary Committee.
House Status: 01/30/18 - Referred to House Civil Justice Subcommittee.
Position: Realtors: support
SB2001/HB1924 Joint tenancy.

Sponsors: Sen. Yager, Ken , Rep. Keisling, Kelly
Summary: Authorizes the creation of right of survivorship clauses in joint tenancy agreements should one of the tenants die . Allows parties to a conveyance to create a joint tenancy with right of survivorship. Requires that in all estates held in joint tenancy with rights of survivorship the dying tenant's share go to surviving tenant. Joint tenancy with right of survivorship cannot be destroyed unilaterally.

Senate Status: 02/01/18 - Referred to Senate Judiciary Committee.
House Status: 01/31/18 - Referred to House Civil Justice Subcommittee.
Position: Realtors: support

SB2067/HB2098 Return of certificate of insurance or worker's compensation policy following the expiration of a building permit.

Sponsors: Sen. Kelsey, Brian , Rep. Casada, Glen
Summary: Increases the number of business days from 10 to 15 for the return by mail of a certificate of insurance or workers' compensation policy following the expiration of the building permit.

Senate Status: 02/05/18 - Referred to Senate Commerce & Labor Committee.
House Status: 02/05/18 - Referred to House Local Government Subcommittee.
Position: Realtors: monitor

SB2126/HB2423 Application of the Neighborhood Preservation Act.

Sponsors: Sen. Jackson, Ed , Rep. White, Mark
Summary: Extends the Neighborhood Preservation Act to apply to Shelby, Davidson, Madison, and any county or municipality that has formed a land bank.

Senate Status: 02/05/18 - Referred to Senate State & Local Government Committee.
House Status: 02/07/18 - Referred to House Local Government Subcommittee.
Position: Realtors: monitor

SB2189/HB2212 Email notification for tenants and landlords.

Sponsors: Sen. Lundberg, Jon , Rep. Holsclaw, Jr., John
Summary: Authorizes landlords to send required notifications to the tenant via email, except for when the Uniform Residential Landlord and Tenant Act requires other form of notification, unless the tenant rescinded the use of email in written notice to the landlord. Prohibits landlords from requiring an email address as condition of entering rental agreement.

Senate Status: 02/05/18 - Referred to Senate Commerce & Labor Committee.
House Status: 02/05/18 - Referred to House Business & Utilities Subcommittee.
Position: Realtors: support

SB2204/HB1926 Fee charged for releasing of a lien.

Sponsors: Sen. Swann, Art , Rep. Rudd, Tim
Summary: Increases the fee a register may charge from \$3.00 to \$5.00 to file the form for a marginal release of a lien.
Senate Status: 02/05/18 - Referred to Senate Judiciary Committee.
House Status: 01/31/18 - Referred to House Civil Justice Subcommittee.
Position: Realtors: monitor
SB2214/HB1929 Sober living homes.

Sponsors: Sen. Swann, Art , Rep. Curcio , Michael
Summary: Allows for municipalities to require sober living homes to submit records of the home's location and its rehabilitation program. Decreases from eight to six the maximum number of unrelated people living in a place to be called a single family residence.
Senate Status: 02/05/18 - Referred to Senate State & Local Government Committee.
House Status: 02/14/18 - House Local Government Subcommittee deferred 02/21/18.
Position: Realtors: monitor
SB2360/HB2674 Verifying if a contractor is properly licensed before recording a contractor's lien.

Sponsors: Sen. Yarbro, Jeff , Rep. Fitzhugh, Craig
Summary: Requires jurisdictions to have systems in place to verify the licenses of people and corporations prior to accepting and recording liens by the register of deeds. Lists the methods for verifying a person or corporation's license.
Senate Status: 02/05/18 - Referred to Senate Judiciary Committee.
House Status: 02/07/18 - Referred to House Civil Justice Subcommittee.
Position: Realtors: monitor
SB2375/HB2266 Public hearing regarding zoning ordinances.

Sponsors: Sen. Bowling, Janice , Rep. Hicks, Gary
Summary: Requires a municipality prior to enacting a zoning ordinance or any relating amendment to publish notice the public hearing of the ordinance or amendment to website of the municipality.
Senate Status: 02/05/18 - Referred to Senate State & Local Government Committee.
House Status: 02/05/18 - Referred to House Local Government Subcommittee.
Position: Realtors: monitor
SB2451/HB2572 Report on number of housing discrimination claims.

Sponsors: Sen. Harris, Lee , Rep. Stewart, Mike
Summary: Requires the human rights commission to submit an electronic report to each member of the general assembly no later than January 15th of each year regarding the number of claims involving discriminatory housing practices.
Senate Status: 02/05/18 - Referred to Senate Judiciary Committee.
House Status: 02/12/18 - Referred to House Civil Justice Subcommittee.
Position: Realtors: monitor
SB2556/HB2439 Notifying landlord of change of email address.

Sponsors: Sen. Hensley, Joey , Rep. Terry, Bryan
Summary: Requires a tenant to provide a written notice of the tenant's change of electronic mail address to the landlord.
Senate Status: 02/05/18 - Referred to Senate Commerce & Labor Committee.
House Status: 02/07/18 - Referred to House Business & Utilities Subcommittee.
Position: Realtors: support
SB2658/HB2023 Applicability of Uniform Residential Landlord and Tenant Act to certain counties.

Sponsors: Sen. Bailey, Paul , Rep. Farmer, Andrew
Senate Status: 02/05/18 - Referred to Senate Commerce & Labor Committee.
House Status: 02/05/18 - Referred to House Business & Utilities Subcommittee.
Position: Realtors: monitor
SB2685/HB1766 Managing or developing mixed-finance housing projects.

Sponsors: Sen. Bailey, Paul , Rep. Sargent, Charles
Summary: Expands the definition of immunity housing authority corporations to include entities that individuals or housing authorities may form.
Senate Status: 02/15/18 - Senate passed.
House Status: 02/21/18 - House Local Government Subcommittee recommended with amendment 1 (013070). Sent to full committee.
Position: Realtors: monitor

TAXES BUSINESS

SB1799/HB1726 Occupational privilege tax - rebate on tax for certain persons over 70.

Sponsors: Sen. Ketron, Bill , Rep. Rogers, Courtney
Summary: Allows a person engaged in an occupation subject to the occupational privilege tax who is 70 years old or older and who earned no income during the previous year from the taxable occupation to receive a 50 percent rebate on that person's occupational privilege tax.
Senate Status: 01/29/18 - Referred to Senate Finance, Ways & Means Committee.
House Status: 01/30/18 - Referred to House Finance, Ways & Means Subcommittee.
Position: Realtors: support
SB2202/HB1937 Tax records related to hotel occupancy.

Sponsors: Sen. Swann, Art , Rep. Sargent, Charles
Summary: Increases from three to four years the amount of time an operator of a hotel must preserve records associated with providing accommodations and assessment of the hotel tax.
Senate Status: 02/05/18 - Referred to Senate State & Local Government Committee.
House Status: 02/07/18 - Referred to House Local Government Subcommittee.
Position: Realtors: monitor

TAXES GENERAL

SB2460/HB2421 Decreasing privilege tax.

Sponsors: Sen. Roberts, Kerry , Rep. Vaughan, Kevin
Summary: Reduces the privilege tax from \$400 to \$200 for persons whose license is on active status. Reduces the privilege tax from \$400 to \$100 for persons whose licenses is on inactive status. Requires that persons licensed for two or more professions to only pay one privilege tax.
Senate Status: 02/05/18 - Referred to Senate Finance, Ways & Means Committee.
House Status: 02/07/18 - Referred to House Finance, Ways & Means Subcommittee.
Position: Realtors: support
SB2696/HB1732 Sale of surplus real property by the department of transportation.

Sponsors: Sen. Bailey, Paul , Rep. Sexton, Cameron
Summary: Authorizes the department of transportation to transfer surplus property without further appraisal if the property is equal to or less than a total value of \$10,000.
Senate Status: 02/05/18 - Referred to Senate Transportation & Safety Committee.
House Status: 02/21/18 - House Transportation Subcommittee deferred to 02/28/18.
Position: Realtors: monitor

TAXES PROPERTY

SB1484/HB1670 Reappraisals for cities lying in more than one county.

Sponsors: Sen. Briggs, Richard , Rep. Moon, Jerome
Summary: Removes requirement that a city lying in more than one county be reappraised under a separate plan of reappraisal.
Senate Status: 02/01/18 - Senate passed.
House Status: 02/22/18 - House passed.
Executive Status: 02/22/18 - Sent to the speakers for signatures.
Position: Realtors: monitor
SB1485/HB1502 Filing requirements with the state board of equalization.

Sponsors: Sen. Jackson, Ed , Rep. Gravitt, Marc
Summary: Specifies that property subject to the tax exemption for religious, charitable, scientific, or educational property, property of certain low-income persons, property of certain educational institutions, and property used for airport runways is required to have the exemption application approved by the state board of equalization. Removes the requirement that the county assessor of property submit a record of the county board of equalization's changes to the state board of equalization.
Senate Status: 02/15/18 - Senate passed.
House Status: 02/16/18 - Set for House Floor 02/22/18.
Position: Realtors: monitor
SB1675/HB1496 Property tax relief for disabled veterans who are

temporarily in a nursing home.

Sponsors: Sen. Green, Mark , Rep. Pitts, Joe
Summary: Provides continued eligibility for a disabled veteran's property tax relief during temporary periods of confinement in a nursing home or hospitalization if the disabled veteran intends to return to the residence once he or she has sufficiently recovered.
Senate Status: 02/15/18 - Senate passed with amendment 1 (012582).
House Status: 02/21/18 - House Finance, Ways & Means Subcommittee recommended. Sent to full committee.
Position: Realtors: support
SB1791/HB1835 Delinquent property taxes - waiving of penalties and fees due to severe weather.

Sponsors: Sen. Harper, Thelma , Rep. Miller, Larry
Summary: Allows the county trustee to waive penalties resulting from late property tax payments for up to one week if it is determined that severe weather obstructed timely payment at the time of the delinquency date. After one week from the delinquency date if there is no payment made penalties and interest accumulate.
Senate Status: 01/25/18 - Referred to Senate State & Local Government Committee.
House Status: 02/21/18 - Taken off notice in House Local Government Subcommittee.
Position: Realtors: support
SB1923/HB1952 Accounting for tax increment financing in calculating the certified tax rate.

Sponsors: Sen. Lundberg, Jon , Rep. Crawford , John
Summary: Permits governing bodies to exclude from taxable value of property appearing on the assessment roll, the taxable value of properties subject to tax increment financing and properties within areas where an economic impact plan has been approved.
Senate Status: 02/01/18 - Referred to Senate State & Local Government Committee.
House Status: 02/05/18 - Referred to House Local Government Subcommittee.
Position: Realtors: support
SB1932 Tax collected on real property conveyed by a land bank.

Sponsors: Sen. Jackson, Ed ,
Senate Status: 02/01/18 - Referred to Senate State & Local Government Committee.
Position: Realtors: monitor
SB1979/HB2460 Procedure for classifying property as low-income housing property.

Sponsors: Sen. Dickerson, Steven , Rep. Harwell, Beth
Senate Status: 02/01/18 - Referred to Senate State & Local Government Committee.
House Status: 02/07/18 - Referred to House Local Government Subcommittee.

Position: Realtors: support
SB2278/HB2686 Property tax freeze program.

Sponsors: Sen. Pody, Mark , Rep. Weaver, Terri
Summary: Requires the comptroller of the treasury to annually report a list of all counties and municipalities that have adopted the property tax freeze program to the chairs of the finance, ways and means committees of the senate and the house of representatives.

Senate Status: 02/05/18 - Referred to Senate State & Local Government Committee.
House Status: 02/07/18 - Referred to House Local Government Subcommittee.
Position: Realtors: monitor

SB2289/HB2541 Exempts property tax of coffee shops owned by a religious institution.

Sponsors: Sen. Bell, Mike , Rep. Harwell, Beth
Summary: Exempts a coffee shop that is owned by a religious institution from property taxation. Sets requirements for a coffee shop to qualify under this section.

Senate Status: 02/05/18 - Referred to Senate State & Local Government Committee.
House Status: 02/07/18 - Referred to House Local Government Subcommittee.
Position: Realtors: monitor

SB2290/HB2395 Requirements for property tax increase.

Sponsors: Sen. Bell, Mike , Rep. Rogers, Courtney
Summary: Requires that any real property tax rate increase be passed at a minimum of two consecutive, regularly scheduled meetings of the governing body of a county or municipality. Requires resolution or ordinance to be passed by a two-thirds vote for property tax increases of five percent or greater. Authorizes referendum on the question of a property tax rate increase of five percent or greater if the tax increase is not approved by a two-thirds vote of the governing body of the county or municipality.

Senate Status: 02/05/18 - Referred to Senate State & Local Government Committee.
House Status: 02/07/18 - Referred to House Local Government Subcommittee.
Position: Realtors: support

SB2385/HB1987 Affordable Real Property Act

Sponsors: Sen. Lundberg, Jon , Rep. Gilmore, Brenda
Senate Status: 02/05/18 - Referred to Senate State & Local Government Committee.
House Status: 02/05/18 - Referred to House Local Government Subcommittee.
Position: Realtors: monitor

SB2495/HB2337 Motions to claim excess tax sale proceeds.

Sponsors: Sen. Johnson, Jack , Rep. Powell, Jason
Summary: Requires that a motion to claim excess tax sale proceeds be served upon "all interested persons" rather than "the parties." Revises other provisions governing notice and publication of delinquent tax sales.
Senate Status: 02/05/18 - Referred to Senate State & Local Government Committee.

House Status: 02/21/18 - House Local Government Subcommittee deferred to 02/28/18.
Position: Realtors: monitor
SB2650/HB1735 TACIR study on nontax-producing property held by state and local governments.

Sponsors: Sen. Watson, Bo , Rep. Carter, Mike
Summary: TACIR study on nontax-producing property held by state and local governments.

Senate Status: 02/05/18 - Referred to Senate Finance, Ways & Means Committee.

House Status: 02/21/18 - House Local Government Subcommittee recommended. Sent to full committee.

Position: Realtors: monitor

TRANSPORTATION GENERAL

SB2089/HB2156 Power of eminent domain to remove advertising structures on scenic highways.

Sponsors: Sen. Massey, Becky , Rep. Staples, Rick
Summary: Authorizes the use of eminent domain stretching to 300 meters from either side of a Tennessee scenic highway.

Senate Status: 02/05/18 - Referred to Senate Transportation & Safety Committee.

House Status: 02/07/18 - Referred to House Transportation Subcommittee.

Position: Realtors: monitor

UTILITIES

SB1646/HB1591 Cooperative access for telecommunications and broadband internet services.

Sponsors: Sen. Yager, Ken , Rep. McCormick, Gerald
Summary: Grants access for a cooperative to certain properties for the purpose of supplying telecommunications and broadband internet access and related services.

Senate Status: 02/20/18 - Senate Commerce & Labor Committee recommended with amendment 1 (012868), which adds language "so long as such others are permitted by law to operate such systems within the cooperative's service area." Deletes certain subdivisions (a)(11)(B) and (a)(11)(B) and adds instead the following language: Public thoroughfares, including but not limited to, all roads, highways, streets, alleys, bridges, and causeways and publicly owned lands if the applications authorities having jurisdiction over the public thoroughfares and lands consent, but consent shall not be unreasonably withheld or conditioned for the purpose of enabling the authority to gain competitive advantage with respect to the rendition by the authority or any other entity of a service that the cooperative also has a right to render. Sent to Senate Calendar Committee.

House Status: 02/21/18 - House Finance, Ways & Means Subcommittee recommended. Sent to full committee.

Position: Realtors: monitor

SB2504/HB2279 Competitive Wireless Broadband Investment, Deployment, and Safety Act of 2018.

Sponsors: Sen. Ketron, Bill , Rep. Lamberth, William

Summary: Enacts the Competitive Wireless Broadband Investment, Deployment, and Safety Act of 2018, which desires to maximize investment in wireless connectivity across the state by creating a uniform and predictable framework that limits local obstacles to deployment of small wireless facilities and to encourage shared use of public infrastructure and colocation in a manner that is the most technology neutral and nondiscriminatory. Prohibits a municipal authority to restrict the size, height, or otherwise regulate the appearance or placement of small wireless facilities. Requires any applicant, a person who is seeking a permit to install a small wireless facility, to replace existing authority-owned utility poles and must reasonably conform to the design aesthetics of the utility pole being replaced. Allows an applicant up to include up to 20 small wireless facilities within a single application to an authority. Requires the authority to determine whether an application is complete and notify the applicant within 10 days of receiving an application and must approve or deny an application within 60 days of receipt of the application.

Senate Status: 02/20/18 - Senate Commerce & Labor Committee deferred to 02/27/18.

House Status: 02/20/18 - House Business & Utilities Subcommittee recommended with amendment 1 (013337), which removes the definition and references to a "utility pole" and adds the definition and references to a "potential support structure for a small wireless facility" or "PSS." Sent to full committee.

Position: Realtors: monitor

Tennessee REALTORS® Bill Track

Bills Filed Calendar 2017

AGRICULTURE

SB1291 Removal of farms from a municipality's corporate limits.

Sponsors: Sen. Crowe, Rusty ,

Summary: Allows any property owner whose property is being used as a farm to petition to have such property removed from a municipality's corporate limits. Requires the legislative body of the municipality to read the petition into the record, and all municipal jurisdiction must cease over the territory excluded from the municipality's corporate limits on that date. Requires the chief executive officer of the municipality to notify the county assessor of property as to contractions in the territorial limits of the municipality and must provide the county assessor of property with a complete description of all property affected by the contractions.

Senate Status: 02/13/17 - Referred to Senate State & Local Government Committee.

Position: Realtors: monitor

BANKING & CREDIT

SB43/HB572 Pawnbrokers - changes to the delivery of transaction records.

Sponsors: Sen. Southerland, Steve , Rep. Powers, Dennis

Summary: Changes the time within which records of pawn broker transactions must be delivered to law enforcement agencies from 48 hours to by noon the day following the day of transaction. Removes specifications about the manner of delivery of records.

Senate Status: 02/01/17 - Referred to Senate Commerce & Labor Committee.

House Status: 03/21/17 - Taken off notice in House Business & Utilities Subcommittee.

Position: Realtors: support

CAMPAIGNS & LOBBYING

SB1333/HB1232 Campaign signs on private property.

Sponsors: Sen. Yarbro, Jeff , Rep. Beck, Bill

Summary: Prohibits HOA's from prohibiting the display of political or campaign posters or signs placed on private property that are not larger than 18 inches in height by 24 inches in width beginning 60 days before any election until the day after the election.

Senate Status: 02/28/17 - Taken off notice in Senate State & Local Government Committee.

House Status: 02/28/17 - Taken off notice in House Local Government Committee.

Position: Realtors: monitor

COMMERCIAL LAW

SB751/HB891 Exempts certain transactions by LLCs from the TN Real Estate Broker License Act of 1973.

Sponsors: Sen. Beavers, Mae , Rep. Williams, Ryan
Summary: Exempts limited liability companies' transactions from the Tennessee Real Estate Broker License Act of 1973 in transactions that occurs as an incident to the management, lease, etc. of company owned real estate, but does not apply to a broker who collects rents, auctions, advertises, or holds out as engaged in any exchange for real estate.
Senate Status: 02/13/17 - Referred to Senate Commerce & Labor Committee.
House Status: 02/14/17 - Referred to House Business & Utilities Subcommittee.
Position: Realtors: oppose

CONSTRUCTION

SB1052/HB554 Movements of mobile cranes.

Sponsors: Sen. Bowling, Janice , Rep. Matheny, Judd
Summary: Exempts mobile cranes from movement restrictions between the hours of six o'clock a.m. to nine o'clock a.m. and three o'clock p.m. to six o'clock p.m. Monday through Friday in Davidson, Hamilton, Shelby, Knox, and Rutherford counties. Allows the commissioner of transportation to authorize a single permit for the movement of multiple mobile cranes owned or operated by an applicant. The single permit shall be issued in the same manner, and be subject to the same restrictions, as if the department had issued separate permits for each individual mobile crane.
Senate Status: 03/20/17 - Taken off notice in Senate Transportation & Safety Committee.
House Status: 02/14/17 - Referred to House Transportation Subcommittee.
Position: Realtors: monitor

CRIMINAL LAW

SB18/HB24 Citizen's Right to Fight Blight Act of 2017.

Sponsors: Sen. Harris, Lee , Rep. Deberry Jr., John
Summary: Exempts a property owner, lessee, or anyone acting under the direction of an owner or lessee, from criminal trespass for removal of trash or debris or maintenance of blighted property owned by the city or county. Specifies that such property must be situated immediately adjacent to the property owned by the city or county. Voids liability for city or county for any injury or damage to property.
Senate Status: 04/19/17 - Senate Judiciary Committee deferred to Summer Study.
House Status: 04/26/17 - Taken off notice in House Finance Subcommittee.
Position: Realtors: support

SB131/HB493 Amends various firearms provisions.

Sponsors: Sen. Roberts, Kerry , Rep. Holt, Andy
Summary: Allows a person who is not otherwise prohibited from possessing a firearm to possess a firearm either openly or concealed. Clarifies that a person commits an offense who possesses a firearm and has been convicted of a dangerous felony unless such individual has had his or her civil rights restored. Specifies that a person possessing a firearm who has been convicted of a dangerous felony commits a Class E felony offense. Removes private educational institutions from the statute prohibiting the possession or carrying of firearms or weapons on school property. Clarifies that the board of directors or other managing body of a private school may elect to prohibit possession or carrying of weapons on campus by posting signage in conformity with the signage required for public schools. Adds additional language to the statute regarding affirmative defense to carrying weapons on school property to include a person demonstrating that the required signage was not posted in conformity with the requirements of state law. Deletes language prohibiting the carrying of weapons in public parks, playgrounds, civic centers and other public buildings. Amends various other firearms provisions. (16 pp.)

Senate Status: 04/04/17 - Taken off notice in Senate Judiciary Committee.
House Status: 03/29/17 - Failed in House Civil Justice Subcommittee after adopting amendment 1 (006146).
Position: Realtors: oppose

SB258/HB586 Possession of property through illegal means to be a Class E felony.

Sponsors: Sen. Tracy, Jim , Rep. Rudd, Tim
Summary: Allows an action against a person claiming adverse possession to extend past the seven-year statute of limitation if there is an allegation of a person moving, removing, or destroying property stakes to alter the lawful property owner's property lines. Punishes any person found guilty of moving, removing, or destroying property stakes for the purpose of adverse possession of the property as a Class E felony.

Senate Status: 04/12/17 - Taken off notice in Senate Judiciary Committee.
House Status: 04/26/17 - House Finance Subcommittee deferred to 2018.
Position: Realtors: support

SB1178/HB803 Making or receiving a phone call while driving a motor vehicle in a school zone.

Sponsors: Sen. Hensley, Joey , Rep. Doss, Barry
Summary: Creates the offense of using a hand-held mobile telephone to make or receive a phone call while driving a motor vehicle in a school zone 90 minutes before or after school hours or while flashers are in operation. Excepts officers of the state, emergency personnel, or the use of a hands-free device.

Senate Status: 02/13/17 - Referred to Senate Transportation.
House Status: 02/14/17 - Referred to House Transportation Subcommittee.
Position: Realtors: monitor

ENVIRONMENT & NATURE

SB663/HB728 Notification of pending soil percolation tests.

Sponsors: Sen. Tracy, Jim , Rep. Marsh, Pat
Summary: Extends to 5 days from 3 the time advance notice shall be given to the department of environment and conservation for pending soil percolation tests.

Senate Status: 02/13/17 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
House Status: 02/14/17 - Referred to House Agriculture & Natural Resources Subcommittee.
Position: Realtors: monitor

SB1143/HB1249 Extension of minimum period of time allotted for public comment on proposed landfill.

Sponsors: Sen. Hensley, Joey , Rep. Byrd, David
Summary: Extends the minimum period of time that must be allotted for public comment on a proposed new solid waste landfill between the time of public notice and a public hearing under the Jackson Law.

Senate Status: 02/13/17 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
House Status: 02/15/17 - Referred to House Agriculture & Natural Resources Subcommittee.
Position: Realtors: support

ESTATES & TRUSTS

SB44/HB37 Estates - creditor's claim against estate adjustment.

Sponsors: Sen. Massey, Becky , Rep. Staples, Rick
Summary: Changes the statute of limitations from within 12 months of the decedent's death to within four months of publication of notice or 60 days within receipt of a copy of the notice for a creditor filing claim against an estate.
Senate Status: 02/01/17 - Referred to Senate Judiciary Committee.
House Status: 02/22/17 - Taken off notice in House Civil Justice Subcommittee.
Position: Realtors: monitor

GOVERNMENT CONTRACTS

SB40/HB340 Compensation for additional services by a construction design professional.

Sponsors: Sen. Southerland, Steve , Rep. Hulsey, Bud
Summary: Entitles a construction design professional to compensation for additional services provided to state agencies that are not included in a basic services agreement. Refers to the University of Tennessee, the board of regents, the state of Tennessee real estate and asset management division of the department of general services as state agencies. If a state agency and designer have entered into a basic services agreement, and the state agency requires additional services of the designer that are not included in, or reasonably inferred from, the terms of the basic services agreement, the state agency may provide for the additional services at its own cost. If a contractual dispute arises between a designer and a state agency, either party may petition the secretary of state for a hearing before an administrative law judge.
Senate Status: 02/01/17 - Referred to Senate State & Local Government Committee.
House Status: 03/01/17 - Taken off notice in House State Government Subcommittee.
Position: Realtors: monitor

GOVERNMENT REGULATION

SB127/HB54 Discriminatory actions by government against business.

Sponsors: Sen. Green, Mark , Rep. Zachary, Jason
Summary: Prohibits state and local governments from taking discriminatory action against a business based on the business's internal policies.
Senate Status: 03/09/17 - Senate passed with amendment 3 and previously adopted amendments 1 and 2.
House Status: 02/14/18 - Taken off notice in House State Government Subcommittee.
Position: Realtors: monitor

SB183 Copy of emergency rules prior to effective date.

Sponsors: Sen. Overbey, Doug ,
Summary: Requires an agency to provide a copy of an emergency rule to any person upon request prior to the rule's effective date.
Senate Status: 02/02/17 - Referred to Senate Government Operations Committee.
Position: Realtors: monitor

SB189 Providing copies of emergency rules filed.

Sponsors: Sen. Overbey, Doug ,
Summary: Requires an agency to provide a copy of emergency rules filed with the secretary of state to any person upon request. Requires an agency to take steps to make emergency rules known to persons affected by the rules.
Senate Status: 02/02/17 - Referred to Senate Government Operations Committee.

Position: Realtors: monitor
SB295/HB362 Permits issued by the department of environment and conservation.

Sponsors: Sen. Briggs, Richard , Rep. Zachary, Jason
Summary: Prohibits the department of environment and conservation from issuing any permit that has not first been reviewed by the general assembly in the same manner as a rule under the Uniform Administrative Procedures Act.

Senate Status: 02/05/18 - Senate passed.
House Status: 05/09/17 - House passed with amendment 4 (008769).

Executive Status: 02/14/18 - Sent to governor.

Position: Realtors: monitor

SB456/HB806 Construction inspection services.

Sponsors: Sen. Bell, Mike , Rep. Keisling, Kelly
Summary: Increases the number of days for a building inspector to inspect a building for compliance with safety standards and to still be considered a timely inspection from three days to four days.

Senate Status: 05/03/17 - Set for Senate Finance, Ways & Means Committee 05/03/17.

House Status: 03/28/17 - Taken off notice in House Business & Utilities Subcommittee.

Position: Realtors: support

SB910/HB852 Burden of proof in contested case hearings on state agencies.

Sponsors: Sen. Bell, Mike , Rep. Daniel, Martin
Summary: Places the burden of proof in contested case hearings on state agencies to prove, by clear and convincing evidence, that the action taken by the agencies was proper.

Senate Status: 04/12/17 - Senate Government Operations Committee recommended with amendment 1 (007184). Sent to Senate Calendar Committee.

House Status: 02/07/18 - Taken off notice in House State Government Subcommittee.

Position: Realtors: monitor

SB911/HB769 Requirements for revocation of a license by an agency.

Sponsors: Sen. Bell, Mike , Rep. Daniel, Martin
Summary: prohibits the revocation of a license by an agency unless the agency provides notice of facts or conduct that warrant such action and the licensee was permitted to show compliance; requires testimony in an agency proceeding to be given under oath and for persons who allege misconduct by a licensee to be present and available to testify at the proceeding. Requires a person who is denied an occupational license or certification by the final decision of an agency and that decision is subsequently reversed on appeal, to be awarded attorney fees, court costs, pre-judgment interest, post-judgment interest, and lost wages from the agency. Specifies that any lost wages awarded shall only include income lost for the period in which the person was aggrieved by the final decision in the contested case hearing.

Senate Status: 03/29/17 - Taken off notice in Senate Government Operations Committee.

House Status: 03/28/17 - Taken off notice in House Business & Utilities Subcommittee.

Position: Realtors: support

SB1414/HB1295 UAPA - admission of evidence by agencies in contested case hearings.

Sponsors: Sen. Briggs, Richard , Rep. Daniel, Martin
Summary: Allows in contested cases, for an agency to admit and give probative effect to evidence

admissible in a court. When necessary to ascertain facts the agency must admit evidence if it is provided in person under oath or by sworn affidavit, or commonly relied upon by a reasonably person licensed in the profession or occupation in which the aggrieved person is applying for initial licensure, or renewal or reinstatement of a license.

Senate Status: 02/13/17 - Referred to Senate Government Operations Committee.
House Status: 04/12/17 - House State Government Subcommittee deferred to the first calendar of 2018.
Position: Realtors: support

HB748 UAPA - filing of an emergency rule by an agency.

Sponsors: Rep. Alexander, David
Summary: Adds new language allowing an agency to precede all its rulemaking with notice and a public hearing unless an agency has filed an emergency rule, and cannot file a proposed rule on the same subject without first holding a public hearing.
House Status: 02/21/17 - Referred to House State Government Subcommittee.
Position: Realtors: monitor

INSURANCE GENERAL

SB373/HB467 Full replacement contents coverage for losses from catastrophic wildfires.

Sponsors: Sen. Overbey, Doug , Rep. Williams, Ryan
Summary: Requires an insured that has paid premiums for full replacement contents coverage for losses from catastrophic wildfires to be paid the full amount of the coverage purchased without the necessity of purchasing replacement items prior to being compensated.
Senate Status: 03/28/17 - Taken off notice in Senate Commerce & Labor Committee.
House Status: 03/15/17 - Taken off notice in House Insurance & Banking Subcommittee
Position: Realtors: support

SB1040/HB1061 Historic Rehabilitation Investment Incentive Act.

Sponsors: Sen. Watson, Bo , Rep. McCormick, Gerald
Summary: Enacts the Historic Rehabilitation Investment Incentive Act to facilitate the restoration and preservation of the state's historic buildings and structures and redevelop the state's main street communities.
Senate Status: 05/09/17 - Taken off notice in Senate Finance, Ways & Means Committee.
House Status: 05/08/17 - Taken off notice in House Finance Subcommittee.
Position: Realtors: support

JUDICIARY

SB28/HB1297 Remedies for creditors in cases of fraudulent transfer by debtors.

Sponsors: Sen. Stevens, John , Rep. Halford, Curtis
Summary: Authorizes a court to award punitive damages, attorney's fees, court costs, and incurred legal expenses to a creditor who prevails in fraudulent action by a debtor, such as the transfer of assets or property to avoid an obligation.
Senate Status: 01/30/17 - Referred to Senate Judiciary Committee.
House Status: 03/22/17 - Taken off notice in House Civil Justice Subcommittee.
Position: Realtors: support

LABOR LAW

SB1366/HB1151 Homestead exemption from garnishment.

Sponsors: Sen. Bailey, Paul , Rep. Wirgau, Tim
Summary: Increases the homestead exemption from garnishment where the debtor has one or more minor children in the debtor's custody and the property is used by the debtor as the principal place of residence from \$25,000 to \$32,500 .
Senate Status: 02/13/17 - Referred to Senate Judiciary Committee.
House Status: 02/15/17 - Referred to House Civil Justice Subcommittee.
Position: Realtors: monitor

LOCAL GOVERNMENT

SB363/HB1143 Inclusionary housing requirements clarified.

Sponsors: Sen. Haile, Ferrell , Rep. Casada, Glen
Summary: States no local government has the authority to enact a law that would place requirements regarding inclusionary, affordable, or below market value housing when entitlements, variances, or any other form of permit or authorization is sought from the local
Senate Status: 04/04/17 - Senate State & Local Government Committee deferred to 2018.
House Status: 03/30/17 - House passed.
Position: Realtors: monitor

SB453/HB557 Posting notice for public zoning ordinances.

Sponsors: Sen. Bell, Mike , Rep. Carter, Mike
Summary: Increases the amount of time that a notice must be posted prior to a public hearing on a zoning ordinance from 15 days to 60 days.
Senate Status: 04/04/17 - Taken off notice in Senate State & Local Government Committee.
House Status: 04/04/17 - Taken off notice in House Local Government Subcommittee.
Position: Realtors: monitor

SB520/HB476 Zoning to include building design elements.

Sponsors: Sen. Massey, Becky , Rep. Gravitt, Marc
Summary: Defines "building design elements" for purposes of local governmental zoning. Prohibits application of zoning regulations relating to building design elements for certain dwellings.
Senate Status: 01/09/18 - Re-referred to Senate Calendar Committee.
House Status: 04/20/17 - House Calendar & Rules Committee deferred to 01/01/18.
Position: Realtors: monitor

SB641/HB943 Petition to deannex an area.

Sponsors: Sen. Watson, Bo , Rep. Carter, Mike
Summary: Permits voters residing within an area annexed by a municipality to petition the county election commission to hold an election to de-annex such territory. Specifies that taxes that may continue to be levied on a de-annexed area. Prohibits the discontinuation of utility services outside municipal boundaries for reasons related to de-annexation.
Senate Status: 05/10/17 - Senate passed with amendment 5 (008807), as well as previously adopted amendments 1 (006271), 3 (007115), and 4 (007171).
House Status: 02/14/17 - Referred to House Local Government Subcommittee.
Position: Realtors: monitor

SB895/HB945 TACIR report on comprehensive growth plans.

Sponsors: Sen. Johnson, Jack , Rep. Whitson, Sam
Summary: Requires TACIR to report its findings on the implementation of comprehensive growth

plans to the general assembly by July 1, 2018, and by July 1 every five years thereafter.

Senate Status: 02/13/17 - Referred to Senate State & Local Government Committee.

House Status: 02/17/17 - Referred to House Local Government Subcommittee.

Position: Realtors: monitor

PROFESSIONS & LICENSURE

SB260/HB371 Defines short term rentals.

Sponsors: Sen. Johnson, Jack , Rep. Marsh, Pat

Summary: Removes short term rental units from law relative to hotels and places of public accommodation. Defines a short term rental unit as a residence in which a person can stay for less than 30 consecutive days. Includes in the definition certain vacation lodging and property that provides hospitality services but excludes bed and breakfast establishments.

Senate Status: 02/02/17 - Referred to Senate Commerce & Labor Committee.

House Status: 03/07/17 - Taken off notice in House Business & Utilities Subcommittee.

Position: Realtors: monitor

SB370/HB1045 Changes requirement for real estate brokers.

Sponsors: Sen. Overbey, Doug , Rep. Matlock, Jimmy

Summary: Deletes the requirement that the executive director of the real estate commission pass the broker's examination.

Senate Status: 02/08/17 - Referred to Senate Commerce & Labor Committee.

House Status: 03/21/17 - Taken off notice in House Business & Utilities Subcommittee

Position: Realtors: support

SB814/HB747 Requirements for sponsoring apprentice auctioneers.

Sponsors: Sen. Briggs, Richard , Rep. Gravitt, Marc

Summary: Clarifies that extended listings or listings that allow a bidder to increase a bid beyond the original deadline are not timed listings. Requires an auctioneer to be licensed by the auctioneer commission for at least two years and in good standing with the commission to sponsor an apprentice auctioneer. Prohibits an auctioneer from sponsoring more than ten apprentice auctioneers at any one time. Prohibits an auctioneer from sponsoring an apprentice who lives more than 50 miles from the auctioneer's place of business. Allows the auctioneer commission to waive the requirement.

Senate Status: 04/03/17 - Senate Commerce & Labor Committee taken off notice.

House Status: 04/05/17 - House Business & Utilities Committee deferred to 2018.

Position: Realtors: support

SB1156/HB361 Limitation of actions brought against home inspectors.

Sponsors: Sen. Hensley, Joey , Rep. Zachary, Jason

Summary: Requires cause of actions resulting from a home inspection or home inspection report to be filed within 1 year from the its completion and prohibits contractual waiver of the limitation, limits home inspector's liability for certain defects, prohibits disciplinary action taken against home inspector by commissioner as the basis for civil or criminal cause of actions.

Senate Status: 04/11/17 - Taken off notice in Senate Judiciary Committee.

House Status: 01/17/18 - Taken off notice in House Civil Justice Subcommittee.

Position: Realtors: monitor

PROPERTY & HOUSING

SB218/HB1081 Manufactured homes - monitoring inspection fee.

Sponsors: Sen. Massey, Becky , Rep. Sexton, Jerry
Summary: Deletes authorization for a monitoring inspection fee paid by manufactured home manufacturers under the Uniform Standards Code for Manufactured Homes Act.
Senate Status: 02/02/17 - Referred to Senate Commerce & Labor Committee.
House Status: 02/15/17 - Referred to House Business & Utilities Subcommittee.
Position: Realtors: monitor

SB372/HB497 Taxation of short-term rentals.

Sponsors: Sen. Overbey, Doug , Rep. McCormick, Gerald
Summary: Permits a local government to regulate and tax a short-term rental unit that is located within the local government's jurisdiction. Disallows a local government from prohibiting the operation of an owner-occupied unit. Requires a short-term rental provider to comply with all applicable federal and state laws if renting a unit to the general public. Also requires a short-term rental provider to acquire all applicable permits and business licenses. Allows a condominium, co-op, HOA, or similar entity to prohibit or restrict an owner of a property within their jurisdiction from using the owner's property as a short-term rental unit. Requires a short-term rental provider to have at least five hundred thousand dollars in property and causality insurance and at least one million dollars in liability insurance. Specifies any violation of this part is a Class C misdemeanor punishable by a fine only. Requires a short-term rental listing service to remove a short-term rental unit from its listings if the short-term rental service discovers any violation of this part that is not cured within thirty days from the discovery of the violation. Changes the number of days transients or travelers need to stay at a residential unit owned by others for a person to be considered engaging in a vacation rental service from 14 to 30 days.

Senate Status: 04/03/17 - Taken off notice in Senate Commerce & Labor Committee.
House Status: 04/24/17 - Withdrawn in House.
Position: Realtors: monitor

SB469/HB456 Flying of US flag and military flags by veterans - HOA restrictions.

Sponsors: Sen. Niceley, Frank , Rep. Littleton, Mary
Summary: Prohibits a homeowners' association from adopting or enforcing a dedicatory instrument provision that prohibits, restricts, or has the effect of prohibiting or restricting a property owner who is a veteran from displaying the US flag or an official or replica flag of any branch of the US armed forces, including the POW-MIA flag, on the property owner's property.

Senate Status: 04/03/17 - Senate passed with amendment 1 (006470).
House Status: 05/01/17 - House passed.
Executive Status: 05/18/17 - Enacted as Public Chapter 0331 effective July 1, 2017.
Position: Realtors: monitor

SB794/HB464 Property Assessed Clean Energy Act.

Sponsors: Sen. Dickerson, Steven , Rep. Staples, Rick
Summary: Authorizes local governments to impose assessments to repay the financing of qualified projects on real properties located in a region. Specifies that such assessments shall only occur after entering into a written contract with the record owner of the real property and providing notice to each lien holder. Specifies that the assessment may include costs of material in labor, fees associated with program application and administration, and third party fees such as the costs to the property owner. Establishes the procedures for the creation of a PACE program by a local government. (15pp).

Senate Status: 03/29/17 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.

House Status: 03/29/17 - House Agriculture & Natural Resources Subcommittee deferred to Summer Study.

Position: Realtors: monitor

SB867/HB1185 Information regarding the acquisition of real property for a small business.

Sponsors: Sen. Yarbrow, Jeff , Rep. Powell, Jason

Summary: Clarifies that the small business advocate within the office of the comptroller of the treasury may provide information regarding the acquisition of real property for those starting a small business or already own one.

Senate Status: 02/13/17 - Referred to Senate Commerce & Labor Committee.

House Status: 02/17/17 - Referred to House Business & Utilities Subcommittee.

Position: Realtors: monitor

SB1005/HB823 Best practices concerning implementation of housing programs.

Sponsors: Sen. Tate, Reginald , Rep. Gilmore, Brenda

Summary: Requires the Tennessee housing development agency to develop best practices concerning implementation of housing programs and options by local entities to assist formerly incarcerated individuals.

Senate Status: 03/14/17 - Senate State & Local Government Committee deferred to 03/28/17.

House Status: 03/14/17 - Taken off notice in House Local Government Subcommittee.

Position: Realtors: support

SB1148/HB1197 Disposal of unclaimed garments left with dry cleaner.

Sponsors: Sen. Hensley, Joey , Rep. Sparks, Mike

Summary: Increases from 180 days to 240 days the minimum time required before a dry cleaner or launderer may dispose of unclaimed garments without notifying the customer. Broadly captioned.

Senate Status: 03/28/17 - Senate Commerce & Labor Committee deferred to 04/04/17.

House Status: 03/23/17 - Set for House Business & Utilities Subcommittee 03/28/17.

Position: Realtors: monitor

SB1311/HB1230 Conveyance of real property by a licensed attorney or owner of the property.

Sponsors: Sen. Yarbrow, Jeff , Rep. Beck, Bill

Summary: Requires that a deed of conveyance of real property must be prepared by a licensed attorney or the owner of the real property, and the deed must be filed with the county register of deeds in the county in which the real property is located. Adds language to require the county register to verify that a deed of conveyance of real property was prepared by a licensed attorney or the owner of the real property, and note the verification on the deed. Allows the county register to refuse to register any deed of conveyance of real property that is not prepared by a licensed attorney or the owner of the real property.

Senate Status: 04/19/17 - Taken off notice in Senate Judiciary Committee.

House Status: 04/24/17 - Held on House clerk's desk.

Position: Realtors: support

SB1368/HB496 Permits land owner subject to a regulatory taking to file a petition for a jury of inquest.

Sponsors: Sen. Bailey, Paul , Rep. Williams, Ryan

Summary: Prohibits local government bodies from acquiring land from a private owner without first purchasing that portion of land at a fair market value. Allows for an owner to file a petition for a jury of inquest or to sue for damages. Specifies that devaluing of land by a local government entity is also grounds for lawsuit.

Senate Status: 02/13/17 - Referred to Senate Judiciary Committee.

House Status: 02/14/17 - Referred to House Local Government Subcommittee.

Position: Realtors: support

RETAIL TRADE

SB1038/HB1231 Requirements for short-term rentals.

Sponsors: Sen. Yarbro, Jeff , Rep. Beck, Bill

Summary: Clarifies that requirements that apply to hotels and places of public accommodation do not apply to short-term rentals. Defines short-term rental as a residential dwelling of any type, including, but not limited to, a single-family residence, apartment, condominium, or cooperative, in which a person can obtain, for consideration, sleeping accommodations for less than thirty consecutive days. Clarifies that a short-term rental does not include a bed and breakfast establishment or bed and breakfast homestay.

Senate Status: 02/13/17 - Referred to Senate Commerce & Labor Committee.

House Status: 03/28/17 - Taken off notice in House Business & Utilities Subcommittee.

Position: Realtors: monitor

SB1086/HB1020 Short-Term Rental Unit Act.

Sponsors: Sen. Stevens, John , Rep. Sexton, Cameron

Summary: Enacts the "Short-Term Rental Unit Act," which states that a short-term rental unit provider must maintain at least \$500,000 in liability insurance or coverage to cover damage done by any person renting the unit from the short-term rental unit provider. Clarifies the restrictions a local governing body may or may not impose on short-term rental units.

Senate Status: 02/20/18 - Senate Commerce & Labor Committee deferred to 02/27/18.

House Status: 05/08/17 - House passed with amendment 10 (008656).

Position: Realtors: monitor

TAXES BUSINESS

SB8/HB714 Statutory apportionment formula used to calculate franchise and excise taxes.

Sponsors: Sen. Green, Mark , Rep. Whitson, Sam

Summary: For tax years beginning on or after July 1, 2017, changes the statutory apportionment formula used to calculate franchise and excise taxes from a three-factor formula to a single-sales-factor formula.

Senate Status: 03/21/17 - Senate Finance Revenue Subcommittee returned to full committee without a recommendation.

House Status: 02/14/17 - Referred to House Finance Subcommittee.

Position: Realtors: monitor

SB15/HB25 Phases out the professional privilege tax over a four-year period.

Sponsors: Sen. Kelsey, Brian , Rep. Daniel, Martin

Summary: Phases out the professional privilege tax by reducing the amount of the tax by \$100 each year, starting with the tax year that begins on or after June 1, 2017.

Senate Status: 05/08/17 - Set for Senate Finance, Ways & Means Committee 05/09/17.

House Status: 05/08/17 - Taken off notice in House Finance Subcommittee.

Position: Realtors: support
SB132/HB41 Phases out professional privilege tax.

Sponsors: Sen. Bowling, Janice , Rep. VanHuss, James
Summary: Phases out the professional privilege tax over a five-year period for tax years that begin on and after June 1, 2017.

Senate Status: 05/08/17 - Set for Senate Finance, Ways & Means Committee 05/09/17.

House Status: 05/08/17 - House Finance Subcommittee deferred to 01/01/18.

Position: Realtors: support

SB205/HB1034 Eliminates the professional privilege tax.

Sponsors: Sen. Bowling, Janice , Rep. VanHuss, James

Summary: Eliminates the professional privilege tax for the tax year ending on May 31, 2018, and subsequent tax years.

Senate Status: 05/08/17 - Set for Senate Finance, Ways & Means Committee 05/09/17.

House Status: 05/08/17 - Taken off notice in House Finance Subcommittee.

Position: Realtors: support

SB234/HB602 Professional privilege taxes for attorneys.

Sponsors: Sen. Harris, Lee , Rep. Williams, Ryan

Summary: Exempts an attorney who is legally forbidden to practice law by the supreme court of Tennessee from the professional privilege tax.

Senate Status: 03/01/17 - Senate Finance Revenue Subcommittee sent to Senate Finance with a negative recommendation.

House Status: 02/14/17 - Referred to House Finance Subcommittee.

Position: Realtors: support

SB306/HB46 Professional privilege tax.

Sponsors: Sen. Kyle, Sara , Rep. Clemmons, John

Summary: Exempts individuals from the professional privilege tax for the first year in which they are licensed or registered in a taxable profession.

Senate Status: 05/09/17 - Taken off notice in Senate Finance, Ways & Means Committee.

House Status: 02/21/18 - House Finance Subcommittee placed behind the budget after adopting amendment 1 (013375), which changes the effective date from July 1, 2017 to July 1, 2018.

Position: Realtors: support

SB353/HB412 Hotel tax - time frame for preserving assessment records.

Sponsors: Sen. Southerland, Steve , Sen. Swann, Art

Summary: Increases the time an operator of a hotel must preserve records associated with providing accommodations and assessment of the hotel tax from three years to four years. (Broadly Captioned)

Senate Status: 02/08/17 - Referred to Senate State & Local Government Committee.

House Status: 02/08/17 - Referred to House Local Government Subcommittee.

Position: Realtors: monitor

SB364/HB13 Phases out the professional privilege tax over a four-year period.

Sponsors: Sen. Roberts, Kerry , Rep. Reedy, Jay

Summary: Phases out the professional privilege tax over a four-year period, by reducing the amount of the tax by \$100 each year, for tax years that begin on and after June 1, 2017.

Senate Status: 05/08/17 - Set for Senate Finance, Ways & Means Committee 05/09/17.
House Status: 05/02/17 - Taken off notice in House Finance Subcommittee.
Position: Realtors: support

SB546/HB60 Rebate on occupational privilege tax under certain conditions.

Sponsors: Sen. Ketron, Bill , Rep. Rogers, Courtney

Summary: Allows a person engaged in an occupation subject to the occupational privilege tax to receive a 75 percent rebate on their occupational privilege tax, if they are older than the age for full social security benefits and earn no more than \$16,000 per year from the taxable occupation. Requires yearly adjustments to the maximum amount of income from the taxable occupation in order to reflect the percentage of change in the average consumer price index, starting on July 1, 2019.

Senate Status: 05/09/17 - Taken off notice in Senate Finance, Ways & Means Committee.

House Status: 05/08/17 - Taken off notice in House Finance Subcommittee.

Position: Realtors: support

SB901/HB65 Exemption from franchise and excise tax liability for certain new businesses.

Sponsors: Sen. Bell, Mike , Rep. Smith, Eddie

Summary: Exempts certain new businesses from a portion of their franchise and excise tax liability during their first two years of existence based on the number of employees and the amount of gross receipts in the first two tax years.

Senate Status: 05/09/17 - Taken off notice in Senate Finance, Ways & Means Committee.

House Status: 05/08/17 - Taken off notice in House Finance Subcommittee.

Position: Realtors: support

SB1075/HB971 Adverse action related to a license or other privilege - written request for hearing.

Sponsors: Sen. Lundberg, Jon , Rep. Crawford , John

Summary: Increases from 10 to 12 the number of days following any adverse action related to a license or other privilege that the licensee must file a written request for a hearing before the commissioner to contest the action. Broadly captioned.

Senate Status: 02/21/17 - Referred to Senate Finance Revenue Subcommittee.

House Status: 05/09/17 - House Finance Committee deferred to 01/01/18.

Position: Realtors: support

TAXES FUEL

SB1107/HB1243 Taxes and fines related to the highway fund.

Sponsors: Sen. Kyle, Sara , Rep. Clemmons, John

Summary: Increases gasoline and diesel tax rates and allocates revenues to highway fund. Authorizes local option gasoline tax and surcharge. Increases registration fees and creates transportation services district consisting of certain counties. Authorizes special allocation of surplus state tax revenue within district to eligible counties for transportation services. Extends Class C misdemeanor offense of consuming an alcoholic beverage or possessing an open alcoholic beverage container in an operating motor vehicle to passengers.

Senate Status: 03/27/17 - Taken off notice in Senate Transportation & Safety Committee.

House Status: 03/08/17 - Taken off notice in House Transportation Subcommittee.

Position: Realtors: support

TAXES PROPERTY

SB21/HB23 Property tax relief for disabled veterans.

Sponsors: Sen. Green, Mark , Rep. Hill, Timothy
Summary: Re-establishes the first portion of home value for which real property tax relief will be reimbursed to disabled veteran home owners from \$100,000 to \$175,000.
Senate Status: 04/05/17 - Taken off notice in Senate State & Local Government Committee.
House Status: 01/17/18 - Taken off notice in House Local Government Subcommittee.
Position: Realtors: support

SB23/HB20 Property tax relief for disabled veterans and low-income elderly.

Sponsors: Sen. Green, Mark , Rep. Forgety, John
Summary: Increases the home value for which real property tax relief will be granted from \$100,000 to \$175,000 for veterans with disabilities and from \$23,500 to \$25,000 for low-income elderly or disabled homeowners.
Senate Status: 03/06/17 - Senate State & Local Government Veterans Affairs Subcommittee returned to full committee with a neutral recommendation.
House Status: 05/08/17 - Taken off notice in House Finance Subcommittee.
Position: Realtors: support

SB143/HB82 Complaints to county board of equalization.

Sponsors: Sen. Jackson, Ed , Rep. Sherrell, Paul
Summary: Allows any county board of equalization to permit any owner or taxpayer to make a written appearance for complaints. Requires anyone representing a taxpayer before a county board of equalization, to have written authorization signed by the taxpayer.
Senate Status: 02/09/17 - Senate passed.
House Status: 03/07/17 - Taken off notice in House Local Government Subcommittee.
Position: Realtors: support

SB254/HB176 Property tax relief for disabled veterans.

Sponsors: Sen. Crowe, Rusty , Rep. Forgety, John
Summary: Increases the property value threshold for determining the extent of property tax relief payments to disabled veterans and their surviving spouses from \$100,000 to \$175,000 of the full market value of the property.
Senate Status: 03/06/17 - Senate State & Local Government Veterans Affairs Subcommittee returned to full committee with a neutral recommendation.
House Status: 01/17/18 - Taken off notice in House Local Government Subcommittee.
Position: Realtors: support

SB492/HB601 Right of redemption for real property sold in a tax sale.

Sponsors: Sen. Briggs, Richard , Rep. Williams, Ryan
Summary: Eliminates owner's right of redemption in real property sold in a tax sale. Defines "vacant and abandoned" property and "evidence of abandonment" for purposes of the appointment of a receiver to collect rents on property subject to a lien for delinquent taxes.
Senate Status: 02/09/17 - Referred to Senate Judiciary Committee.
House Status: 02/17/17 - Referred to House Local Government Subcommittee.
Position: Realtors: monitor

SB594/HB544 Report on counties and cities that have adopted property tax freeze program.

Sponsors: Sen. Watson, Bo , Rep. McCormick, Gerald
Summary: Requires the comptroller to report to the chairs of the senate finance, ways and means committee and the house finance, ways and means committee concerning the number of counties and municipalities that have adopted the property tax freeze program by ordinance or resolution by January 15, 2018.

Senate Status: 02/09/17 - Referred to Senate Finance, Ways & Means Committee.

House Status: 02/14/17 - Referred to House Local Government Subcommittee.

Position: Realtors: support

SB753/HB893 Assessment of real property.

Sponsors: Sen. Beavers, Mae , Rep. Williams, Ryan

Summary: Amends language to require that the value of real property assessed for property tax purposes be ascertained from evidence of its sound, intrinsic, and immediate value, for purposes of sale between a willing seller and buyer without consideration of speculative values, and when appropriate, subject to the Agricultural, Forest and Open Space Land Act of 1976; this includes, but is not limited to, an independent appraisal commissioned by the owner of the residential property. Also requires that at the time of assessment, residential property must be assessed at twenty-five percent of its value.

Senate Status: 04/04/17 - Taken off notice in Senate State & Local Government Committee.

House Status: 04/04/17 - Taken off notice in House Local Government Subcommittee.

Position: Realtors: monitor

SB870/HB1357 Property tax freeze for elderly.

Sponsors: Sen. Yarbro, Jeff , Rep. Mitchell, Bo

Summary: Requires that an application for a property tax freeze be approved if the qualified applicant dies prior to filing the application on or after January 1 of the tax year for which the freeze is sought

Senate Status: 04/11/17 - Senate State & Local Government Committee deferred to first calendar of 2018.

House Status: 02/21/18 - House Local Government Subcommittee deferred to 02/28/18.

Position: Realtors: support

SB1064/HB1228 General fund reimbursement for property owned by elderly homeowners.

Sponsors: Sen. Kyle, Sara , Rep. Cooper, Barbara

Summary: Requires the general fund to reimburse a 65-year-old low-income taxpayer for all of the local property back taxes paid for a given year on that property that the taxpayer owned and which residence has incurred maintenance costs that exceed \$500.

Senate Status: 04/05/17 - Taken off notice in Senate State & Local Government Committee.

House Status: 01/17/18 - Taken off notice in House Local Government Subcommittee.

Position: Realtors: support

SB1235/HB874 Expansion of the tax credit allowed for the purchase of brownfield property.

Sponsors: Sen. Norris, Mark , Rep. Akbari, Raumesh

Summary: Makes revisions to tax credits, such as expanding the tax credit allowed for the purchase of brownfield property to include real property that was previously the subject of an investigation or remediation as a brownfield project under a voluntary agreement or consent order.

Senate Status: 02/13/17 - Referred to Senate State & Local Government Committee.

House Status: 04/04/17 - Taken off notice in House Local Government Subcommittee.

Position: Realtors: support

SB2502/HB1470 Composition of board of equalization.

Sponsors: Sen. Ketron, Bill , Rep. Sparks, Mike

Summary: Deletes obsolete language requiring property tax to be used for state purposes. Adds property assessors from each of the grand divisions to the state board of equalization.

Senate Status: 02/05/18 - Referred to Senate State & Local Government Committee.

House Status: 01/10/18 - Referred to House Local Government Subcommittee.

Position: Realtors: monitor

HJR591 Constitutional amendment - prohibits general assembly from levying any state tax on property.

Sponsors: Rep. Sparks, Mike

Summary: Proposes additional language in Article II, Section 28 of the state constitution to prohibit the general assembly from levying, authorizing, or otherwise permitting any state tax on property.

House Status: 01/16/18 - Referred to House State Government Subcommittee.

Position: Realtors: support

TAXES SALES

SB1268/HB1069 Distribution of state- shared sales tax revenue.

Sponsors: Sen. Norris, Mark , Rep. Moody, Debra

Summary: Increases the portion of state-shared sales tax revenue for cities and counties by 0.5 percent, and divides that portion equally between cities and counties. Decreases by 0.5 percent the portion of revenue distributed to the general fund.

Senate Status: 05/09/17 - Taken off notice in Senate Finance, Ways & Means Committee.

House Status: 05/08/17 - Taken off notice in House Finance Subcommittee.

Position: Realtors: support

SB1685/HB1468 Historic Structure Rehabilitation Act.

Sponsors: Sen. Briggs, Richard , Rep. Staples, Rick

Summary: Provides for a refund of state sales tax paid on expenditures to rehabilitate historic structures if the owner uses the certified historic structure for at least one year following the rehabilitation, the rehabilitation meets certain U.S. standards, and the certified qualified rehabilitation expenditures are made on or after July 1, 2018.

Senate Status: 01/24/18 - Referred to Senate Finance, Ways & Means Committee.

House Status: 02/21/18 - House Government Operations Committee recommended with amendment 1 (013032), which rewrites the bill to change definitions regarding "certified historic residential structure" and requires that certified qualified rehabilitation expenditures are made on or after July 1, 2019. Allows the taxpayer's claim for refund of state sales or use taxes to include state taxes paid by the owner, contractors and subcontractors. Sent to House Finance.

Position: Realtors: support

TRANSPORTATION GENERAL

SB345/HB53 Funding of priority transportation projects.

Sponsors: Sen. Niceley, Frank , Rep. Zachary, Jason

Summary: Contingent upon monthly surplus state tax revenues exceeding \$5 million, allocates 25 percent of the surplus revenues to the priority transportation project fund to be used for

transportation projects. Requires commissioner of transportation to recommend the top 100 projects to be funded and authorizes general assembly to appropriate from fund to implement all or part of the projects recommended. Specifies that any balance remaining unexpended at the end of a fiscal year in the priority transportation project fund cannot revert to the general fund but shall be carried forward into the subsequent fiscal year.

Senate Status: 02/08/17 - Referred to Senate Transportation.
House Status: 03/01/17 - Failed in House Transportation Subcommittee.
Position: Realtors: support

TRANSPORTATION VEHICLES

SB658/HB864 Increases the penalty for the offense of unlawful use of a portable electronic device while driving.

Sponsors: Sen. Tracy, Jim , Rep. Holsclaw, Jr., John
Summary: Increases the penalty for the offense of unlawful use of a portable electronic device while driving to a Class B misdemeanor if the violation results in an accident causing serious bodily injury. Increases the penalty to a Class A misdemeanor if the accident results in death.

Senate Status: 03/30/17 - Senate passed.
House Status: 05/05/17 - Re-referred to House Calendar & Rules Committee.
Position: Realtors: oppose

WELFARE

SB412/HB627 Radon testing guidelines.

Sponsors: Sen. Tracy, Jim , Rep. Kumar, Sabi
Summary: Requires radon testing every 5 years for licensed child care agencies and for initial licensure applications or renewal of licenses to prove to department of human services they've been tested within the last 5 years. Must post most current radon measurement clearly and include an explanation of the radon health risk, what levels of radon exposure are dangerous, and contact information for the state's radon program.

Senate Status: 03/29/17 - Senate Health & Welfare Committee deferred to Summer Study.
House Status: 03/29/17 - Taken off notice in House Health Subcommittee.
Position: Realtors: monitor