



# RAMSEY FARRAR & BATES

## Weekly Bill Report

2020 Session

### SB2681/HB2706

#### **Increases time for serving notice of claim against a contractor to an alleged construction defect.**

Sponsors  
Category  
Summary

Sen. Johnson, Jack; Rep. Gant, Ron  
Construction

Increases from 15 days to 15 business days, the time period in which a person must endeavor to serve notice of a claim against a contractor, subcontractor, supplier, or design professional related to an alleged construction defect following discovery of the alleged defect. Broadly captioned.

Fiscal Note  
Senate Status  
House Status  
Caption

(Dated February 8, 2020) NOT SIGNIFICANT  
02/10/20 - Referred to Senate Commerce & Labor Committee.  
03/05/20 - Set for House Business Subcommittee 03/10/20.  
AN ACT to amend Tennessee Code Annotated, Title 28 and Title 66, relative to construction.

### SB2712/HB2807

#### **Requires certain landlords to offer security deposit alternatives to tenants.**

Sponsors  
Category  
Summary

Sen. Yarbro, Jeff; Rep. Beck, Bill  
Property & Housing

Requires all landlords who own or control more than 25 rental units and require security deposits to accept, upon a tenant's request, an alternative to a security deposit. These alternatives include certain rental insurance, payment of security deposit over at least six months and reduced security deposit at a rate no more than fifty percent (50%) of the monthly rent.

Fiscal Note  
Senate Status  
House Status  
Caption

(Dated February 13, 2020) NOT SIGNIFICANT  
03/05/20 - Set for Senate Commerce & Labor Committee 03/10/20.  
03/05/20 - Set for House Business Subcommittee 03/10/20.  
AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 28, relative to security deposits.

### SB2729/HB2898

#### **Revised assessment - property that is destroyed, demolished or substantially damaged.**

Sponsors  
Category  
Summary

Sen. Kyle, Sara; Rep. Thompson, Dwayne  
Taxes Property

Requires the assessor of property to notify the county or municipal tax collector of a revised or corrected assessment. Broadly captioned.

Fiscal Note

(Dated February 8, 2020) NOT SIGNIFICANT

Senate Status 02/10/20 - Referred to Senate State & Local Government Committee.  
House Status 03/05/20 - Set for House Property & Planning Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.

**SB2752/HB2056 Real property tax notice to include language regarding flood zone.**

Sponsors Sen. Bell, Mike; Rep. Russell, Lowell  
Category Taxes Property  
Summary Requires any tax entity that issues a real property tax notice to a taxpayer to determine whether the real property subject to the tax notice is located in a special flood hazard area on a flood hazard boundary map or flood insurance rate map created under the national flood insurance program. If the tax entity determines that such property is located in a special flood hazard area, the tax entity is required to include the language "FLOOD ZONE" in bold-face type on the real property tax notice issued to the taxpayer.  
Fiscal Note (Dated February 21, 2020) Increase Local Expenditures Exceeds \$200,000/FY20-21 Exceeds \$50,000/FY21-22 and Subsequent Years\*  
Senate Status 02/10/20 - Referred to Senate State & Local Government Committee.  
House Status 02/25/20 - Taken off notice in House Property & Planning Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to real property tax notices.

**SB2759/HB2607 Requires TACIR to report on local government new growth development.**

Sponsors Sen. Bell, Mike; Rep. Cochran, Mark  
Category Local Government  
Summary Requires TACIR to report to the chairs of the state and local government committee of the senate and the local government committee of the house of representatives by December 1, 2020, on the effects of Public Chapter 1101 of 1998 and recommendations as to whether local governments should be required to develop new growth plans.  
Fiscal Note (Dated February 8, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate State & Local Government Committee.  
House Status 03/05/20 - Set for House Property & Planning Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 6; Title 7; Title 13 and Chapter 1101 of the Public Acts of 1998, relative to comprehensive growth plans.

**SB2764/HB2360 Educational requirements for real estate broker's license.**

Sponsors Sen. Bell, Mike; Rep. Rudd, Tim  
Category Professions & Licensure  
Summary Requires a HiSET diploma be accepted by the Tennessee real estate commission for application for an affiliate real estate broker's license. Broadly captioned.  
Fiscal Note (Dated February 11, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate Commerce & Labor Committee.  
House Status 02/06/20 - Caption bill held on House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 38; Title 56; Title 62; Title 63 and Title 68, relative to professions.

**SB2769/HB1953 Uniform Administrative Procedures Act.**

Sponsors Sen. Bell, Mike; Rep. Daniel, Martin  
Category Government Regulation  
Summary Requires each state agency complete periodic training to ensure compliance to the Regulatory Flexibility Act of 2007.

Amendment Summary House Government Operations Committee amendment 1 (015639) deletes and replaces all language after the enacting clause. Prohibits an agency from adopting a rule being prepared if the fiscal note or economic impact statement establishes a cost on persons, including another agency, special district, or a state or local government unless the agency meets certain requirements.

Fiscal Note (Dated February 1, 2020) NOT SIGNIFICANT

Senate Status 02/10/20 - Referred to Senate Government Operations Committee.

House Status 03/02/20 - Taken off notice in House Government Operations Committee.

Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 5, relative to the Uniform Administrative Procedures Act.

**SB2803/HB2605**

**Requires broadband internet services in state parks.**

Sponsors Sen. Akbari, Raumesh; Rep. Cooper, Barbara

Category Environment & Nature

Summary Requires the department of environment and conservation to make broadband internet service available to all visitors at state parks. If access cannot be provided throughout the entire park, the department may designate certain areas for providing internet.

Fiscal Note (Dated March 5, 2020) Increase State Expenditures - \$5,500,000/FY20-21 \$343,200/FY21-22 and Subsequent Years

Senate Status 02/10/20 - Referred to Senate Energy, Agriculture & Natural Resources Committee.

House Status 03/05/20 - Set for House Agriculture & Natural Resources Subcommittee 03/10/20.

Caption AN ACT to amend Tennessee Code Annotated, Title 11, Chapter 3, relative to internet service availability in state parks.

**SB2867/HB2447**

**Building or fire code issue involving a county building located within a city.**

Sponsors Sen. Bailey, Paul; Rep. Vaughan, Kevin

Category Property & Housing

Summary Extends, from 10 to 20 days, the period in which the state fire marshal must rule on an appeal involving a conflict between a city and county over a building or fire code issue involving a county building located within a city. Broadly captioned.

Fiscal Note (Dated February 11, 2020) NOT SIGNIFICANT

Senate Status 02/10/20 - Referred to Senate Commerce & Labor Committee.

House Status 03/05/20 - Set for House Property & Planning Subcommittee 03/10/20.

Caption AN ACT to amend Tennessee Code Annotated, Title 5; Title 6 and Title 68, Chapter 120, relative to building codes.

**SB2868/HB1619**

**Real estate broker licensure requirements - exemption for certain persons employed by housing authorities.**

Sponsors Sen. Bailey, Paul; Rep. Whitson, Sam

Category Professions & Licensure

Summary Exempts persons employed by housing authorities or entities affiliated with housing authorities that are under contract to manage a housing project or a mixed-finance project from the real estate broker licensure requirement.

Fiscal Note (Dated February 12, 2020) NOT SIGNIFICANT

Senate Status 02/10/20 - Referred to Senate Commerce & Labor Committee.

House Status 01/21/20 - Referred to House Business Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 13, Part 1, relative to exemptions for housing authorities.

**SB2904/HB1720**

**Distribution of funds collected by the county clerk.**

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

Category	Public Finance
Summary	Establishes county clerk retain \$3 of the \$11 collected for noting new and transferring liens or encumbrances for office supplies and equipment required to perform services related to liens and encumbrances. Requires remittance of the remaining \$8 to the department of revenue. Remittance also affects money collected for title extensions. Permits the county clerk to retain any unexpended funds at the end of a budget year.
Fiscal Note	(Dated February 23, 2020) Decrease State Revenue \$2,940,000/FY20-21 and Subsequent Years/Department of Revenue Increase Local Revenue - \$2,940,000/FY20-21 and Subsequent Years
Senate Status	03/05/20 - Set for Senate Transportation & Safety Committee 03/11/20.
House Status	03/04/20 - House Transportation Committee recommended. Sent to House Finance.
Caption	AN ACT to amend Tennessee Code Annotated, Section 55-6-101, relative to county clerks.

<b>SB2908/HB2013</b>	<b>Posting tax information on county websites.</b>
Sponsors	Sen. Dickerson, Steven; Rep. Jernigan, Darren
Category	Taxes Property
Summary	Requires county governing body levying a tax post the administrative guidelines, procedures, regulations, and forms to the county's website. Broadly captioned.
Fiscal Note	(Dated February 1, 2020) NOT SIGNIFICANT
Senate Status	02/10/20 - Referred to Senate State & Local Government Committee.
House Status	03/05/20 - Set for House Property & Planning Subcommittee 03/10/20.
Caption	AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7 and Title 67, Chapter 4, Part 29, relative to development.

<b>SJR892</b>	<b>Constitutional amendment - property tax relief for owners of real property.</b>
Sponsors	Sen. Gilmore, Brenda
Category	Taxes Property
Summary	Proposes an amendment to Article II, Section 28, of the Tennessee Constitution to authorize local legislative bodies to provide property tax relief for owners of real property.
Senate Status	02/10/20 - Referred to Senate Judiciary Committee.

<b>HB1995</b>	<b>UAPA - government operations committee to review an agency's statements, orders.</b>
Sponsors	Rep. Daniel, Martin
Category	Government Regulation
Summary	Allows a member of the general assembly to petition the government operations committee of the house of representatives or senate to determine if an agency's statement, order, or intra-agency memorandum qualifies for exception from the rule requiring promulgation. Requires chairmen of the government operations committees to direct the joint government operations committee to review the statement, order, or intra-agency memorandum to determine if a rule requires promulgation. If request by either government operations committees to promulgate the statement, order, or intra-agency memorandum as a rule is ignored, the government operations committees may vote to suspend any or all of the noncomplying agency's rule-making authority by legislative enactment.
House Status	01/30/20 - Withdrawn in House.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 5, relative to the uniform administrative procedures act.

<b>HJR806</b>	<b>Constitutional amendment - property tax relief for owners of historic properties.</b>
Sponsors	Rep. Baum, Charlie
Category	Taxes Property
Summary	Proposes an amendment to Article II, Section 28, of the Tennessee Constitution to provide property tax relief for owners of historic properties and the preservation, restoration, or improvement of such properties.
Fiscal Note	(Dated February 13, 2020) Increase State Expenditures \$10,000/FY19-20
House Status	02/18/20 - Taken off notice in House Property & Planning Subcommittee.
<b>HJR816</b>	<b>Constitutional amendment - limiting amount of non-economic and punitive damages.</b>
Sponsors	Rep. Sexton, Cameron
Category	Judiciary
Summary	Proposes an amendment to Article I of the Constitution of Tennessee that authorizes the legislature to limit the amount of non-economic and punitive damages that may be awarded in civil actions and specifies that these limits do not diminish the right to trial by jury.
House Status	02/10/20 - Referred to House Civil Justice Subcommittee.
<b>SB37/HB1108</b>	<b>Repeals revocation of professional license for defaulting on student loans.</b>
Sponsors	Sen. Gilmore, Brenda; Rep. Powell, Jason
Category	Professions & Licensure
Summary	Repeals revocations of professional licenses in cases where the revocation was the result of defaults on student loans. Requires reinstatement of licenses revoked or denied due to defaulting on repayment of student loans.
Fiscal Note	(Dated February 4, 2019) NOT SIGNIFICANT SB 37
Senate Status	01/19/19 - Referred to Senate Commerce & Labor Committee.
House Status	01/21/20 - Taken off notice in House Business Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 6, Part 3; Title 23, Chapter 3; Title 38, Chapter 1; Title 49; Title 55; Title 56; Title 62 and Title 63, relative to engaging in regulated occupations and professions by persons who have defaulted on student loans.
<b>SB83/HB125</b>	<b>Burglary - entering a construction site with the intent to commit a felony.</b>
Sponsors	Sen. Kurita, Rosalind; Rep. Hodges, Jason
Category	Criminal Law
Summary	Adds committing or intending to commit a felony, theft, or assault in a construction that is not open to the public into the definition of burglary.
Fiscal Note	(Dated February 8, 2019) NOT SIGNIFICANT
Senate Status	02/12/19 - Failed in Senate Judiciary Committee due to lack of a motion.
House Status	01/30/19 - Referred to House Criminal Justice Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 39, Chapter 14, Part 4, relative to burglary.
<b>SB176/HB201</b>	<b>Affordable Rental Property Act.</b>
Sponsors	Sen. Gilmore, Brenda; Rep. Jernigan, Darren
Category	Taxes Property
Summary	Requires THDA to create an annual report researching the availability of affordable housing in each county. Requires THDA to work with the state board of equalization to create an application for those searching in counties with scarce

affordable housing, establishing what is affordable property, along with creating a means of addressing the economic impact upon the owner.  
Fiscal Note (Dated March 14, 2019) Other Fiscal Impact A precise decrease in local government property tax revenue cannot reasonably be determined.  
Senate Status 03/26/19 - Taken off notice in Senate State & Local Government Committee.  
House Status 02/01/19 - Referred to House Property & Planning Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 23; Title 67, Chapter 4 and Title 67, Chapter 5, relative to affordable housing.

**SB196/HB261**

**Expands the Right to Earn a Living Act.**

Sponsors Sen. Kelsey, Brian; Rep. Daniel, Martin  
Category Professions & Licensure  
Summary Requires entry regulations, public service restrictions, and statutes to be clearly apparent and shaped to fulfill a legitimate public health or safety objective. Allows individuals to bring civil action on relevant licensing authorities that failed to meet standards.  
Amendment Summary House Government Operations amendment 1 (006605), which deletes and rewrites all language after the enacting clause. Makes various changes to the Right to Earn a Living Act. Authorizes an affected person to petition a licensing authority to repeal or modify an entry regulation within its jurisdiction, including entry regulations promulgated relative to statute. Exempts any state agency, regulatory board, commission, council, or committee that regulates a person under certain circumstances. House Finance Committee amendment 1 (007904) adds language to Amendment 006605 that states a prevailing plaintiff is not entitled to and shall not be awarded damages, costs, or attorney fees, for a cause of action; and deletes the provision that states a cause of action does not exist under Title 1, Chapter 3 to seek damages, costs, or attorney fees.  
Fiscal Note (Dated February 15, 2019) Other Fiscal Impact Due to multiple unknown factors, the exact impact of the proposed legislation cannot be determined with reasonable certainty.  
Senate Status 04/16/19 - Taken off notice in Senate State & Local Government Committee.  
House Status 04/17/19 - Taken off notice in House Finance, Ways & Means Committee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 1; Title 4; Title 7; Title 38; Title 62; Title 63 and Title 67, relative to the ability to conduct business in this state.

**SB224/HB232**

**Creates registry of tenants evicted through writs of possession.**

Sponsors Sen. Lundberg, Jon; Rep. Crawford, John  
Category Property & Housing  
Summary Directs the housing development agency to create a registry of tenants who have been evicted through the execution of a writ of possession, which will be accessible to landlords in this state.  
Fiscal Note (Dated April 5, 2019) Decrease Local Revenue Exceeds \$300  
Senate Status 02/01/19 - Referred to Senate State & Local Government Committee.  
House Status 02/01/19 - Referred to House Property & Planning Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 23, relative to the Tennessee housing development agency.

**SB231/HB913**

**Requires register of deeds send written notice to property owner before recording a lien.**

Sponsors Sen. Lundberg, Jon; Rep. Keisling, Kelly  
Category Property & Housing  
Summary Requires the register of deeds to send written notice to the property owner prior to recording a lien.  
Fiscal Note (Dated March 8, 2019) Increase Local Expenditures Exceeds \$84,800\*  
Senate Status 02/01/19 - Referred to Senate Judiciary Committee.  
House Status 03/12/19 - Taken off notice in House Business Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 13; Title 25, Chapter 5 and Title 66, relative to liens.

**SB249/HB229 Commission retained by county registers for collecting and reporting recordation tax.**

Sponsors Sen. Jackson, Ed; Rep. Bricken, Rush

Category Taxes Property

Summary Removes incrementally over a three-year period the requirement that 52 percent of the five percent commission retained by county registers for collecting and reporting recordation tax must be remitted to state treasurer and credited to state general fund.

Fiscal Note (Dated February 22, 2019) Decrease State Revenue \$776,100/FY19-20 \$2,988,000/FY20-21 \$5,989,500/FY21-22 \$7,786,400/FY22-23 and Subsequent Years Increase Local Revenue \$776,100/FY19-20 \$2,988,000/FY20-21 \$5,989,500/FY21-22 \$7,786,400/FY22-23 and Subsequent Years

Senate Status 04/09/19 - Senate State & Local Government Committee deferred to 01/22/20.

House Status 03/06/19 - House Local Committee recommended. Sent to House Finance.

Caption AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to county register commissions.

**SB253/HB246 Phases out professional privilege tax.**

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

Category Taxes Business

Summary Phases out the professional privilege tax over a four-year period for tax years that begin on and after June 1, 2019.

Fiscal Note (Dated January 31, 2019) Decrease State Revenue Net Impact \$23,375,600/FY18-19 \$46,751,300/FY19-20 \$70,126,900/FY20-21 \$93,502,500/FY21-22 and Subsequent Years Decrease State Expenditures \$243,600/FY18-19 \$487,200/FY19-20 \$730,800/FY20-21 \$974,400/FY21-22 and Subsequent Years Increase Local Revenue \$116,000/FY18-19 \$232,100/FY19-20 \$348,100/FY20-21 \$464,200/FY21-22 and Subsequent Years

Senate Status 03/26/19 - Taken off notice in Senate Finance Revenue Subcommittee.

House Status 04/30/19 - Taken off notice in House Finance, Ways & Means Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 17, relative to the privilege tax imposed on persons engaged in certain occupations.

**SB315/HB338 Phases out professional privilege tax.**

Sponsors Sen. Watson, Bo; Rep. Reedy, Jay

Category Taxes Business

Summary Declares the privilege tax is payable on June 1 of each tax year, with each tax year beginning on June 1 and ending on May 31. Decreases professional privilege tax from \$400 to \$300 annually for tax years ending on or after May, 31, 2022. Repeals tax for tax years ending on or after May 31, 2025.

Fiscal Note (Dated February 4, 2019) Decrease State Revenue Net Impact \$23,375,600/FY20-21 \$23,375,600/FY21-22 \$23,375,600/FY22-23 \$93,502,500/FY23-24 and Subsequent Years Decrease State Expenditures \$243,600/FY20-21 \$243,600/FY21-22 \$243,600/FY22-23 \$974,400/FY23-24 and Subsequent Years Increase Local Revenue \$116,000/FY20-21 \$116,000/FY21-22 \$116,000/FY22-23 \$464,200/FY23-24 and Subsequent Years Other Fiscal Impact To the extent the General Assembly further reduces the privilege tax rate annually through enactment of a general bill, and that such reductions are equal to \$100 each year, beginning in FY20-21, the net decreases in state revenue\* and increases in local revenue are estimated to be: (\$23,375,600) for the state and \$116,000 for the locals in FY20-21; (\$46,751,300) for the state and \$232,100 for the locals in FY21-22; (\$70,126,900) for the state and \$348,100 for the locals in FY22-23; and (\$93,502,500) for the state and \$464,200 for the locals in FY23-24 and subsequent years. The net decrease in state expenditures for the state is estimated to be: \$243,600 in FY20-21; \$487,200 in FY21-22; \$730,800 in FY22-

23; and \$974,400 in FY23-24 and subsequent years. \*net decreases in state revenue denoted parenthetically SB 315 HB 338  
04/30/19 - Taken off notice in Senate Finance, Ways & Means Committee.  
02/05/19 - Referred to House Finance, Ways & Means Subcommittee.  
AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 17, relative to the privilege tax imposed on persons engaged in certain occupations.

**SB321/HB543**

**Requirement of notice from the delinquent tax attorney relative to property tax.**

Sponsors Sen. Jackson, Ed; Rep. White, Mark  
Category Taxes Property  
Summary Requires the delinquent tax attorney to pose a copy of the proceeding and send a copy by first-class mail addressed to "occupant" at the last known municipal address of the parcel. Declares that all notices to all owners and interested parties must be detailed by the delinquent tax attorney.  
Amendment Summary House Local Committee amendment 1 (006265) deletes and rewrites all language after the enacting clause such that the only substantive changes (1) establish exact wording for notice which is to be furnished by the delinquent tax attorney; and (2) specify how certain charges and costs incurred by the delinquent tax attorney should be treated on a tax lien. House Finance Subcommittee amendment 1 (015840) changes effective date to July 1, 2020.  
Fiscal Note (Dated March 9, 2019) Other Fiscal Impact A precise fiscal impact to local government revenue cannot reasonably be determined due to multiple unknown factors.  
Senate Status 03/05/20 - Set for Senate State & Local Government Committee 03/10/20.  
House Status 03/04/20 - Returned to House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Section 13-6-102; Title 67, Chapter 5, Part 21; Title 67, Chapter 5, Part 24 and Title 67, Chapter 5, Part 25, relative to delinquent property taxes.

**SB324/HB271**

**Payment rights of contractors and subcontractors.**

Sponsors Sen. Johnson, Jack; Rep. Gant, Ron  
Category Construction  
Summary Prohibits a written contract to have a condition precedent for payment clause where the prime contractor is not required to pay the remote contractor due to contract or until they are paid by the construction owner. Declares that if payment is not received, work by contractor can be suspended until received. Makes other revisions relative to the payment rights of contractors and subcontractors.  
Amendment Summary House Business Subcommittee amendment 1 (004904) defines "subcontractor." Establishes requirements of notices to owners from all lienors, except laborers, and subcontractors of a remote contractor or materialman. Declares that a written contract between a prime contractor and a remote contractor cannot include a condition precedent for payment clause stating the prime contractor is not obligated to pay the remote contractor for performing in accordance with the contract unless the prime contractor is paid by the owner, with exceptions established. Declares upon an owner's default or refusal to pay, the right to recovery is limited to the contractor's expenses incurred under contract, that if an owner doesn't pay a prime contractor within seven days, the prime contractor can stop work upon seven days of written notice, and if an owner doesn't pay a remote contractor within 15 days, the remote contractor can stop work upon 15 days of written notice.  
Fiscal Note (Dated February 22, 2019) NOT SIGNIFICANT  
Senate Status 04/16/19 - Senate Commerce & Labor Committee deferred to first calendar of 2020.  
House Status 03/26/19 - Returned to House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 6; Title 66, Chapter 11 and Title 66, Chapter 34, relative to payment rights of contractors and subcontractors.



**SB344/HB1225**

Sponsors  
Category  
Summary

**Increases campaign contribution limits.**

Sen. Watson, Bo; Rep. Casada, Glen  
Campaigns & Lobbying

Increases contribution limits to \$4,200 offices elected in statewide elections and to \$2,500 any other state or local public office. Increases limits from multicandidate political campaign committee to \$20,000 for offices elected in statewide elections and to \$10,000 for any other state or local public office. Limits candidates for statewide offices to not more than fifty percent of total contributions and candidates for any other state or to \$200,000 from multicandidate political campaign committees.

Fiscal Note  
Senate Status  
House Status  
Caption

(Dated April 12, 2019) NOT SIGNIFICANT  
02/04/19 - Referred to Senate State & Local Government Committee.  
02/13/19 - Referred to House Elections & Campaign Finance Subcommittee.  
AN ACT to amend Tennessee Code Annotated, Title 2, Chapter 10, relative to campaign finance.

**SB366/HB425**

Sponsors  
Category  
Summary

**Extends deadline for lessees of certain corporations to file reports listing leased properties.**

Sen. Gardenhire, Todd; Rep. Hakeem, Yusuf  
Commercial Law

Extends the deadline to December 1 each year for a lessee or sublessee of a health, educational, and housing facility corporation to file a report listing leased properties and details of the lease and payment in lieu of tax (PILOT) agreements.

Amendment  
Summary

House Finance, Ways & Means Subcommittee amendment 1 (005066) establishes qualifications which must be met by certain projects in order to be eligible for payment in lieu of tax agreements with certain special purpose corporations.

Fiscal Note  
Senate Status  
House Status  
Caption

(Dated February 11, 2019) NOT SIGNIFICANT  
04/02/19 - Taken off notice in Senate State & Local Government Committee.  
04/01/19 - Withdrawn in House.  
AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 23 and Title 48, Chapter 101, Part 3, relative to incentives.

**SB388/HB256**

Sponsors  
Category  
Summary

**Prohibits use of cell phones while operating motor vehicles.**

Sen. Briggs, Richard; Rep. Freeman, Bob  
Transportation Vehicles

Prohibits the use of wireless telecommunications devices while operating a motor vehicle, allows use of earpiece, headphone device, or wrist device, authorizes law enforcement and emergency personnel to use wireless telecommunications devices in their official duties.

Fiscal Note

(Dated April 2, 2019) Increase State Revenue - Exceeds \$32,700/FY19-20 Exceeds \$65,500/FY20-21 Exceeds \$32,700/FY21-22 and Subsequent Years Increase Local Revenue Exceeds \$1,700/FY19-20 Exceeds \$3,400/FY20-21 Exceeds \$1,700/FY21-22 and Subsequent Years

Senate Status  
House Status  
Caption

02/06/19 - Referred to Senate Transportation & Safety Committee.  
02/01/19 - Referred to House Safety & Funding Subcommittee.  
AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3; Title 39; Title 55, Chapter 8 and Title 65, relative to the operation of motor vehicles.

**SB390/HB155**

Sponsors  
Category

**Requires a legislative body to request establishing zones or districts by mail.**

Sen. Briggs, Richard; Rep. Wright, Dave  
Local Government

Summary Adds that a chief legislative body in order to establish zones or districts outside municipality must file the notice with the county mayor by certified mail, return receipt requested.

Fiscal Note (Dated February 27, 2019) NOT SIGNIFICANT

Senate Status 02/06/19 - Referred to Senate State & Local Government Committee.

House Status 02/15/19 - House sponsor changed from White to Wright.

Caption AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 51; Title 6, Chapter 58; Title 13, Chapter 7; Title 13, Chapter 3 and Title 13, Chapter 4, relative to land use.

**SB392/HB282**      **Legislation concerning licensure, certification, or registration requirements.**

Sponsors Sen. Roberts, Kerry; Rep. Daniel, Martin

Category Professions & Licensure

Summary Requires any legislation that creates or modifies licensure, certification, or registration requirements for occupational and professional groups to be referred for review to the government operations committee or an appropriate standing committee by the speaker of each house.

Fiscal Note (Dated February 7, 2019) NOT SIGNIFICANT

Senate Status 02/06/19 - Referred to Senate Government Operations Committee.

House Status 03/27/19 - Returned to House clerk's desk.

Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 5, relative to the review of legislation concerning licensure, certification, or registration requirements for occupational and professional groups.

**SB399/HB236**      **Increasing of homestead exemption.**

Sponsors Sen. Stevens, John; Rep. Zachary, Jason

Category Property & Housing

Summary Creates a homestead exemption for agricultural land, increases aggregate value of real property homestead exemptions while establishing that, in 3-year intervals, the fiscal review committee will recommend to the general assembly increases in the homestead exemption.

Amendment Summary House Judiciary Committee amendment 1 (007911) deletes and rewrites all language after the enacting clause such that the substantive changes are to increase certain homestead exemptions to \$35,000, increase the homestead exemption available to individuals jointly owning real property to \$52,500, delete certain homestead exemptions provided under current law, delete the homestead exemption for agricultural property provided in the original bill, and delete the requirement that the Fiscal Review Committee calculate and report adjustments to the homestead exemption.

Fiscal Note (Dated February 26, 2019) NOT SIGNIFICANT

Senate Status 04/16/19 - Taken off notice in Senate Judiciary Committee.

House Status 01/29/20 - Taken off notice in House Judiciary Committee.

Caption AN ACT to amend Tennessee Code Annotated, Title 26 and Title 30, relative to the homestead exemption.

**SB410/HB570**      **Delinquent tax notice - posting on door of courthouse.**

Sponsors Sen. Stevens, John; Rep. Holsclaw, Jr., John

Category Taxes Business

Summary Specifies that a notice of delinquent occupancy tax from a city, town, or county that is required to be posted on the courthouse door due to the lack of an available published newspaper in the city, town, or county must be posted on the courthouse door that is most frequently used as the primary entrance by members of the general public. Broadly captioned.

Fiscal Note (Dated February 2, 2019) NOT SIGNIFICANT

Senate Status 02/06/19 - Referred to Senate State & Local Government Committee.

House Status 02/07/19 - Caption bill held on House clerk's desk.

**SB417/HB361**                    **Prohibits landfill construction within five miles of a residence.**  
Sponsors                    Sen. Kyle, Sara; Rep. Cooper, Barbara  
Category                      Environment & Nature  
Summary                       Prohibits the commissioner from granting a permit, variance, or waiver to construct a landfill within five miles of a residence. Requires the department of environment and conservation to organize a meeting between the permittee and interested persons if there has been a violation. The meeting must be held within 30 days of the date the petition is filed.  
  
Fiscal Note                    (Dated February 24, 2019) Increase State Expenditures - \$51,400/Environmental Protection Fund \$14,500/General Fund Other Fiscal Impact To the extent the proposed legislation results in closures of landfills in the state, the Solid Waste Management Fund would experience a decrease in revenue of \$283,000 in FY20-21. Such decrease would increase at accelerating rates over the following 25 years.  
  
Senate Status                02/06/19 - Referred to Senate Energy, Agriculture & Natural Resources Committee.  
House Status                03/12/19 - Taken off notice in House Agriculture & Natural Resources Subcommittee.  
Caption                        AN ACT to amend Tennessee Code Annotated, Title 68 and Chapter 169 of the Private Acts of 1990, relative to environmental protection.

**SB429/HB687**                    **Filling vacancies on pest control board.**  
Sponsors                    Sen. Bell, Mike; Rep. Rudd, Tim  
Category                      Professions & Licensure  
Summary                       Decreases time period for reporting and filling vacancies on the pest control board, from 90 days to 60 days. Broadly captioned.  
  
Fiscal Note                    (Dated February 2, 2019) NOT SIGNIFICANT  
Senate Status                03/01/19 - Taken off notice in Senate Commerce & Labor Committee.  
House Status                02/07/19 - Caption bill held on House clerk's desk.  
Caption                        AN ACT to amend Tennessee Code Annotated, Title 4; Title 62 and Title 63, relative to occupations.

**SB437/HB85**                    **Time-share and vacation club property.**  
Sponsors                    Sen. Bell, Mike; Rep. Hicks, Gary  
Category                      Taxes Property  
Summary                       Classifies time-share and vacation club property that includes an interest in real property as residential property.  
  
Fiscal Note                    (Dated March 18, 2019) Decrease Local Revenue Exceeds \$500,000  
Senate Status                02/06/19 - Referred to Senate State & Local Government Committee.  
House Status                03/20/19 - Failed in House Property & Planning Subcommittee.  
Caption                        AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to taxes.

**SB491/HB39**                    **Phases out professional privilege tax.**  
Sponsors                    Sen. Bowling, Janice; Rep. VanHuss, James  
Category                      Taxes Business  
Summary                       Reduces the professional privilege tax each year beginning with the tax year that begins on and after June 1, 2019. Eliminates the professional privilege tax completely for the tax year ending on or after May 31, 2024.  
  
Fiscal Note                    (Dated January 15, 2019) Decrease State Revenue Net Impact  
\$18,700,500/FY18-19 \$37,401,000/FY19-20 \$56,101,500/FY20-21  
\$74,802,000/FY21-22 \$93,502,501/FY22-23 and Subsequent Years Decrease State Expenditures \$194,900/FY18-19 \$389,800/FY19-20 \$584,600/FY20-21  
\$779,500/FY21-22 \$974,400/FY22-23 and Subsequent Years Increase Local Revenue \$92,800/FY18-19 \$185,700/FY19-20 \$278,500/FY20-21 \$371,300/FY21-22 \$464,200/FY22-23 and Subsequent Years  
  
Senate Status                05/01/19 - Senate Finance, Ways & Means Committee deferred to first calendar of 2020.

House Status 01/22/19 - Referred to House Finance, Ways & Means Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 17, relative to the privilege tax imposed on persons engaged in certain occupations.

**SB492/HB40**

**Eliminates professional privilege tax.**

Sponsors Sen. Bowling, Janice; Rep. VanHuss, James  
Category Taxes Business  
Summary Eliminates the professional privilege tax for the tax year ending on May 31, 2020, and for any subsequent tax years.  
Fiscal Note (Dated January 14, 2019) Decrease State Revenue Net Impact \$93,502,500/FY18-19 and Subsequent Years Decrease State Expenditures \$974,400/FY18-19 and Subsequent Years Increase Local Revenue \$464,200/FY18-19 and Subsequent Years  
Senate Status 05/01/19 - Senate Finance, Ways & Means Committee deferred to first calendar of 2020.  
House Status Caption 01/22/19 - Referred to House Finance, Ways & Means Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 17, relative to the privilege tax imposed on persons engaged in certain occupations.

**SB495/HB98**

**Requires publication roster of licensed geologists online.**

Sponsors Sen. Bowling, Janice; Rep. Reedy, Jay  
Category Media & Publishing  
Summary Requires that the division of geology publish a roster of licensed geologists on the department's website.  
Fiscal Note (Dated March 20, 2019) NOT SIGNIFICANT  
Senate Status 02/07/19 - Referred to Senate Energy, Agriculture & Natural Resources Committee.  
House Status Caption 01/28/19 - Caption bill held on House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Title 20; Title 62 and Title 63, relative to occupational licensing.

**SB520/HB1371**

**Limits foreign ownership of agricultural property in this state.**

Sponsors Sen. Niceley, Frank; Rep. Sexton, Jerry  
Category Agriculture  
Summary Prohibits a nonresident alien, foreign business, or foreign government, or an agent, trustee, or fiduciary thereof, from purchasing or otherwise acquiring agricultural land in this state. Specifies that a nonresident alien, foreign business, or foreign government who holds agricultural land in this state on July 1, 2019, may continue to own or hold the agricultural land, but shall not purchase or otherwise acquire additional agricultural land in this state.  
Fiscal Note (Dated April 4, 2019) Increase State Expenditures - \$132,200  
Senate Status 02/07/19 - Referred to Senate Energy, Agriculture & Natural Resources Committee.  
House Status Caption 02/13/19 - Referred to House Agriculture & Natural Resources Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 43; Title 44; Title 47; Title 48 and Title 66, relative to agricultural property.

**SB521/HB418**

**Revises zoning notification regarding private property.**

Sponsors Sen. Niceley, Frank; Rep. Marsh, Pat  
Category Property & Housing  
Summary Requires a zoning amendment affecting one or more parcels of private property to only take effect if there is written consent from each owner. Orders the governing body of a county to provide written notice 30 days before any public hearing to each individual property owner whose property is the subject of a proposed amendment to the zoning ordinance that changes the designation of the zoning district unless the owner already has knowledge of it.

Fiscal Note (Dated March 15, 2019) Other Fiscal Impact A precise impact to local government cannot reasonably be determined.  
Senate Status 02/07/19 - Referred to Senate State & Local Government Committee.  
House Status 03/27/19 - Taken off notice in House Property & Planning Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7, relative to zoning.

**SB530/HB717** **Update of date comprehensive growth plans are to be filed.**  
Sponsors Sen. Briggs, Richard; Rep. Lafferty, Justin  
Category Government Organization  
Summary Updates comprehensive growth plans be filed with the local government planning advisory committee by July 1, 2021, instead of July 1, 2000, and July 1, 2001.  
Fiscal Note (Dated March 17, 2019) NOT SIGNIFICANT  
Senate Status 02/07/19 - Referred to Senate State & Local Government Committee.  
House Status 02/11/19 - Referred to House Property & Planning Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 58, relative to comprehensive growth plans.

**SB543/HB1073** **Lien enforcement under the Tennessee Self-Service Storage Facility Act.**  
Sponsors Sen. Gardenhire, Todd; Rep. Lynn, Susan  
Category Property & Housing  
Summary Revises provisions governing notice for lien enforcement under the Tennessee Self-Service Storage Facility Act. Requires owner to advertise sale of personal property in a commercially reasonable manner after expiration of the time stated in the notice and if the personal property has not otherwise been disposed of. Specifies that the manner of advertisement is deemed commercially reasonable if not less than three potential bidders participate in the sale at the time and place advertised. Specifies that the advertisement of sale may include, but not be limited to, the publishing one time before the date of the sale of the personal property in a newspaper of general circulation that serves the area where the self-storage facility is located.  
Amendment Summary Senate amendment 1 (014910) deletes and replaces all language after the enacting clause such that the only substantive changes are that it authorizes a sale or other disposition of personal property to be held at the self-storage facility, nearest suitable place to where the personal property is held, or online and authorizes a facility owner to contact the county clerk to determine the existence and identity of a lien holder and the name and address of the owner of a motor vehicle that is at a facility after 60 days of unpaid rent on the storage space. House Commerce Committee amendment 1 (015895) deletes and replaces all language after the enacting clause such that the only substantive changes are: (1) authorizes a sale or other disposition of personal property to be held at the self-storage facility, nearest suitable place to where the personal property is held, or online; and (2) authorizes a facility owner to contact the county clerk to determine the existence and identity of a lien holder and the name and address of the owner of a motor vehicle that is at a facility after 60 days of unpaid rent on the storage space.  
Fiscal Note (Dated February 20, 2019) NOT SIGNIFICANT  
Senate Status 03/05/20 - Senate passed with amendment 1 (014910).  
House Status 03/05/20 - Set for House Floor on 03/12/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 31, relative to self-service storage facilities.

**SB546/HB1301** **Disaster relief funds issued by department of revenue.**  
Sponsors Sen. Reeves, Shane; Rep. Baum, Charlie  
Category Taxes Sales

Summary Requires the commissioner of revenue to annually report the amount of disaster relief refunds issued by the department for the previous calendar year. Broadly captioned.

Fiscal Note (Dated February 27, 2019) NOT SIGNIFICANT

Senate Status 03/19/19 - Taken off notice in Senate Finance Revenue Subcommittee.

House Status 02/11/19 - Caption bill held on House clerk's desk.

Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxes.

**SB554/HB546** **Rights of survivorship.**

Sponsors Sen. Swann, Art; Rep. Moon, Jerome

Category Property & Housing

Summary Allows creation of a joint tenancy with right of survivorship and requires any share of a descended tenant to go to the surviving one. Orders that a joint tenancy with right of survivorship cannot be destroyed unilaterally under the common law doctrine of severance by the action of any of the joint tenants conveying their interest to a third party.

Fiscal Note (Dated March 15, 2019) NOT SIGNIFICANT

Senate Status 04/23/19 - Taken off notice in Senate Judiciary Committee.

House Status 02/11/19 - Referred to House Civil Justice Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 66, relative to rights of survivorship.

**SB555/HB188** **Removes requirement of general fund remittance of county register's commission.**

Sponsors Sen. Swann, Art; Rep. Carr, Dale

Category Taxes Business

Summary Removes requirement that 52 percent of five percent commission retained by county registers for recordation tax be remitted to state treasurer and credited to state general fund.

Fiscal Note (Dated January 31, 2019) Decrease State Revenue \$6,726,200 Increase Local Revenue \$6,726,200

Senate Status 02/07/19 - Referred to Senate State & Local Government Committee.

House Status 02/01/19 - Referred to House Property & Planning Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to county register commissions.

**SB556/HB264** **Requires report of number of business licenses issued by certain date.**

Sponsors Sen. Swann, Art; Rep. Carr, Dale

Category Professions & Licensure

Summary Requires the governing body of each municipality, county, and metropolitan form of government to report to the state and local government committee of the senate and the local government committee of the house of representatives, no later than February 1, 2020, on the number of business licenses issued to hotels, motels, and other places of accommodation for transients for the immediately preceding calendar year. Broadly captioned.

Fiscal Note (Dated February 26, 2019) NOT SIGNIFICANT

Senate Status 02/07/19 - Referred to Senate State & Local Government Committee.

House Status 02/01/19 - Referred to House Cities & Counties Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 67 and Title 68, relative to accommodations for transients.

**SB568/HB629** **Commission retained by county registers for collecting and reporting recordation tax.**

Sponsors Sen. Bowling, Janice; Rep. Bricken, Rush

Category Taxes Property

Summary Removes requirement that 52 percent of the five percent commission retained by county registers for collecting and reporting recordation tax must be remitted to state treasurer and credited to state general fund.

Fiscal Note (Dated February 21, 2019) Decrease State Revenue -- \$6,726,200 Increase Local Revenue -- \$6,726,200

Senate Status 02/07/19 - Referred to Senate State & Local Government Committee.

House Status 02/11/19 - Referred to House Property & Planning Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to county register commissions.

**SB570/HB861 Reporting on total amount of state funds paid to acquire property through eminent domain.**

Sponsors Sen. Bowling, Janice; Rep. Russell, Lowell

Category Property & Housing

Summary Requires the commissioner of finance and administration to report the total amount of state funds paid to acquire property through eminent domain in the 2017-2018 year to the chairs of the finance, ways and means committees and the office of legislative budget analysis by January 1, 2020. Broadly captioned.

Fiscal Note (Dated February 6, 2019) NOT SIGNIFICANT

Senate Status 02/07/19 - Referred to Senate Judiciary Committee.

House Status 02/11/19 - Referred to House Constitutional Protections & Sentencing Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 5; Title 29, Chapter 17; Title 29, Chapter 16 and Title 65, relative to eminent domain.

**SB574/HB693 Time frame for eligible taxpayers to apply for refund.**

Sponsors Sen. Gardenhire, Todd; Rep. Carr, Dale

Category Taxes Property

Summary Extends time eligible taxpayers may apply for a refund or present a credit voucher for credit on their taxes from within 35 days from the date taxes in the jurisdiction become delinquent for that year to within 40 days from that date. Broadly captioned.

Fiscal Note (Dated February 27, 2019) NOT SIGNIFICANT

Senate Status 02/07/19 - Referred to Senate State & Local Government Committee.

House Status 02/11/19 - Referred to House Property & Planning Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property tax.

**SB645/HB874 Replaces reference to house insurance and banking committee to house insurance committee.**

Sponsors Sen. Roberts, Kerry; Rep. Curcio, Michael

Category Insurance General

Summary Corrects a reference to the insurance and banking committee of the house of representatives by replacing it with a reference to the insurance committee of the house of representatives.

Amendment House amendment 1 (004350) rewrites the bill and attempts to match Tennessee code with Federal code in an effort to reduce regulation concerning associations banding together to create health insurance plans. Deletes the requirement that bona fide associations must have been in existence for at least five years and maintained in good faith for purposes other than obtaining insurance. Adds that associations or business coalitions who are entering into an agreement to pool their liabilities must have at least one substantial business purpose unrelated to offering and providing insurance coverage. However, allows such coverage to serve as their primary purpose. Senate amendment 2 (012468) changes this bill's effective date from July 1, 2019, to July 1, 2020.

Summary (Dated February 9, 2019) NOT SIGNIFICANT

Fiscal Note (Dated February 9, 2019) NOT SIGNIFICANT

Senate Status 01/27/20 - Senate passed with amendment 2 (012468).

House Status 01/30/20 - House concurred in Senate amendment 2 (012468).

Executive Status Caption 02/18/20 - Enacted as Public Chapter 0515 effective July 1, 2020.  
AN ACT to amend Tennessee Code Annotated, Title 56, relative to insurance.

**SB682/HB875** **Limits enforcement of a lien.**  
Sponsors Sen. Gardenhire, Todd; Rep. Curcio, Michael  
Category Property & Housing  
Summary Limits recovery of assets in successful lien challenges if the action was brought to challenge the securing unpaid dues, fees, assessments, or other charges pursuant to a properly recorded master deed.  
Fiscal Note (Dated February 27, 2019) NOT SIGNIFICANT  
Senate Status 02/07/19 - Referred to Senate Judiciary Committee.  
House Status 02/11/19 - Referred to House Civil Justice Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Section 66-21-108, relative to liens.

**SB706/HB579** **Report on status of broadband accessibility grant program.**  
Sponsors Sen. Stevens, John; Rep. Todd, Chris  
Category Economic Development  
Summary Requires the department of economic and community development to deliver its report on the status of grants under the broadband accessibility grant program to the chairs of the commerce committee of the house and the commerce and labor committee of the senate. Broadly captioned.  
Fiscal Note (Dated February 8, 2019) NOT SIGNIFICANT  
Senate Status 02/07/19 - Referred to Senate Commerce & Labor Committee.  
House Status 02/07/19 - Caption bill held on House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 65 and Title 67, relative to rural broadband access.

**SB714/HB851** **Notice of an execution and sale of land.**  
Sponsors Sen. Stevens, John; Rep. Halford, Curtis  
Category Property & Housing  
Summary Increases the time in which a person in actual possession and occupation of land must be provided notice of execution and sale, from 20 days to 25 days.  
Fiscal Note (Dated March 15, 2019) NOT SIGNIFICANT  
Senate Status 02/07/19 - Referred to Senate Commerce & Labor Committee.  
House Status 02/07/19 - Caption bill held on House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Title 26; Title 30; Title 31; Title 32; Title 56 and Title 71, relative to property.

**SB715/HB853** **Annexation of territory by municipality that is not contiguous to its boundaries.**  
Sponsors Sen. Watson, Bo; Rep. Carter, Mike  
Category Local Government  
Summary Requires the consent of a county before a municipality may annex territory that is not contiguous to the municipality's boundary.  
Fiscal Note (Dated February 22, 2019) NOT SIGNIFICANT  
Senate Status 02/07/19 - Referred to Senate State & Local Government Committee.  
House Status 02/27/19 - Taken off notice in House Property & Planning Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 51 and Title 6, Chapter 58, relative to municipalities.

**SB717/HB863** **Good Neighbor Compact.**  
Sponsors Sen. Gardenhire, Todd; Rep. Rudd, Tim  
Category Government Regulation



Summary Enacts reciprocal bans on states that have issued bans on states state-sponsored travel to member states of this Compact, excepting travel for the purpose of economic development and job recruitment. Becomes effective and binding on the earlier date of legislative enactment of this Compact into law by at least 26 states or December 31, 2019.

Fiscal Note (Dated March 6, 2019) NOT SIGNIFICANT

Senate Status 03/19/19 - Taken off notice in Senate State & Local Government Committee.

House Status 03/13/19 - Taken off notice in House Employee Affairs Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 4, relative to actions taken against this state.

**SB766/HB582** **Taxation of residential property based on tree density.**

Sponsors Sen. Yarbro, Jeff; Rep. Potts, Jason

Category Taxes Property

Summary Requires that tree density to be considered as a factor in determining residential property value and the respective taxation in Davidson and Shelby Counties.

Fiscal Note (Dated March 3, 2019) Other Fiscal Impact The precise mandatory recurring decrease in property tax revenue collected by Davidson County cannot reasonably be determined.

Senate Status 02/07/19 - Referred to Senate State & Local Government Committee.

House Status 03/06/19 - Taken off notice in House Property & Planning Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to taxation of residential property based on tree density.

**SB811/HB845** **Regulatory oversight regarding effluents when federal government lacks funds.**

Sponsors Sen. Jackson, Ed; Rep. Todd, Chris

Category Environment & Nature

Summary Requires state assume regulatory oversight over effluents during periods when the federal government lacks adequate funds to exercise such responsibilities.

Amendment Summary Senate Energy, Agriculture & Natural Resources Committee amendment 1 (015216) deletes all language after the enacting clause. Exempts soil intended for use or reuse from being defined as discarded material constituting "waste."

Fiscal Note (Dated March 14, 2019) NOT SIGNIFICANT

Senate Status 03/06/20 - Set for Senate Consent 2 03/09/20.

House Status 03/05/20 - Set for House Agriculture & Natural Resources Subcommittee 03/10/20.

Caption AN ACT to amend Tennessee Code Annotated, Title 68 and Title 69, relative to environmental protection.

**SB838/HB139** **Health insurance coverage of acupuncture services.**

Sponsors Sen. Akbari, Raumesh; Rep. Cooper, Barbara

Category Insurance Health

Summary Orders every individual or group health insurance policy to provide coverage for acupuncture services after January 1, 2020. Allows for more stringent deductible, co-payment requirements and benefit limits than those established for the treatment of other regular health benefits.

Fiscal Note (Dated January 31, 2019) Increase State Expenditures \$720,000/FY19-20 \$1,440,000/FY20-21 and Subsequent Years Potential Impact on Health Insurance Premiums (required by Tenn. Code Ann. 3-2-111): Such legislation will result in an increase in the cost of health insurance premiums for procedures and treatments being provided by plans that do not currently offer these benefits at the proposed mandated levels. It is estimated that the increase to each individual's total premium will be less than one percent. A one percent increase in premium rates could range between \$50 (single coverage) and \$140 (family coverage) depending on the type of plan.

Senate Status 02/11/19 - Referred to Senate Commerce & Labor Committee.

House Status 03/13/19 - Failed in House Life & Health Insurance Subcommittee.  
Executive 03/11/19 - Joint Council on Pensions and Insurance released to standing  
Status committees with unfavorable comment.  
Caption AN ACT to amend Tennessee Code Annotated, Title 56, Chapter 7, relative to health insurance coverage of acupuncture services.

**SB866/HB990**

**Permit applications pertaining to water and sewage.**

Sponsors Sen. Bowling, Janice; Rep. Russell, Lowell  
Category Government Organization  
Summary Requires the department to either approve permit applications pertaining to water and sewage within 30 days of receipt or provide a clear, written explanation for not issuing the permit with citations to supporting authority. Broadly captioned.  
Fiscal Note (Dated March 15, 2019) NOT SIGNIFICANT  
Senate Status 02/11/19 - Referred to Senate Energy, Agriculture & Natural Resources Committee.  
House Status 02/11/19 - Caption bill held on House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3, Part 5; Title 5; Title 6; Title 7; Title 11; Title 13; Title 59; Title 60; Title 62; Title 64; Title 65; Title 68 and Title 69, relative to the amount of time within which decisions are made concerning permits.

**SB905/HB721**

**TACIR study regarding inspection, testing, and quarantine of property where fentanyl found.**

Sponsors Sen. Southerland, Steve; Rep. Moody, Debra  
Category Health Care  
Summary Directs TACIR to conduct a study regarding the inspection, testing, and quarantine of property where fentanyl or its analogues are found in this state and report the findings to the health committees by January 1, 2020. Requires all appropriate state department and agencies to provide assistance to TACIR in connection with the study.  
Fiscal Note (Dated February 13, 2019) NOT SIGNIFICANT  
Senate Status 02/11/19 - Referred to Senate Health & Welfare Committee.  
House Status 02/11/19 - Referred to House Mental Health & Substance Abuse Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 212, relative to fentanyl.

**SB937/HB1219**

**Issuance of temporary occupational licenses to spouses of members of the armed forces.**

Sponsors Sen. Yarbro, Jeff; Rep. Potts, Jason  
Category Professions & Licensure  
Summary Directs the department of health and the department of commerce and insurance to promulgate rules for the issuance of temporary occupational licenses to spouses of members of the armed forces of the United States who have been transferred by the military to Tennessee.  
Fiscal Note (Dated February 22, 2019) NOT SIGNIFICANT  
Senate Status 03/19/19 - Failed in Senate Commerce & Labor Committee.  
House Status 02/26/19 - Taken off notice in House Business Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 62; Title 63 and Title 68, relative to professions and occupations.

**SB941/HB859**

**Establishes the office of apprenticeship and work-study programs.**

Sponsors Sen. Yarbro, Jeff; Rep. Thompson, Dwayne  
Category Government Organization  
Summary Establishes the office of apprenticeship and work-study programs within the department of economic and community development. Requires the

commissioner to appoint a director of the office, in consultation with THEC, the Tennessee board of regents, the department of education, and the department of labor. Requires the office to promote federally certified apprenticeship and work-study programs to assist industries that have needs for such programs and to establish industry consortiums in which the apprenticeship and work-study programs are organized by industry and where companies can participate to best meet their individual needs. Provides a tax credit to entities that participate in the programs. Reinstates certain apprenticeship programs for certain professional boards and commissions.

Amendment Summary	House Business Subcommittee amendment 1 (012763) rewrites the bill to establish an interagency advisory council and specifies membership of council. Requires the council to provide advice and recommendations regarding strategies to expand use of the Federal Registered Apprenticeship and Industry Recognized Apprenticeship models for in-demand occupations across industry sectors and ways to more effectively partner with the public workforce system, educational institutions, and communities to leverage Registered Apprenticeship as a valued post-secondary credential. Requires the council to report to the general assembly by January 21, 2021 regarding their advice and recommendations.
Fiscal Note	(Dated March 11, 2019) Increase State Revenue Exceeds \$253,300/FY19-20/Office of Apprenticeship Exceeds \$243,300/FY20-21 and Subsequent Years/Office of Apprenticeship Increase State Expenditures \$253,300/FY19-20/Office of Apprenticeship \$243,300/FY20-21 and Subsequent Years/Office of Apprenticeship
Senate Status	04/16/19 - Senate Commerce & Labor Committee deferred to first calendar of 2020.
House Status	01/21/20 - Failed in House Business Subcommittee after adopting amendment 1 (012763).
Caption	AN ACT to amend Tennessee Code Annotated, Title 4; Title 49; Title 62 and Title 67, relative to apprenticeships and work-study programs.

#### **SB973/HB44**

#### **Use of hand-held cell phones prohibited while operating a motor vehicle.**

Sponsors	Sen. Jackson, Ed; Rep. Hazlewood, Patsy
Category	Transportation Vehicles
Summary	Prohibits talking on a hand-held mobile phone on any road or highway in the state while the vehicle is in motion. Current law only applies to talking on such devices while driving within a marked school zone.
Fiscal Note	(Dated March 26, 2019) Increase State Revenue Exceeds \$40,900/FY19-20 Exceeds \$81,800/FY20-21 Exceeds \$40,900/FY21-22 and Subsequent Years Increase Local Revenue Exceeds \$2,200/FY19-20 Exceeds \$4,300/FY20-21 Exceeds \$2,200/FY21-22 and Subsequent Years
Senate Status	02/11/19 - Referred to Senate Transportation & Safety Committee.
House Status	03/05/20 - Withdrawn in House.
Caption	AN ACT to amend Tennessee Code Annotated, Title 55, Chapter 8, relative to the use of certain electronic communication devices while operating a motor vehicle.

#### **SB988/HB1024**

#### **Notification regarding estimate of board fees.**

Sponsors	Sen. Stevens, John; Rep. Lynn, Susan
Category	Public Finance
Summary	Requires each board to notify the commissioner of finance and administration when the estimate of board fees for a fiscal year is more than the certified amount of board fees required by the board for that fiscal year.
Fiscal Note	(Dated February 8, 2019) NOT SIGNIFICANT
Senate Status	04/02/19 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation.
House Status	02/11/19 - Caption bill held on House clerk's desk.

Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 9; Title 54; Title 55 and Title 67, relative to state funds.

**SB992/HB722 Exemptions from professional privilege tax - judges and chancellors.**

Sponsors Sen. Kelsey, Brian; Rep. Coley, Jim  
Category Taxes Business  
Summary Exempts judges and chancellors from the professional privilege tax assessed to persons licensed as attorneys.  
Fiscal Note (Dated February 16, 2019) Decrease State Revenue Net Impact - \$215,300/FY18-19 and Subsequent Years Increase Local Revenue - \$3,100/FY18-19 and Subsequent Years  
Senate Status 05/01/19 - Taken off notice in Senate Finance, Ways & Means Committee.  
House Status 03/04/20 - Taken off notice in House Finance, Ways & Means Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 17, relative to the tax on engaging in certain professions.

**SB999/HB1218 Reinstatement of professional and occupational licenses under certain circumstances.**

Sponsors Sen. Yarbro, Jeff; Rep. Potts, Jason  
Category Professions & Licensure  
Summary Allows the reinstatement of a professional or occupational license if there is submission of an application acceptable to the licensing entity, payment of the full renewal fee for an active license, and payment of any reinstatement penalty that may be required by the licensing entity.  
Fiscal Note (Dated February 22, 2019) NOT SIGNIFICANT  
Senate Status 03/19/19 - Failed in Senate Commerce & Labor Committee for lack of a second.  
House Status 02/26/19 - Failed in House Business Subcommittee due to lack of second.

**SB1000/HB1124 UAPA - board for licensing contractors.**

Sponsors Sen. Roberts, Kerry; Rep. Daniel, Martin  
Category Government Regulation  
Summary Clarifies that the board for licensing contractors must promulgate rules in accordance with the Uniform Administrative Procedures Act. Broadly captioned.  
Amendment Summary House Government Operations Committee (008435) rewrites the bill. Defines public health as the science of preventing disease, infection, injury, and disability, promoting sanitation and physical health, and prolonging life, and clarifies that the term does not encompass the general welfare of society or of the community. Permits the stay of rules relative to the Uniform Administrative Procedures Act for up to 90 days. Requires notice be served at least 30 days prior to the hearing for contested cases relative to the Uniform Administrative Procedures Act. Requires an agency, if following the required three years of maintenance elects not to maintain official case records, to transfer the official record of case to the secretary of state for maintenance in the state library and archives. Requires briefs for appeals of contested case hearings be filed in all cases heard by a chancery court upon the record from the state agency. Establishes that petitioner-appellants failing to file briefs within the prescribed time may have their action dismissed and the final decision affirmed, and that defendant-appellees failing to file briefs within the prescribed time may have their cases decided solely upon the record and the petitioner-appellant's brief. Requires hearings on an oral argument be scheduled within 90 days after the record of the contested case hearing is filed, which may be waived by agreement of counsel. Requires the court establish an expedited briefing schedule, upon either party requesting an expedited hearing date, to review the merits of the appeal.  
Fiscal Note (Dated February 10, 2019) NOT SIGNIFICANT  
Senate Status 01/15/20 - Taken off notice in Senate Government Operations Committee.

House Status 04/18/19 - House Government Operations Committee deferred to the first calendar of 2020.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 62 and Title 63, relative to administrative agencies.

**SB1005/HB1221**      **Voter registration form provided by landlord and residential home sellers.**

Sponsors Sen. Gilmore, Brenda; Rep. Potts, Jason  
Category Campaigns & Lobbying  
Summary Requires a residential landlord or a residential home seller to provide a lessee or buyer with the location and contact information for the office of the county election commission and a voter registration form at the time of the execution of the lease or sale.  
Fiscal Note (Dated February 27, 2019) NOT SIGNIFICANT  
Senate Status 02/11/19 - Referred to Senate State & Local Government Committee.  
House Status 03/06/19 - Taken off notice in House Elections & Campaign Finance Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 2, relative to voter registration.

**SB1006/HB56**      **Compensation history of applicants for employment.**

Sponsors Sen. Gilmore, Brenda; Rep. Potts, Jason  
Category Labor Law  
Summary Prohibits employers from screening applicants based on their compensation history by requiring the applicant's compensation history to satisfy minimum or maximum criteria or seeking the compensation history of the applicant orally, in writing, or through an employee or agent. Allows employer to consider the compensation of a current employee during a move of job with the same employer. Specifies that a violation is a Class B misdemeanor punishable by a fine only of a minimum of \$100 up to a maximum of \$500.  
Fiscal Note (Dated March 3, 2019) NOT SIGNIFICANT  
Senate Status 02/11/19 - Referred to Senate Commerce & Labor Committee.  
House Status 03/05/19 - Failed in House Employee Affairs Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 8 and Title 50, relative to compensation history of applicants for employment.

**SB1037/HB580**      **Limit on expenses incurred by the department of economic and community development to administer the broadband accessibility grant program.**

Sponsors Sen. Gardenhire, Todd; Rep. Todd, Chris  
Category Public Finance  
Summary Reduces the limit at which the expenses incurred by the department of economic and community development to administer the broadband accessibility grant program must not exceed from the total amount appropriated to the program in any fiscal year from five to four percent.  
Fiscal Note (Dated February 27, 2019) NOT SIGNIFICANT  
Senate Status 03/05/19 - Taken off notice in Senate Commerce & Labor Committee.  
House Status 02/07/19 - Caption bill held on House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 65 and Title 67, relative to rural broadband access.

**SB1044/HB1397**      **Recordation tax on transfers to related entities.**

Sponsors Sen. Yarbro, Jeff; Rep. Kumar, Sabi  
Category Taxes Property  
Summary Exempts the transfer of real estate from real estate transfer tax when the transferor is a member, stock holder, or partner, the transferee is a limited

liability company, corporation, or partnership, and the real estate so conveyed serves as a capital contribution to the business entity. Broadly captioned.  
Fiscal Note (Dated February 26, 2019) Decrease State Revenue - \$4,013,300 Decrease Local Revenue - \$98,700  
Senate Status 04/02/19 - Taken off notice in Senate Finance Revenue Subcommittee.  
House Status 02/13/19 - Referred to House Finance, Ways & Means Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to recordation tax on transfers to related entities.

**SB1071/HB275 Requires housing development agency submit reports on blight elimination programs.**

Sponsors Sen. Dickerson, Steven; Rep. Freeman, Bob  
Category Property & Housing  
Summary Requires the housing development agency submit a report on implementation of any amended policies to improve the agency's blight elimination program to the state and local government committee of both legislative houses by March 1 each year.

Fiscal Note (Dated February 11, 2019) NOT SIGNIFICANT  
Senate Status 02/11/19 - Referred to Senate State & Local Government Committee.  
House Status 02/01/19 - Referred to House Property & Planning Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 13 and Title 68, relative to housing.

**SB1076/HB344 Increases time to reclaim garments from dry cleaner.**

Sponsors Sen. Dickerson, Steven; Rep. Moon, Jerome  
Category Property & Housing  
Summary Increases the amount of time a customer has to reclaim a garment or article from a dry cleaner before the dry cleaner is able to dispose of the garment from 180 days to 240 days. Broadly captioned.

Fiscal Note (Dated February 13, 2019) NOT SIGNIFICANT  
Senate Status 02/11/19 - Referred to Senate Commerce & Labor Committee.  
House Status 02/04/19 - Caption bill held on House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Title 66, relative to property.

**SB1080/HB997 Animals that are abandoned in vacated rental property.**

Sponsors Sen. Swann, Art; Rep. Beck, Bill  
Category Property & Housing  
Summary Requires a landlord to inspect a vacated residential property within 72 hours of when the last tenant vacated such property for abandoned animals left at the rental property. Requires landlord to report any abandoned animals found on the vacated rental property to the county or municipal animal shelter, animal control agency or a similar agency. Specifies that it is a Class C misdemeanor offense for a landlord to fail to make the inspection or report.

Fiscal Note (Dated March 9, 2019) NOT SIGNIFICANT  
Senate Status 02/11/19 - Referred to Senate Commerce & Labor Committee.  
House Status 02/25/20 - Taken off notice in House Criminal Justice Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 39, Chapter 14, Part 2 and Title 66, relative to animals that are abandoned in vacated rental property.

**SB1087/HB1285 Requirements for executive director of real estate commission.**

Sponsors Sen. Dickerson, Steven; Rep. Farmer, Andrew  
Category Professions & Licensure  
Summary Deletes requirement that the executive director of the real estate commission have passed the real estate broker's examination. Broadly captioned.

Fiscal Note (Dated March 6, 2019) NOT SIGNIFICANT

Senate Status 02/11/19 - Referred to Senate Commerce & Labor Committee.  
House Status 02/13/19 - Referred to House Business Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 62, relative to professions.

**SB1090/HB648 Property tax freeze program for persons 65 years of age or older.**

Sponsors Sen. Dickerson, Steven; Rep. Jernigan, Darren  
Category Taxes Property  
Summary Creates real property tax freeze program for persons 65 years of age or older who have lived in their principal residence for 30 years or more when the assessed value of the property increases by 50 percent or more from an established baseline assessed value of the property. Defines "baseline assessed value of the property" to mean the assessed value of a residential property based on the periodic reappraisal of the property that occurred immediately preceding the first periodic reappraisal of the property used to establish that the residential property owner was qualified for the tax freeze program.

Fiscal Note (Dated April 4, 2019) Decrease Local Revenue \$66,300  
Senate Status 02/11/19 - Referred to Senate State & Local Government Committee.  
House Status 02/11/19 - Referred to House Property & Planning Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to a property tax freeze program for persons 65 years of age or older.

**SB1125/HB1127 Report on sealed battery smoke alarms in residential buildings.**

Sponsors Sen. Briggs, Richard; Rep. Tillis, Rick  
Category Environment & Nature  
Summary Requires the state fire marshal to submit a report with the commissioner of commerce and insurance on the benefits of using sealed battery smoke alarms in residential buildings located in this state as compared to the use of standard smoke detectors in such buildings.

Amendment Summary House Department & Agencies Subcommittee amendment 1 (015394) deletes and replaces all language after the enacting clause. Requires that in a one, two, or multi-family residential dwelling, smoke alarms that contain a tamper-resistant battery unit designed to allow the smoke alarm to operate continuously for ten years be used to replace existing battery-powered smoke alarms under certain circumstances, including when a change of tenant occurs, a battery-powered smoke alarm is replaced for any reason, a battery-powered smoke alarm lacks any indication of its manufacturing date, and an existing battery-powered smoke alarm fails to respond to tests or otherwise malfunctions. Requires tenants of residential units maintain smoke alarms, check the smoke alarms annually, not remove or otherwise render the smoke alarm inoperable, and notify the owner of the dwelling of any issues with the smoke alarm.

Fiscal Note (Dated February 11, 2019) NOT SIGNIFICANT  
Senate Status 03/05/20 - Set for Senate Commerce & Labor Committee 03/10/20.  
House Status 03/05/20 - Set for House State Committee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 102; Title 68, Chapter 11 and Title 68, Chapter 120, relative to sealed battery smoke alarms.

**SB1158/HB1007 Share of state sales and use tax revenue deposited to the state general fund.**

Sponsors Sen. Jackson, Ed; Rep. Carr, Dale  
Category Taxes Sales  
Summary Decreases the amount of the share of state sales and use tax revenue deposited to the state general fund from 29.0141 percent to 28.5262 percent.

Fiscal Note Increases the share amount appropriated to municipalities from 4.6030 percent to 5.0909 percent.  
(Dated March 8, 2019) Increase State Revenue - \$359,300/Municipal Technical Advisory Service Decrease State Revenue - \$37,196,700/General Fund Increase Local Revenue - \$36,837,400

Senate Status 03/05/20 - Set for Senate Finance Revenue Subcommittee 03/11/20.  
House Status 02/13/19 - Referred to House Finance, Ways & Means Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Section 67-6-103, relative to distribution of revenues.

**SB1162/HB1488**

**Threshold decennial county growth rate.**

Sponsors Sen. Hensley, Joey; Rep. Bricken, Rush  
Category Taxes Business  
Summary Reduces to 15 percent the threshold decennial county growth rate required before a county is authorized to levy a privilege tax on entities engaged in residential development of property to provide the county with an additional source of funding to defray the cost of providing school facilities. Broadly captioned.

Fiscal Note (Dated April 1, 2019) Other Fiscal Impact Permissive recurring increases in local government revenue; the extent and timing of which cannot be determined due to several unknown factors.

Senate Status 04/16/19 - Taken off notice in Senate State & Local Government Committee.  
House Status 02/13/19 - Referred to House Finance, Ways & Means Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 29, relative to taxation.

**SB1167/HB614**

**Requires landlords provide email addresses.**

Sponsors Sen. Hensley, Joey; Rep. Griffey, Bruce  
Category Property & Housing  
Summary Requires a landlord to provide certain local governmental agencies responsible for enforcing building codes the landlord's email address, in addition to name, telephone number, and physical address.

Amendment Summary House Business Subcommittee amendment 1 (004989) makes it illegal for any lessor to lease, let, or rent a dwelling unit to an illegal alien, or allow an occupant who is an illegal alien to reside in a dwelling unit leased or rented by the lessor, knowing or in reckless disregard of the fact that the alien entered or remains in the United States illegally. Requires lessor verify citizenship and lawful presence of prospective occupants and maintain verifying documents for at least one year following the occupant ceasing to rent, let or lease from the lessor. Establishes punishment for offenses. Specifies that the law applies only to contracts to let, lease, or rent dwelling units on or after the effective date of this act. Requires law enforcement officers investigating violations of this law request federal verification on whether an occupant is an alien lawfully present in the United States. Prohibits law enforcement officers or agencies from making independent determinations of any occupant's immigration status.

Fiscal Note (Dated February 12, 2019) NOT SIGNIFICANT  
Senate Status 02/11/19 - Referred to Senate Commerce & Labor Committee.  
House Status 03/26/19 - House Commerce Committee deferred to summer study.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 62 and Title 66, relative to the landlord tenant relationship.

**SB1198/HB1080**

**Passive investment income.**

Sponsors Sen. White, Dawn; Rep. Rudd, Tim  
Category Taxes Business  
Summary Defines passive investment income as gross receipts derived from royalties, rents from residential, farm, or commercial property, dividends, interest, annuities, and sales or exchanges of stock or securities to the extent of any gains therefrom.



Fiscal Note (Dated March 10, 2019) NOT SIGNIFICANT  
Senate Status 03/26/19 - Taken off notice in Senate Finance Revenue Subcommittee.  
House Status 03/28/19 - Held on House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Section 67-4-2008, relative to passive investment income.

**SB1290/HB1053**

**Exemptions from professional privilege tax.**

Sponsors Sen. Pody, Mark; Rep. Hall, Mark  
Category Taxes Business  
Summary Exempts individuals from the professional privilege tax if they are exempt from the business tax on gross receipts from providing services for which they are licensed.  
Amendment Summary Senate Finance Revenue Subcommittee amendment 1 (003959) rewrites the bill and provides exemption from the professional privilege tax, beginning with taxes due on June 1, 2020 for the professions of lobbyist, architect, broker, audiologist, chiropractor, dentist, optometrist, podiatrist, psychologist, speech pathologist, veterinarian, and attorney.  
Fiscal Note (Dated March 5, 2019) Decrease State Revenue Net Impact \$91,940,900/FY19-20 and Subsequent Years Decrease State Expenditures \$974,400/FY19-20 and Subsequent Years Increase Local Revenue \$456,300/FY19-20 and Subsequent Years  
Senate Status 04/30/19 - Taken off notice in Senate Finance, Ways & Means Committee.  
House Status 03/06/19 - Taken off notice in House Finance, Ways & Means Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 17, relative to taxation of the privilege of engaging in certain occupations.

**SB1327/HB1088**

**Application of licensure expedited for military spouses.**

Sponsors Sen. Bowling, Janice; Rep. Bricken, Rush  
Category Professions & Licensure  
Summary Deletes requirement that spouses armed forces service members of the United States be actively employed in a profession when moving to this state in order to have their licensure application expedited. Broadly captioned.  
Fiscal Note (Dated February 14, 2019) NOT SIGNIFICANT  
Senate Status 03/12/19 - Taken off notice in Senate Commerce & Labor Committee.  
House Status 02/19/19 - Taken off notice in House Business Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3, Part 13 and Title 68, Chapter 1, Part 1, relative to licenses.

**SB1329/HB1467**

**UAPA - effects administrative rules and regulations have on small businesses.**

Sponsors Sen. Watson, Bo; Rep. Daniel, Martin  
Category Government Regulation  
Summary Requires an agency to submit an estimate to the members of the government operations committees of the senate and the house of representatives prior to filing a rule or regulation with the secretary of state. Orders the estimate to include implementation costs incurred by all small businesses over three years, number of small businesses affected by the regulation, reasoning upon which the estimate is based and all information used in determining the estimate. Prohibits the agency from promulgating a regulation that will cost equal to or greater than \$3,000,000, unless there is authorizing legislation or a germane modification to reduce costs below the \$3,000,000 threshold. Does not apply to institutions of higher education, emergency rules, or regulations required by federal mandate.  
Amendment Summary House Government Operations amendment 1 (005092) establishes that an agency must submit an estimate to the fiscal review committee between 60 and 90 days of filing a rule or regulation with the secretary of state, with the review from the fiscal review staff for accuracy. Declares that the fiscal review staff must review the estimate for accuracy, where after confirmation or

modification, the executive director of the fiscal review committee will submit the estimate to the members of the government operations committees of the house and senate.

Fiscal Note (Dated February 16, 2019) Other Fiscal Impact Due to the uncertain complexity of the additional responsibilities and the extent to which certain agencies will be impacted, there may be additional state expenditures incurred in order to comply. Future interpretation or expansion of what is requested of agencies may result in the need to contract for services.

Senate Status 02/11/19 - Referred to Senate Government Operations Committee.  
House Status 01/22/20 - Taken off notice in House Finance, Ways & Means Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 5, relative to the Uniform Administrative Procedures Act.

**SB1365/HB1356**

**Tax relief for certain disaster claimants.**

Sponsors Sen. Yager, Ken; Rep. Calfee, Kent  
Category Taxes Property  
Summary Requires any owner who filed a claim against the Tennessee Valley Authority (TVA) for the coal ash spill occurring between December 1, 2008 and January 1, 2009 to not be subject to the typical penalty or interest of delinquent taxes on property. Orders instead that only interest from the delinquency date of the respective tax year at the composite prime rate published by the federal reserve board, minus two points will be implemented.

Fiscal Note (Dated March 19, 2019) Decrease Local Revenue Exceeds \$132,900/One-Time

Senate Status 04/29/19 - Set for Senate Finance, Ways & Means Committee 04/29/19.  
House Status 03/27/19 - Returned to House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to tax relief for certain disaster claimants.

**SB1394/HB691**

**Notice landlord regarding change of tenant's email address.**

Sponsors Sen. Bell, Mike; Rep. Hall, Mark  
Category Property & Housing  
Summary Requires a tenant to notify the landlord within ten days of a change of email address.

Fiscal Note (Dated February 13, 2019) NOT SIGNIFICANT  
Senate Status 02/11/19 - Referred to Senate Commerce & Labor Committee.  
House Status 02/07/19 - Caption bill held on House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 18 and Title 66, relative to landlords and tenants.

**SB1396/HB1493**

**Access to private cemeteries.**

Sponsors Sen. Bell, Mike; Rep. Thompson, Dwayne  
Category Cemetery & Funeral Services  
Summary Requires owners of private property on which a gravesite or crypt containing human remains is located to allow access to such site by certain persons. Prohibits the erection of a barrier to access of such site. Creates right of action if access is denied.

Fiscal Note (Dated February 26, 2019) NOT SIGNIFICANT  
Senate Status 02/11/19 - Referred to Senate Judiciary Committee.  
House Status 03/27/19 - Failed in House Property & Planning Subcommittee after adopting amendment 1 (006480).  
Caption AN ACT to amend Tennessee Code Annotated, Title 46, relative to cemeteries.

**SB1429/HB1290**

**Public viewing of solar easement instruments.**

Sponsors Sen. Bell, Mike; Rep. Farmer, Andrew  
Category Property & Housing

Summary	Requires the department of environment and conservation to make the sample solar easement instrument accessible to the public through their website. Broadly captioned.
Amendment Summary	Senate Commerce & Labor Committee amendment 1, House Local Committee amendment 1 (007237) deletes all language after the enacting clause. Defines terms associated with, and including, homeowners association. Creates requirements for amendments to homeowners associations' governing documents which effectively prohibit the lease of residential property for 30 days or more. Establishes that the owner of a property subject to such prohibition has a vested right to continue renting such property until the owner transfers ownership of the property. Senate Commerce & Labor Committee amendment 2 (013450) deletes all language after the enacting clause. Defines terms associated with, and including, homeowners association. Creates requirements for amendments to homeowners associations' governing documents which effectively prohibit the lease of residential property for 180 days or more. Establishes that the owner of a property subject to such prohibition has a vested right to continue renting such property until the owner transfers ownership of the property. Exempts transfers to relatives or businesses in which the current owner of the rental property is an owner, and exempts transfers from businesses to other businesses where the same owner has control of the property being transferred from the prohibition of leasing the property for 180 days or more. Requires businesses which transfer real estate within a homeowners association where such a declaration has been made, or when a change in contact information has occurred, to send a notice to the homeowners association within 30 days of any such occurrence. The proposed legislation will take effect May 1, 2020. Specifies that a transfer within the same business entity can only happen once and not multiple times.
Fiscal Note	(Dated February 11, 2019) NOT SIGNIFICANT
Senate Status	01/28/20 - Senate Commerce & Labor Committee recommended with amendment 2 (013450). Sent to Senate Calendar Committee.
House Status	04/03/19 - House Local Committee recommended with amendment 1 (007237). Sent to House Calendar & Rules.
Caption	AN ACT to amend Tennessee Code Annotated, Title 45; Title 47 and Title 66, relative to real property.

<b>SB1431/HB520</b>	<b>Education requirements for licensure for funeral directors, embalmers, and apprentices.</b>
Sponsors	Sen. Bailey, Paul; Rep. Hill, Timothy
Category	Professions & Licensure
Summary	Allows a HiSET diploma to fulfill education requirements for licensure or registration of funeral directors, embalmers, and their apprentices.
Fiscal Note	(Dated February 13, 2019) NOT SIGNIFICANT
Senate Status	04/16/19 - Taken off notice in Senate Commerce & Labor Committee.
House Status	02/07/19 - Caption bill held on House clerk's desk.
Caption	AN ACT to amend Tennessee Code Annotated, Title 38; Title 62 and Title 67, relative to professions.

<b>SB1432/HB522</b>	<b>Addresses tenant and landlord email notification.</b>
Sponsors	Sen. Bailey, Paul; Rep. Hill, Timothy
Category	Property & Housing
Summary	Allows a tenant to rescind the use of an email address provided in the rental agreement by written notice to the landlord. Broadly captioned.
Fiscal Note	(Dated February 12, 2019) NOT SIGNIFICANT
Senate Status	04/16/19 - Taken off notice in Senate Commerce & Labor Committee.
House Status	02/07/19 - Caption bill held on House clerk's desk.
Caption	AN ACT to amend Tennessee Code Annotated, Title 13; Title 66 and Title 67, relative to property.

**SB1437/HB371**

Sponsors  
Category  
Summary

**Increases time allotted for a home seller to refund a buyer.**

Sen. Bailey, Paul; Rep. Boyd, Clark  
Property & Housing  
Increases from 10 day to 15 days the time frame which a buyer is required to refund payments to the buyer when a home solicitation sale has been cancelled or an offer to purchase was revoked.

Fiscal Note  
Senate Status  
House Status  
Caption

(Dated February 13, 2019) NOT SIGNIFICANT  
04/16/19 - Taken off notice in Senate Commerce & Labor Committee.  
02/06/19 - Caption bill held on House clerk's desk.  
AN ACT to amend Tennessee Code Annotated, Title 47 and Title 62, relative to consumer protection.

**SB1456/HB1386**

Sponsors  
Category  
Summary

**Payment of professional privilege tax by military service member.**

Sen. Bailey, Paul; Rep. Williams, Ryan  
Taxes Business  
Increases the amount of time extended to a military or national guard service member who is subject to the professional privilege tax to pay the tax upon return from a combat deployment from 180 days to 210 days.

Fiscal Note  
Senate Status  
House Status  
Caption

(Dated March 13, 2019) NOT SIGNIFICANT  
03/19/19 - Taken off notice in Senate Finance Revenue Subcommittee.  
02/11/19 - Caption bill held on House clerk's desk.  
AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 17, relative to taxation.

**SB1467/HB741**

Sponsors  
Category  
Summary

**References to insurance and banking committee of the house.**

Sen. Bailey, Paul; Rep. Hill, Matthew  
Health Care  
Corrects a reference to the insurance and banking committee of the house of representatives by replacing it with a reference to the insurance committee of the house of representatives. Broadly captioned.

Amendment  
Summary

House Public Health Subcommittee amendment 1 (005163) rewrites the bill. Creates the Rural Health Care Task Force to assess the impact of administrative rules on access to health care in rural areas of this state, with particular emphasis on any effects administrative rules might have on rural health clinics (RHCs) and federally qualified health centers (FQHCs) and make recommendations for improving access to health care in rural areas. Establishes that the Task Force must consist of 13 members, 6 of which are to be legislative members. Establishes that non-legislative members of the Task Force will serve without compensation or reimbursement for expenses. Authorizes the Task Force chairman to obtain assistance from appropriate state agencies. Requires the Task Force to include an examination of eight specific items outlined in the amendment in its assessment and recommendations. Requires the Task Force to report their findings and recommendations for improving access to health care in rural areas through the administrative rulemaking process by the Bureau of TennCare and other administrative agencies of this state, to the Governor and the General Assembly no later than February 1, 2020, at which time the Task Force terminates. Establishes that any rule filed with the Secretary of State pursuant to this part on or after the effective date, but before February 1, 2020, that pertains to reimbursements or payments to RHCs, FQHCs and federally qualified health center lookalikes filed with the office of the Secretary of State on January 29, 2019, expires on the effective date of this Act and is void and no effect. Requires the Department of Finance and Administration Division of TennCare rule regarding reimbursement for RHCs, FQHCs and federally qualified health center lookalikes filed with the office of the Secretary of State on January 19, 2019, expires on the effective date of this Act and is void and no effect. Requires the Department of Finance and Administration and the

Bureau of TennCare to ensure that interim payments are continued to all RHCs, FQHCs and federally qualified health center look-alikes that, on the effective date of this Act, are affected by the reimbursement moratorium.  
Fiscal Note (Dated February 6, 2019) NOT SIGNIFICANT  
Senate Status 04/16/19 - Taken off notice in Senate Commerce & Labor Committee.  
House Status 02/11/20 - Taken off notice in House Health Committee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 3; Title 4; Title 8 and Title 71, relative to health care.

**SB1485/HB1465** **Veterans Property Tax Relief Act of 2019.**  
Sponsors Sen. Bailey, Paul; Rep. Windle, John  
Category Taxes Property  
Summary Establishes the Veterans Property Tax Relief Act of 2019. Requires that market value cap for real property eligible for disabled veteran property tax relief be adjusted every two years to reflect percentage change in consumer price index.  
Fiscal Note (Dated March 4, 2019) Increase State Expenditures \$232,000/FY20-21 \$259,800/FY21-22 \$582,300/FY22-23 \$652,200/FY23-24 and Subsequent Years  
Senate Status 04/09/19 - Taken off notice in Senate State & Local Government Committee.  
House Status 03/13/19 - Taken off notice in House Property & Planning Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Section 67-5-704, relative to property valuation.

**SB1576/HB1622** **Issuance of bonds by THDA.**  
Sponsors Sen. Yager, Ken; Rep. Baum, Charlie  
Category Public Finance  
Summary Increases the maximum aggregate principal amount for which the THDA may issue bonds and notes at any one time from \$2.93 billion to \$5 billion.  
Fiscal Note (Dated January 15, 2020) NOT SIGNIFICANT  
Senate Status 03/05/20 - Set for Senate State & Local Government Committee 03/10/20.  
House Status 02/24/20 - House passed.  
Caption AN ACT to amend Tennessee Code Annotated, Section 13-23-121, relative to the Tennessee housing development agency.

**SB1595** **Time frame for a real estate licensee to respond to a complaint.**  
Sponsors Sen. Johnson, Jack  
Category Professions & Licensure  
Summary Extends the amount of time, from 10 days to 30 days, that a real estate licensee or real estate licensee applicant has to respond to a complaint attempting to institute disciplinary action by the Tennessee real estate commission against the licensee or applicant.  
Fiscal Note (Dated January 26, 2020) NOT SIGNIFICANT  
Senate Status 01/22/20 - Referred to Senate Commerce & Labor Committee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 13, relative to regulation of real estate professionals.

**SB1607/HB1654** **Housing authority may assist in development of projects that promote affordable rental housing.**  
Sponsors Sen. Massey, Becky; Rep. Dunn, Bill  
Category Property & Housing  
Summary Specifies that a housing authority may assist in the development of projects that promote affordable rental housing, including mixed-income rental housing developed primarily for persons of low and moderate income as part of its authority to further the goals and local objectives established in redevelopment and urban renewal plans. Authorizes the exercise of such powers in the same manner as mixed finance projects for persons of low income.

Fiscal Note (Dated January 26, 2020) NOT SIGNIFICANT  
Senate Status 02/20/20 - Senate passed.  
House Status 03/04/20 - House Local Committee recommended. Sent to House Calendar & Rules.  
Caption AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 20, relative to redevelopment projects.

**SB1615/HB1606**

**Notice period for termination of residential tenancy.**

Sponsors Sen. Haile, Ferrell; Rep. Lamberth, William  
Category Property & Housing  
Summary Reduces the required notice period for termination of residential tenancy to three days in a county with a population more than 75,000 and to 14 days for all other counties in situations where an unauthorized subtenant refuses to vacate the premises  
Amendment Summary House amendment 1 (014222) deletes and rewrites all language after the enacting clause such that the only change is that it authorizes a landlord to terminate a residential tenancy within three days from the date written notice is received by the tenant in any county.  
Fiscal Note (Dated January 15, 2020) NOT SIGNIFICANT  
Senate Status 02/27/20 - Senate passed.  
House Status 02/20/20 - House passed with amendment 1 (014222).  
Executive Status 03/04/20 - Sent to governor.  
Caption AN ACT to amend Tennessee Code Annotated, Title 66, relative to residential leases.

**SB1620/HB1637**

**Requirements for scrap metal dealers.**

Sponsors Sen. Haile, Ferrell; Rep. Lamberth, William  
Category Professions & Licensure  
Summary Prohibits a scrap metal dealer from purchasing, receiving, or otherwise acquiring any scrap metal directly from a person younger than 18 years of age or obtained with the aid of a person younger than 18 years of age. Specifies that a scrap metal dealer who purchases an unattached catalytic converter or scrap metal consisting of copper must keep possession of the unattached catalytic converter or scrap metal consisting of copper for at least five days from the date of purchase.  
Fiscal Note (Dated January 25, 2020) NOT SIGNIFICANT  
Senate Status 01/22/20 - Referred to Senate Commerce & Labor Committee.  
House Status 02/04/20 - Taken off notice in House Business Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 9, relative to scrap metal dealers.

**SB1625/HB1813**

**Revisions to the property tax appeal process.**

Sponsors Sen. Briggs, Richard; Rep. Crawford, John  
Category Taxes Property  
Summary Removes language that prohibits taxpayers in certain counties from filing an appeal directly with the state board of equalization. Specifies that any additional tax due following an appeal will accrue interest from the delinquency rate at the composite prime rate published by the federal reserve board minus two points. Makes other revisions to the property tax appeal process.  
Fiscal Note (Dated January 27, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Senate passed.  
House Status 02/24/20 - House passed.  
Executive Status 02/28/20 - Sent to governor.  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property tax appeals.

**SB1684/HB1762**

**Sunset - real estate commission.**

Sponsors Sen. Roberts, Kerry; Rep. Daniel, Martin  
Category Government Organization  
Summary Extends the real estate commission to June 30, 2024.  
Fiscal Note (Dated January 20, 2020) NOT SIGNIFICANT  
Senate Status 02/24/20 - Senate passed.  
House Status 03/02/20 - House passed.  
Executive Status 03/02/20 - Sent to the speakers for signatures.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29 and Title 62, Chapter 13, Part 2, relative to the real estate commission.

#### **SB1717/HB1552**

#### **Tax relief for disability accessibility improvements.**

Sponsors Sen. Massey, Becky; Rep. Staples, Rick  
Category Taxes Sales  
Summary Establishes a sales and use tax rebate of up to \$2,500 for certain homeowners who make eligible purchases of appliances, fixtures, and materials to improve disability accessibility in the homeowner's principal residence.  
Fiscal Note (Dated January 16, 2020) Increase State Expenditures \$8,667,400/FY20-21 \$5,791,500/FY21-22 and Subsequent Years  
Senate Status 02/11/20 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation.  
House Status 01/15/20 - Referred to House Finance, Ways & Means Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to tax relief for disability accessibility improvements.

#### **SB1734/HB1682**

#### **Expands county legislative bodies authority on public roads.**

Sponsors Sen. Hensley, Joey; Rep. Haston, Kirk  
Category Transportation General  
Summary Expands county legislative bodies authority to adopt alternative procedures for opening, changing, or closing of public roads in the county. Authorizes formation of a committee of the county legislative body to perform certain functions for the opening, changing, or closing of such roads if no regional planning commission exists.  
Amendment Summary Senate amendment 1, House Transportation Committee amendment 1 (014881) clarifies that this bill will not authorize county legislative bodies to change the maximum gross weight limits of freight motor vehicles operating over public roads by a majority vote and that any such changes require a two-thirds vote of the county legislative body pursuant to present law.  
Fiscal Note (Dated January 25, 2020) Increase Local Expenditures Exceeds \$1,400/FY20-21 and Subsequent Years/Permissive  
Senate Status 02/24/20 - Senate passed with amendment 1 (014881).  
House Status 03/06/20 - Set for House Floor 03/09/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 54, Chapter 10, Part 2, relative to opening, closing, or changing public roads.

#### **SB1748/HB1616**

#### **Use of wireless telecommunications devices while operating a motor vehicle.**

Sponsors Sen. Lundberg, Jon; Rep. Hulsey, Bud  
Category Transportation Vehicles  
Summary Exempts operators of taxis and transportation network company drivers from the prohibition on physically holding a wireless telecommunication device while operating a motor vehicle.  
Fiscal Note (Dated January 14, 2020) Decrease State Revenue Exceeds \$4,000/FY20-21 and Subsequent Years Decrease Local Revenue Exceeds \$800/FY20-21 and Subsequent Years  
Senate Status 03/05/20 - Set for Senate Transportation & Safety Committee 03/11/20.  
House Status 03/05/20 - Set for House Safety & Funding Subcommittee 03/10/20.

Caption AN ACT to amend Tennessee Code Annotated, Title 55 and Title 65, relative to the use of wireless telecommunications devices.

**SB1751/HB2290**

**Use of hand-held cell phone while driving.**

Sponsors Sen. Lundberg, Jon; Rep. Hulsey, Bud

Category Transportation Vehicles

Summary Repeals Chapter 412 of the Public Acts of 2019, which prohibits the use of hand-held telephones while driving. Returns the affected provisions of law to their prior versions, including specifying that the prohibition only applies to a person driving a motor vehicle that is in motion at the time a written message from a mobile telephone or hand-held personal digital assistant is transmitted or read by the person.

Amendment Summary Senate Transportation & Safety Committee amendment 1 (015205) adds language to the bill that specifies if a violation occurs in a work zone when employees of the Department of Transportation (TDOT) or construction workers are present or in a marked school zone when a warning flasher or flashers are in operation, the fine is \$500. Specifies that if a driver's failure to exercise due care is a result of the use of a mobile telephone, the fine is \$500.

Fiscal Note (Dated January 29, 2020) Decrease State Revenue Net Impact Exceeds \$360,700/FY20-21 and Subsequent Years Decrease Local Revenue Net Impact \$45,600/FY20-21 and Subsequent Years

Senate Status 02/26/20 - Failed in Senate Transportation & Safety Committee after adopting amendment 1 (015205).

House Status 02/10/20 - Referred to House Safety & Funding Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 55, Chapter 8, relative to electronic devices.

**SB1754/HB1811**

**Business filings submitted to the secretary of state.**

Sponsors Sen. Lundberg, Jon; Rep. Wright, Dave

Category Commercial Law

Summary Makes various revisions related to business filings submitted to the secretary of state as follows: (1) Clarifies that business filings must meet both statutory and rule requirements. This bill also requires that filings include other information as may be required by the secretary of state; (2) Removes the requirement that filings be typewritten and instead requires that filings be capable of being printed in ink in a clear and legible fashion on one side of letter size paper. This change applies to cooperatives, for-profit corporations, nonprofit corporations, LLCs, partnerships, and limited partnerships; (3) Changes the timing of filing an annual report. Under present law, reports must be filed on or before the first day of the fourth month following the close of the corporation's fiscal year. This bill adds that the secretary of state may set a different filing date by rule. This change applies to for-profit corporations, nonprofit corporations, LLCs, and limited partnerships; (4) Authorizes the secretary of state to prescribe a mandatory form and filing method for submitted filings. Under present law, the secretary may only make certain forms and filing methods mandatory, such as an LLC's annual report. This bill relieves the secretary of the duty of furnishing on request LLC annual report forms. This bill authorizes the secretary to prescribe and furnish forms and filing methods for all filings relative to solicitation of charitable funds; (5) Clarifies that nonprofit filings must include a statement making clear that the documents are being filed pursuant to governing law; (6) Specifies for cooperatives, for-profit corporations, nonprofit corporations, LLCs, and partnerships: (A) If the secretary of state has prescribed a mandatory method of filing, then the document must be filed in the prescribed manner. This form and manner restriction will apply as well to certified copies of a partnership statement submitted to the secretary of state; and (B) A conformed copy of a document submitted to the secretary for filing must also be stamped with the word "Filed." (32pp.)

Fiscal Note (Dated February 6, 2020) NOT SIGNIFICANT

Senate Status 02/24/20 - Senate passed.



House Status 03/05/20 - Set for House Government Operations Committee 03/09/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 43, Chapter 38, Part 11; Title 48, Chapter 101; Title 48, Chapter 11; Title 48, Chapter 228; Title 48, Chapter 247; Title 48, Chapter 249; Title 48, Chapter 26; Title 48, Chapter 51; Title 48, Chapter 66; Title 61, Chapter 1; Title 61, Chapter 2 and Title 61, Chapter 3, relative to business filings submitted to the secretary of state.

**SB1770/HB1807**

**Extends notification date of sale of surplus real property.**

Sponsors Sen. Southerland, Steve; Rep. Faison, Jeremy  
Category Property & Housing  
Summary Extends the date required for the commissioner of general services to notify members of the general assembly of an impending sale of surplus real property in the members' district from 20 days before the sale to 30 days before the sale. Broadly captioned.  
Fiscal Note (Dated January 26, 2020) NOT SIGNIFICANT  
Senate Status 01/27/20 - Referred to Senate State & Local Government Committee.  
House Status 01/23/20 - Caption bill held on House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Title 12, relative to real property.

**SB1775/HB2201**

**Deletes manufactured home monitoring inspection fee.**

Sponsors Sen. Massey, Becky; Rep. Tillis, Rick  
Category Health Care  
Summary Deletes the commissioner of the department of commerce and insurance's ability to charge a monitoring inspection fee to manufactured home manufactures for each home produced in this state. Broadly captioned.  
Amendment House Transportation Committee amendment 1 (015250) deletes all language after the enacting clause. Requires that the transportation of mobile homes occur only between sunrise and sunset, Monday through Saturday, except on holidays. Deletes the length requirements for mobile homes. Requires a permit for the transportation of a mobile home over 120 feet in length, including the towing vehicle. Sets the permit fee for a one-time trip at \$25 and an annual permit at \$2000. Deletes and replaces the mobile home fee schedule. Extends the length of mobile homes authorized for permits from those exceeding 16 feet in width to 18 feet in width. Restricts mobile homes exceeding 16 feet in width from only receiving single trip permits. Establishes the fee schedule as \$50 for single trip permits, eight feet, six inches wide to 14 feet wide, \$100 for single trip permits, eight feet, six inches wide to 16 feet wide, \$200 for single trip permits, 16 feet wide to 18 feet wide, \$1000 for annual permits, eight feet, six inches wide to 14 feet wide and \$2000 for annual permits, eight feet, six inches wide to 16 feet wide.  
Fiscal Note (Dated January 26, 2020) Decrease State Revenue - \$628,400/FY20-21 and Subsequent Years /Manufactured Housing Fund  
Senate Status 03/05/20 - Set for Senate Transportation & Safety Committee 03/11/20.  
House Status 03/05/20 - Set for House Finance, Ways & Means Subcommittee 03/11/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 55; Title 67 and Title 68, relative to manufactured homes.

**SB1778/HB1830**

**Broadens definition of a bed and breakfast homestay.**

Sponsors Sen. Stevens, John; Rep. Boyd, Clark  
Category Property & Housing  
Summary Qualifies a single condominium as a "bed and breakfast homestay."  
Broadly captioned.  
Amendment Senate Commerce & Labor Committee amendment 1 (013520) deletes all language after the enacting clause. Defines the term "transferred" as it relates to regulations governing Short Term Rental Property (STRP) by local governments.  
Fiscal Note (Dated January 29, 2020) NOT SIGNIFICANT

Senate Status 03/06/20 - Set for Senate Floor 03/09/20.  
House Status 03/05/20 - Set for House Property & Planning Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 56; Title 62; Title 66; Title 67 and Title 68, relative to the rental of real property.

**SB1811/HB1681**

**Allows cancellation of unsolicited contract by mail.**

Sponsors Sen. Hensley, Joey; Rep. Haston, Kirk  
Category Property & Housing  
Summary Allows cancellation of an unsolicited agreement or contract to purchase the offeree's real property that was mailed within 30 days from the date of the offeree signing the agreement or contract. Broadly captioned.  
Fiscal Note (Dated February 14, 2020) NOT SIGNIFICANT  
Senate Status 01/29/20 - Referred to Senate Commerce & Labor Committee.  
House Status 03/05/20 - Set for House Business Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 8; Title 13; Title 39; Title 47; Title 66 and Title 71, relative to real property.

**SB1812/HB1680**

**Certain professions exempt from the prohibition on using hand-held devices while operating a motor vehicle.**

Sponsors Sen. Hensley, Joey; Rep. Haston, Kirk  
Category Transportation Vehicles  
Summary Adds physicians and nurse practitioners, when working in the capacity of their profession, to the types of people exempt from the ban on using hand-held telecommunication devices while operating a motor vehicle.  
Fiscal Note (Dated January 16, 2020) NOT SIGNIFICANT  
Senate Status 01/29/20 - Referred to Senate Transportation.  
House Status 02/04/20 - Taken off notice in House Safety & Funding Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 55, Chapter 8, relative to the use of wireless telecommunication devices while operating a motor vehicle.

**SB1825/HB1969**

**Subdivision regulations - sale of land prior to final subdivision plat approval.**

Sponsors Sen. Kelsey, Brian; Rep. Helton, Esther  
Category Property & Housing  
Summary Permits an owner or agent of the owner of land to sell, agree to sell, or negotiate to sell the land by reference to a subdivision plat before the final subdivision plat is approved by the planning commission  
Fiscal Note (Dated February 5, 2020) Other Fiscal Impact In the event local governments are required to provide infrastructure improvements to subdivision plats, the proposed legislation will result in a mandatory increase in local expenditures, the timing and extent of which cannot reasonably be determined.\*  
Senate Status 03/05/20 - Set for Senate State & Local Government Committee 03/10/20.  
House Status 03/05/20 - Set for House Property & Planning Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 3; Title 13, Chapter 4 and Title 66, relative to subdivision regulations.

**SB1857/HB2048**

**Right-of-way reservations affecting property owners.**

Sponsors Sen. Swann, Art; Rep. Williams, Ryan  
Category Property & Housing  
Summary Declares no government entity require right-of-way dedication that requires a landowner to transfer any ownership of property to government entity for any application approval. Government entities may require right-of-way reservations as a condition for subdivision approval. Gives property owners the choice of agreeing to a right-of-way reservation or dedication and allows agreement to be changed through a process determined by the government

entity if property is transferred to a new owner. Right-of-way reservations will automatically reflect decreases in distance required by major road plans. Entitles property owner compensation of property covered by a right-of-way reservation if possession of property is taken by a government entity. Declares real estate licensees have no duty to inform parties of a real estate transaction of right-of-way reservations affecting real estate.

Fiscal Note (Dated February 16, 2020) Increase Local Expenditures Exceeds \$1,000,000/FY20-21 and Subsequent Years\*

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

House Status 02/25/20 - House Property & Planning Subcommittee deferred to TACIR calendar.

Caption AN ACT to amend Tennessee Code Annotated, Title 13; Title 62 and Title 66, relative to property located along existing rights-of-way.

**SB1862/HB1857**

**Disposal of real property by county.**

Sponsors Sen. Lundberg, Jon; Rep. Hill, Timothy

Category Local Government

Summary Authorizes a county, upon two-thirds vote of the county legislative body, to dispose of real property at a nominal cost by private negotiation and sale to a 501(c)(3) nonprofit corporation, incorporated under the laws of this state, whose purpose includes educational services to youth in areas including health, science, agriculture, and civic engagement through in-school and after-school programs and school and community clubs and camps.

Fiscal Note (Dated February 1, 2020) Decrease Local Revenue Exceeds \$1,000/FY20-21 and Subsequent Years/Permissive Decrease Local Expenditures Exceeds \$500/FY20-21 and Subsequent Years/Permissive

Senate Status 03/02/20 - Senate passed.

House Status 03/05/20 - Set for House Property & Planning Subcommittee 03/10/20.

Caption AN ACT to amend Tennessee Code Annotated, Title 5, relative to county disposal of real property.

**SB1868/HB1986**

**Adds requirements for creation of historic district or zone.**

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

Category Property & Housing

Summary Requires that the recommendations creating a historic district or zone are submitted by a regional historic zoning commission to a county or municipal legislative body and identify the statutory criteria or criterion met by the proposed historic zone or district. Broadly captioned.

Fiscal Note (Dated January 28, 2020) NOT SIGNIFICANT

Senate Status 01/30/20 - Referred to Senate State & Local Government Committee.

House Status 01/30/20 - Caption bill held on House clerk's desk.

Caption AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 12; Title 13; Title 66 and Title 67, relative to local governments.

**SB1896/HB1914**

**Easements on private property.**

Sponsors Sen. Gardenhire, Todd; Rep. Carter, Mike

Category Transportation General

Summary Restricts the width of a private easement or right-of-way to 20 feet. Adds provision that specifies that in counties with a metropolitan form of government, the maximum permissible width for an easement or right-of-way is 15 feet. Authorizes the court to award attorney fees to the defending landowner in an action for an easement or right-of-way brought by a private person owning land obstructed entirely from a public road by the intervening land of another person. Makes other changes regarding private easements.

Amendment House amendment 1 (014786) deletes and replaces all language after the Summary enacting clause, such that the only substantive change is restricting the width of a private easement or right-of-way for the purpose of ingress and egress

and extending utility lines to 15 feet in counties with a metropolitan form of government and to 25 feet for all others.  
Fiscal Note (Dated February 1, 2020) NOT SIGNIFICANT  
Senate Status 03/05/20 - Set for Senate Judiciary Committee 03/10/20.  
House Status 03/02/20 - House passed with amendment 1 (014786).  
Caption AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 16 and Title 54, Chapter 14, relative to easements on private property.

**SB1909/HB1928**

**Sale or termination of business - notification to local assessor.**

Sponsors Sen. Lundberg, Jon; Rep. Hicks, Gary  
Category Taxes Property  
Summary Increases from 15 to 20 the number of days after the sale or termination of a business within which the operator of the business must notify the local assessor and pay any personal property taxes due on account of the operation of the business. Broadly captioned.  
Fiscal Note (Dated January 28, 2020) NOT SIGNIFICANT  
Senate Status 01/30/20 - Referred to Senate State & Local Government Committee.  
House Status 03/05/20 - Set for House Property & Planning Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.

**SB1914/HB1945**

**Performing work without a license or required certification.**

Sponsors Sen. Bowling, Janice; Rep. Daniel, Martin  
Category Professions & Licensure  
Summary Authorizes a person to perform, without a license or certification, work for which a license or certification is normally required if the recipient of the work acknowledges the person's lack of licensure or certification and waives claims against the person. Requires the agreement to be in writing and specifies that such written agreement include an acknowledgement that the customer releases the person performing the work from all liability that may arise from the person's performance of the work, except for an action brought for intentional, willful, or malicious conduct. This bill applies to several professions including locksmiths, real estate brokers, land surveyors and soil scientists (23 pp.).  
Senate Status 01/30/20 - Referred to Senate Commerce & Labor Committee.  
House Status 01/31/20 - Referred to House Business Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 62 and Title 63, relative to professional licenses.

**SB1915/HB1946**

**Occupational training for members of the U.S. armed forces and honorably discharged veterans.**

Sponsors Sen. Bowling, Janice; Rep. Daniel, Martin  
Category Veterans & Military Affairs  
Summary Allows members of the United States armed forces and veterans who have been honorably discharged to receive equivalent credit toward the receipt of an occupational license relating to the training that was received. Broadly captioned.  
Amendment House Commerce Committee amendment 1 (015161) deletes all language  
Summary after the enacting clause. Authorizes members of the United States Armed Forces and honorably discharged veterans to receive equivalent credit toward the receipt of an occupational license or healing arts license relating to the training received, if the training is consistent with licensure requirements. Authorizes any person aggrieved by a decision of a licensing authority to appeal to the Commissioner of Commerce and Insurance or their designee or the Commissioner of Health or their designee. Requires the Commissioner of Commerce and Insurance, in collaboration with the Commissioner of Veterans Services, to promulgate rules relative to business and trade licenses.

Requires the Commissioner of Health, in collaboration with the Commissioner of Veterans Services, to promulgate rules relative to professions of the healing arts licenses.  
Fiscal Note (Dated January 30, 2020) NOT SIGNIFICANT  
Senate Status 01/30/20 - Referred to Senate State & Local Government Committee.  
House Status 03/05/20 - Set for House Government Operations Committee 03/09/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 58; Title 62 and Title 63, relative to occupational training.

**SB1931/HB1881**

**Local governments to report on business licenses issued regarding accommodation of transients.**

Sponsors Sen. Swann, Art; Rep. Carr, Dale  
Category Local Government  
Summary Requires the governing body of each municipality, county, and metropolitan form of government to report, no later than February 1, 2021, to the state and local government committee of the senate and the local government committee of the house the number of business licenses issued to hotels, motels, and other places of accommodation for transients for the immediately preceding calendar year. Broadly captioned.

Fiscal Note (Dated January 28, 2020) NOT SIGNIFICANT  
Senate Status 01/30/20 - Referred to Senate State & Local Government Committee.  
House Status 01/30/20 - Caption bill held on House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 67 and Title 68, relative to accommodations for transients.

**SB1933/HB1661**

**Class B misdemeanor for misrepresentation of a service animal.**

Sponsors Sen. Swann, Art; Rep. Farmer, Andrew  
Category Criminal Law  
Summary Establishes the misrepresentation of a service or support animal as a Class B misdemeanor. One commits misrepresentation of a service or support animal when fraudulently representing themselves as a person with a disability in need of the service or support in order to remain in a residential rental property or enter public places and provides false documentation declaring an animal as a service or support animal. Broadly captioned.

Fiscal Note (Dated January 17, 2020) NOT SIGNIFICANT  
Senate Status 03/05/20 - Set for Senate Health & Welfare Committee 03/09/20.  
House Status 03/05/20 - Set for House Business Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 13; Title 16; Title 33; Title 39; Title 41; Title 49; Title 50; Title 62; Title 66 and Title 68, relative to animals utilized by persons with disabilities.

**SB1986/HB1913**

**Time period for filing small estate affidavit.**

Sponsors Sen. Stevens, John; Rep. Carter, Mike  
Category Estates & Trusts  
Summary Changes from 45 to 30 days following a decedent's death, the time period after which a small estate affidavit must be filed with the clerk of court.

Fiscal Note (Dated January 28, 2020) NOT SIGNIFICANT  
Senate Status 02/03/20 - Referred to Senate Judiciary Committee.  
House Status 03/05/20 - Set for House Children & Families Subcommittee 03/11/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 21 and Title 30, Chapter 4, relative to probate.

**SB1987/HB2662**

**Notice of construction to install utility services.**

Sponsors Sen. Stevens, John; Rep. Todd, Chris  
Category Utilities

Summary Requires cooperatives installing broadband internet access, internet protocol-based video, video programming, or other similar services to give all other providers of cable, video or broadband services in the area written 60 day notice prior to start of construction to allow other providers to install conduit, pedestals, or vaults and laterals at other providersâ expense.  
Fiscal Note (Dated February 10, 2020) NOT SIGNIFICANT  
Senate Status 02/03/20 - Referred to Senate Commerce & Labor Committee.  
House Status 02/26/20 - Failed in House Utilities Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 65, Chapter 25, relative to cooperatives providing video or broadband.

**SB1989/HB1885**

**Real property in trust.**

Sponsors Sen. Stevens, John; Rep. Garrett, Johnny  
Category Estates & Trusts  
Summary Abolishes various reverter and forfeiture provisions in estates and real property. Terminates certain interest and fees on properties after 25 years. Allows real property conveyances to a trust to vest title in the trustee of the trust. Requires that public records referencing a trust be indexed by the name of the trust, if stated in the document, and in the name of each trustee listed in the document. Broadly captioned.  
Fiscal Note (Dated February 18, 2020) NOT SIGNIFICANT  
Senate Status 02/03/20 - Referred to Senate Judiciary Committee.  
House Status 03/05/20 - Set for House Judiciary Committee 03/11/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 10, Chapter 7; Title 35 and Title 66, relative to real property.

**SB2029/HB2672**

**Contracting performed by unlicensed persons.**

Sponsors Sen. Rose, Paul; Rep. Williams, Ryan  
Category Professions & Licensure  
Summary Specifies that a person who owns property and intends to construct a residential building on that property is exempt from the licensing requirements for contractors if the person personally appears at the local permitting agency and receives from the agency a Disclosure Statement and Notice of Non-licensed Owner's Intent to Build form. Such person is required to sign the form and file the form with the register of deeds. Such person is also required to appear at the local permitting agency and sign applicable building permits, in addition to providing the local permitting agency an affidavit affirming that the person maintains general liability insurance and workers' compensation insurance.  
Fiscal Note (Dated February 25, 2020) NOT SIGNIFICANT  
Senate Status 03/05/20 - Set for Senate Commerce & Labor Committee 03/10/20.  
House Status 03/05/20 - Set for House Business Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 13; Title 62, Chapter 6 and Title 66, relative to contracting performed by unlicensed persons.

**SB2041/HB2082**

**Fair compensation for subcontractor employees.**

Sponsors Sen. Gilmore, Brenda; Rep. Powell, Jason  
Category Public Employees  
Summary Allows a county, municipality, or school board to require a contractor to bond a subcontractor to ensure contractors of the subcontractor receive fair compensation for work. Broadly captioned.  
Senate Status 02/06/20 - Referred to Senate Commerce & Labor Committee.  
House Status 02/05/20 - Referred to House Business Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 12; Title 50, Chapter 2 and Title 62, Chapter 6, relative to contractors.

**SB2056/HB2020**      **Repurchasing of condemned property and property taken through eminent domain.**

Sponsors            Sen. Niceley, Frank; Rep. Wright, Dave  
Category            Local Government  
Summary             Requires the department of transportation make good faith effort to sell condemned property or property taken through eminent domain to the former property owner from which it was taken if 20 or more years have passed since the department acquired the property or the department has not used the property in the last 20 years. Requires department send a purchase agreement to the former owner authorizing repurchase of the property at the rate the department obtained it for if the former owner signs and returns the agreement within 90 days. Broadly captioned.

Fiscal Note         (Dated February 20, 2020) Other Fiscal Impact Federal funding received by TDOT as grants-in-aid which are utilized for eminent domain acquisitions for the purpose of highway, bridge, and roadway projects could be jeopardized and in some instances the federal government may require reimbursement of some portion of the funding. Additional unquantifiable decreases in state revenue to the Highway Fund could be incurred.

Senate Status      03/05/20 - Set for Senate Judiciary Committee 03/10/20.  
House Status      03/05/20 - Set for House Constitutional Protections & Sentencing Subcommittee 03/10/20.

Caption             AN ACT to amend Tennessee Code Annotated, Title 4; Title 12; Title 29 and Title 54, relative to the purchase of property taken by eminent domain.

**SB2058/HB1880**      **Redefines blighted area for purposes of redevelopment projects by housing authorities.**

Sponsors            Sen. Niceley, Frank; Rep. Carr, Dale  
Category            Local Government  
Summary             Revises the definition of "blighted area" for purposes of redevelopment projects by housing authorities to include language that specifies that a blighted area does not include land used primarily in the production of agriculture.

Fiscal Note         (Dated February 13, 2020) Other Fiscal Impact The extent and timing of any permissive decrease in local government revenue and expenditures cannot reasonably be determined due to multiple unknown factors.

Senate Status      03/06/20 - Set for Senate Floor 03/09/20.  
House Status      03/05/20 - Set for House Constitutional Protections & Sentencing Subcommittee 03/10/20.

Caption             AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 20; Title 13, Chapter 21 and Title 29, Chapter 17, relative to eminent domain.

**SB2074/HB1949**      **Allows agencies to use reserve funds to cover deficits.**

Sponsors            Sen. Pody, Mark; Rep. Daniel, Martin  
Category            Public Finance  
Summary             Allows an agency, defined as a regulatory board, commission, or entity administratively attached to the division of regulatory boards within the department of commerce and insurance or the division of health related boards with the department of health, to use up to ten percent (10%) of their reserve funds to cover an operating deficit. Establishes requirements of the agency regarding their financial status and use of their reserve. Broadly captioned.

Fiscal Note         (Dated February 16, 2020) NOT SIGNIFICANT  
Senate Status      03/05/20 - Set for Senate Finance, Ways & Means Committee 03/10/20.  
House Status      03/05/20 - Set for House State Committee 03/10/20.

Caption             AN ACT to amend Tennessee Code Annotated, Title 4 and Title 9, relative to funds.

**SB2086/HB2318**      **TACIR report on impact of Competitive Wireless Broadband Investment, Deployment & Safety Act.**

Sponsors Sen. Briggs, Richard; Rep. Lafferty, Justin  
Category Government Organization  
Summary Adds the speaker of the senate and the speaker of the house to the list of those receiving the TACIR report on the impact of the "Competitive Wireless Broadband Investment, Deployment, and Safety Act of 2018" by January 1, 2021. Broadly captioned.  
Fiscal Note (Dated February 11, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate Commerce & Labor Committee.  
House Status 02/06/20 - Caption bill held on House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 13; Title 65 and Title 66, relative to wireless broadband.

### **SB2098/HB2485**

#### **Requirements for HOAs.**

Sponsors Sen. Massey, Becky; Rep. Garrett, Johnny  
Category Property & Housing  
Summary Requires homeowners' associations to make financial statements of the homeowners' association that show the assets and liabilities of the association available to each property owner annually. Requires homeowners' associations to permit access to association property to any person with written permission from a member of the association. Also requires homeowners' associations to provide copies of dedicatory instruments to a prospective property buyer upon request and requires homeowners' associations to have bylaws that meet certain requirements.  
Fiscal Note (Dated February 28, 2020) NOT SIGNIFICANT  
Senate Status 03/05/20 - Set for Senate Commerce & Labor Committee 03/10/20.  
House Status 03/05/20 - Set for House Business Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 39, Chapter 14, Part 4; Title 48, Chapter 66 and Title 66, relative to real property.

### **SB2119/HB2892**

#### **Department of environment and conservation permits.**

Sponsors Sen. Bowling, Janice; Rep. Russell, Lowell  
Category Environment & Nature  
Summary Specifies the time frame in which the department of environment and conservation must deny or issue permits. Requires the department issue a decision within 30 days of receipt of a complete application, otherwise the application is considered approved and permit is issued. Exempts certain acts from these permitting requirements. Reduces the time frame for approving or denying Aquatic resource alteration permits, the reissuance of national pollutant discharge elimination system (NPDES) permits and new or modified (NPDES) permits to 30 days.  
Amendment Summary Senate Energy, Agriculture & Natural Resources Committee amendment 1 (015949) deletes all language after the enacting clause. Requires that permits for the installation of subsurface sewage disposal systems be granted or denied by the TDEC within 45 days of receiving all information necessary to make a determination or the Department must refund the permit processing fee to the permit applicant. Requires the TDEC to provide a permit applicant, in writing, of what information is necessary to make such determination. If such a permit is denied, the Department is required to include a clear, written explanation for the denial with citations to any rules or statutes that were relied on in making the determination.  
Fiscal Note (Dated March 1, 2020) Decrease State Revenue Exceeds \$10,000,000/FY20-21 and Subsequent Years/ Environmental Protection Fund Increase State Expenditures Exceeds \$4,000,000/FY20-21 and Subsequent Years/ General Fund Decrease State Expenditures Exceeds \$10,000,000/FY20-21 and Subsequent Years Environmental Protection Fund Decrease Federal Expenditures Exceeds \$10,000,000 SB 2119 - HB 2892 1  
Senate Status 03/06/20 - Set for Senate Floor 03/09/20.  
House Status 03/05/20 - Set for House Agriculture & Natural Resources Subcommittee 03/10/20.



Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 11; Section 39-14-306; Section 57-4- 102; Title 59; Title 62; Title 66; Title 68; Title 69 and Title 70, relative to the time within which the department of environment and conservation performs certain functions.

**SB2133/HB2150 TACIR report on impact of the Competitive Wireless Broadband Investment, Deployment, & Safety Act of 2018.**

Sponsors Sen. Briggs, Richard; Rep. Zachary, Jason  
Category Government Organization  
Summary Deletes provision that requires TACIR to report to the chairs of the commerce committee of the house and the commerce and labor committee of the senate by January 1, 2021, on the impact of the "Competitive Wireless Broadband Investment, Deployment, and Safety Act of 2018" after the report is given. Broadly captioned.  
Fiscal Note (Dated February 11, 2020) NOT SIGNIFICANT  
Senate Status 03/05/20 - Set for Senate Commerce & Labor Committee 03/10/20.  
House Status 03/05/20 - Withdrawn in House.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 12; Title 13; Title 65; Title 66 and Title 67, relative to telecommunications.

**SB2135/HB2344 Tennessee Source of Income Protection and Fair Access to Housing Act.**

Sponsors Sen. Gilmore, Brenda; Rep. Clemmons, John  
Category Property & Housing  
Summary Prohibits a landlord from refusing to lease or a rent a property, expel a person from a property or discriminate against a person based solely on their income. Requires the department of economic and community development collaborate with the Tennessee housing development agency to enforce these prohibitions and develop rules for compliance. Broadly captioned.  
Senate Status 02/10/20 - Referred to Senate Commerce & Labor Committee.  
House Status 03/05/20 - Set for House Business Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 28, relative to housing.

**SB2144/HB2213 Changes requirements for persons who have an ownership interest in an appraisal management company.**

Sponsors Sen. Johnson, Jack; Rep. Lamberth, William  
Category Professions & Licensure  
Summary Extends the requirement for review of persons owning interest in an appraisal management company to all persons rather than just those owning more than ten percent (10%) of an appraisal management company. Broadly captioned.  
Fiscal Note (Dated February 12, 2020) NOT SIGNIFICANT  
Senate Status 02/24/20 - Senate passed.  
House Status 03/02/20 - House passed.  
Executive Status 03/02/20 - Sent to the speakers for signatures.  
Caption AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 39, Part 4, relative to real estate appraisal.

**SB2148/HB2217 Licensing Innovation Act.**

Sponsors Sen. Johnson, Jack; Rep. Lamberth, William  
Category Government Organization  
Summary Enacts the "Licensing Innovation Act," which allows the commissioner of commerce and insurance to issue a regulatory innovation waiver to license a person to pilot test an innovation. Specifies that any person may apply for a regulatory innovation waiver by submitting an application to the department on a form prescribed by the commissioner. Specifies requirements for such

application form, including a description of how the innovation would benefit consumers. Allows the commissioner to collect a fee for the application. Specifies other requirements for regulatory innovation waivers (11 pp.).Part of Administration Package.  
Fiscal Note (Dated February 27, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate Commerce & Labor Committee.  
House Status 03/05/20 - Set for House Business Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 56, Chapter 1; Title 62 and Title 63, relative to regulatory innovation waivers.

**SB2158/HB2227**

**Tax credits for brownfield properties.**

Sponsors Sen. Johnson, Jack; Rep. Lamberth, William  
Category Taxes Business  
Summary Authorizes tax credits for privilege and excise taxes equal to 75 percent of the purchase price of brownfield property purchased in a tier 3 or tier 4 enhancement county for the purpose of a qualified development project. Revises other provisions regarding tax credits for brownfield properties. Part of Administration Package.  
Fiscal Note (Dated February 17, 2020) Foregone State Revenue - \$300,000/FY21-22 and Subsequent Years  
Senate Status 02/27/20 - Senate passed.  
House Status 03/05/20 - Set for House Floor on 03/12/20.  
Caption AN ACT to amend Tennessee Code Annotated, Section 67-4-2009, relative to tax credits for brownfield properties.

**SB2167/HB2236**

**Changes department responsible for certifying land rendered tax exempt under state acquisition.**

Sponsors Sen. Johnson, Jack; Rep. Lamberth, William  
Category Property & Housing  
Summary Requires the commissioner of general services instead of the commissioner of finance and administration to certify by January 1 of each year to the comptroller of the treasury information necessary to identify property rendered tax exempt by acquisition by the state in the preceding fiscal year for conservation and preservation. Part of Administration Package.  
Fiscal Note (Dated February 14, 2020) Decrease State Expenditures - \$2,600/FY20-21  
Decrease Local Revenue - \$2,600/FY20-21  
Senate Status 03/02/20 - Senate passed.  
House Status 03/05/20 - Set for House Finance, Ways & Means Subcommittee 03/11/20.  
Caption AN ACT to amend Tennessee Code Annotated, Section 11-14-406 and Section 11-7-109, relative to compensation funds for property acquired by the state for conservation and preservation.

**SB2172/HB2241**

**Expands requirements for recovery of reasonable expenses and attorney's fees in contested case hearings.**

Sponsors Sen. Johnson, Jack; Rep. Lamberth, William  
Category Judiciary  
Summary Allows a hearing officer or administrative law judge in a contested case hearing to order the state agency who issued a notice pay the party issued the notice if the party issued the notice substantially prevails on the merits of all allegations in the notice and the hearing officer or administrative law judge finds the state agency issued the notice to harass, cause unnecessary delay, or cause needless expense to the party issued the notice. Requires license and certificate holders to pay actual and reasonable costs incurred by the division of health related boards for judicial reviews of agency decisions in contested cases. Part of Administration Package.  
Fiscal Note (Dated February 22, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate Government Operations Committee.  
House Status 03/05/20 - Set for House State Committee 03/10/20.

Caption AN ACT to amend Tennessee Code Annotated, Section 4- 5-325 and Section 63-1-144, relative to payment of expenses incurred during proceedings related to contested cases.

**SB2181/HB1950**

**Zoning ordinance hearing notification requirements.**

Sponsors Sen. Niceley, Frank; Rep. Daniel, Martin  
Category Property & Housing  
Summary Requires a county or municipality's governing body within 60 days of a public hearing on proposed zoning ordinances to mail first class a notice of such hearing to any property owners located in the proposed affected area. Requires the governing body to maintain a written list of each person notified and the chair of the governing body with file a certified copy of the list with the county clerk within five business days of the notice. If these requirements are not met, a real property owner in the proposed affected area may bring a court action of competent jurisdiction to have the ordinance voided. Broadly captioned.  
Fiscal Note (Dated February 20, 2020) Increase Local Expenditures Exceeds \$30,000/FY20-21 and Subsequent Years\*  
Senate Status 02/10/20 - Referred to Senate State & Local Government Committee.  
House Status 03/05/20 - Set for House Property & Planning Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7, relative to zoning.

**SB2221/HB2306**

**Comprehensive growth plans for cities and counties.**

Sponsors Sen. Southerland, Steve; Rep. Eldridge, Rick  
Category Local Government  
Summary Removes requirements from statute for cities and counties to develop comprehensive growth plans.  
Fiscal Note (Dated February 22, 2020) Other Fiscal Impact The extent of any decrease in local expenditures associated with funding for economic and community development boards cannot reasonably be determined.  
Senate Status 02/25/20 - Senate State & Local Government Committee deferred to TACIR for study.  
House Status 02/10/20 - Referred to House Property & Planning Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 10; Title 6; Title 7; Title 13 and Title 65, Chapter 4, relative to comprehensive growth plans.

**SB2224/HB2206**

**Decreases time that board rulings are required to be published by the Tennessee board of energy and natural resources.**

Sponsors Sen. Southerland, Steve; Rep. Zachary, Jason  
Category Environment & Nature  
Summary Decreases the amount of days the Tennessee board of energy and natural resources or an administrative judge is required to publish board rulings on contested cases and acceptance of judgments by consent from five business days to three business days. Broadly captioned.  
Amendment Summary Senate Energy, Agriculture & Natural Resources Committee amendment 1 (015852) deletes all language after the enacting clause. Prohibits the Board of Water Quality, Oil, and Gas (Board) from adopting in its rules, requirements for drip or spray fields that impose land set aside for excess capacity, emitter center specifications, elevation restrictions, or limitations on land use where effluent is disinfected prior to application. Establishes that no permit under the Water Quality Control Act of 1977 will impose as a permit condition any requirement for drip or spray fields that impose land set aside for excess capacity, emitter center specifications, elevation restrictions, or limitations on land use where effluent is disinfected prior to application.  
Fiscal Note (Dated February 10, 2020) NOT SIGNIFICANT

Senate Status 03/04/20 - Senate Energy, Agriculture & Natural Resources Committee recommended with amendment 1 (015852). Sent to Senate Calendar Committee.  
House Status 03/05/20 - Set for House Agriculture & Natural Resources Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3, Part 5; Title 7, Chapter 35; Title 65 and Title 69, relative to water quality.

**SB2232/HB2879** **Tennessee residential property condition disclosure form.**  
Sponsors Sen. Haile, Ferrell; Rep. Weaver, Terri  
Category Property & Housing  
Summary Requires the department of state to maintain a printable Tennessee residential property condition disclosure form on the department's website for use by the public. Broadly captioned.  
Fiscal Note (Dated February 11, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate Commerce & Labor Committee.  
House Status 03/04/20 - Referred to House Constitutional Protections & Sentencing Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 12; Title 13; Title 29; Title 49; Title 66 and Title 68, relative to real property.

**SB2235/HB2682** **Increases the values of homestead exemptions in various provisions.**  
Sponsors Sen. Yager, Ken; Rep. Hill, Timothy  
Category Estates & Trusts  
Summary Increases aggregate value for individuals owning homesteads acting as their principal place of residence from \$5,000 to \$35,000, and individuals jointly owning a homestead acting as their principle place of residence from \$7,500 to \$52,500. Removes homestead exemption restrictions on unmarried individuals over age 62 and individuals who have at least one minor child. Broadly captioned.  
Fiscal Note (Dated February 8, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate Judiciary Committee.  
House Status 03/04/20 - House Judiciary Committee recommended. Sent to House Calendar & Rules.  
Caption AN ACT to amend Tennessee Code Annotated, Title 26 and Title 30, relative to property exemptions.

**SB2237/HB2313** **Licensure for a service member.**  
Sponsors Sen. Jackson, Ed; Rep. Stewart, Mike  
Category Professions & Licensure  
Summary Requires an agency with an applicant who is a member of the armed forces and is licensed to practice a professional service in another state to allow the member to practice in this state.  
Fiscal Note (Dated February 26, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate Commerce & Labor Committee.  
House Status 03/05/20 - Set for House Business Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 62; Title 63 and Section 68-1-101, relative to a licensure for a service member.

**SB2242/HB2332** **Persons with dementia authorizing a power of attorney.**  
Sponsors Sen. Lundberg, Jon; Rep. Crawford, John  
Category Judiciary  
Summary Requires a power of attorney or other writing authorizing an agent to contract on behalf of a person with any form of dementia be void unless the authorization is accompanied by a physician's signature at the time of execution of power of attorney of other contract stating the impaired person

possesses sufficient mental capacity to understand the nature of the transaction. Broadly captioned.  
Fiscal Note (Dated February 9, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate Judiciary Committee.  
House Status 02/06/20 - Caption bill held on House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Title 24; Title 28; Title 29; Title 30; Title 31; Title 32; Title 33; Title 34; Title 35; Title 45; Title 56; Title 63; Title 68 and Title 71, relative to persons with dementia.

**SB2272/HB2317** **Makes changes to rules and regulations concerning trusts.**  
Sponsors Sen. Stevens, John; Rep. Garrett, Johnny  
Category Estates & Trusts  
Summary Exempts any received money and property in a distribution that is 20 percent (20%) or less of the gross assets from partial liquidation. Expands requirement that for a qualified beneficiary. Expands nonjudicial settlement agreements. Makes various other changes concerning trusts. Broadly captioned. (10 pp.)  
Fiscal Note (Dated March 4, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate Judiciary Committee.  
House Status 03/05/20 - Set for House Children & Families Subcommittee 03/11/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 35, relative to trusts.

**SB2285/HB2099** **Emergency meetings by teleconference for state regulatory boards, state agencies.**  
Sponsors Sen. Roberts, Kerry; Rep. Lafferty, Justin  
Category Professions & Licensure  
Summary Allows state regulatory boards, state agencies, or commissions attached to the division of regulatory boards and the division of health-related boards to conduct emergency meetings by teleconference when called by the presiding officer or upon petition by a majority of the members of such agencies.  
Fiscal Note (Dated February 13, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate State & Local Government Committee.  
House Status 03/05/20 - Set for House Department & Agencies Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 44, Part 1; Title 62 and Title 63, relative to state agency meetings.

**SB2286/HB2098** **Clarifies recovery of attorney fees in contested case hearings.**  
Sponsors Sen. Roberts, Kerry; Rep. Lafferty, Justin  
Category Professions & Licensure  
Summary Clarifies that attorney fees may be recovered by parties seeking judicial review of contested case hearings.  
Fiscal Note (Dated February 10, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate Judiciary Committee.  
House Status 03/05/20 - Set for House Department & Agencies Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 5, relative to contested case hearings.

**SB2287/HB2378** **Continues permanent rules filed with the secretary of state after January 1, 2019.**  
Sponsors Sen. Roberts, Kerry; Rep. Daniel, Martin  
Category Government Regulation  
Summary Requires all permanent rules still in effect upon the effective date of this act that were filed in the office of secretary of state after January 1, 2019, remain active until repealed or amended unless the rule conflicts with the provisions of any legislative enactment other than the Uniform Administrative Procedures Act.

Fiscal Note (Dated February 24, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate Government Operations Committee.  
House Status 02/06/20 - Referred to House Government Operations Committee.  
Caption AN ACT relative to agency rules scheduled to expire pursuant to the provisions of the Uniform Administrative Procedures Act, compiled in Tennessee Code Annotated, Title 4, Chapter 5.

**SB2293/HB2396**

**Disclosure of personal information - donors to 501(c) organizations.**

Sponsors Sen. Bowling, Janice; Rep. Todd, Chris  
Category Media & Publishing  
Summary Prohibits a state or local governmental entity from requiring that a 501 (c) organization provide the entity with personal information or disclose information without the express written consent of every identified member, supporter, volunteer or donor. States that personal information held by the entity is not public record. Allows a person alleging a violation of these rules to bring civil actions against violators, and if found guilty of such violations, requires the court to award all or portions of the the cost of litigation.

Fiscal Note (Dated February 8, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate State & Local Government Committee.  
House Status 02/11/20 - Referred to House Constitutional Protections & Sentencing Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 10, Chapter 7, Part 5, relative to the protection of personal information.

**SB2302/HB2724**

**Main Street Historic Tourism and Revitalization Act.**

Sponsors Sen. Watson, Bo; Rep. Sexton, Cameron  
Category Property & Housing  
Summary Requires that any person who incurs costs or expenses for rehabilitating a certified historic structure after July 1, 2020, must receive a tax credit equal to the applicable percentage of the expenditures; cannot exceed \$4 million a year. Percentages include ten percent (10%) for Williamson and Davidson County, twenty percent (20%) for Hamilton, Knox, and Shelby County, and thirty percent (30%) for any other county. Rehabilitations must meet certain criteria to qualify. Places caps on the amount of money the Tennessee historical commission can approve in credits in given fiscal years. Creates other regulations and requirements for the tax credits.  
Senate Status 02/10/20 - Referred to Senate Commerce & Labor Committee.  
House Status 02/10/20 - Caption bill held on House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 11, Part 1; Title 56, Chapter 4 and Title 67, relative to tax credits for the rehabilitation of historic structures.

**SB2321/HB1952**

**Increases the time a government operation committee can stay a rule.**

Sponsors Sen. Roberts, Kerry; Rep. Daniel, Martin  
Category Government Organization  
Summary Increases the period in which the house of representatives or senate government operations committee may stay a rule from 75 days to 90 days. Broadly captioned.  
Fiscal Note (Dated February 1, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate Government Operations Committee.  
House Status 03/04/20 - Failed in House Public Service & Employee Subcommittee after adopting amendment 1 (015630).  
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 5, relative to the Uniform Administrative Procedures Act.

**SB2322/HB1951**

Sponsors  
Category  
Summary

**UAPA - rulemaking hearings by state agencies.**

Sen. Roberts, Kerry; Rep. Daniel, Martin  
Government Regulation

Requires state agencies to hold rulemaking hearings when promulgating proposed administrative rules that may affect a person's rights.

Amendment  
Summary

House Government Operations Committee amendment 1 (015163) deletes and replaces all language after the enacting clause such that the only substantive changes: (1) authorize an agency to promulgate a direct informal rule only when the rule makes a minor, nonsubstantive change, is approved by the Joint Government Operations Committee, repeals a rule, or eliminates or reduces a fee; and (2) authorize a person to file a suit directly to the chancery court in their county of residence to enjoin enforcement of a rule when the rule is not adopted in compliance with the Uniform Administrative Procedures Act (the Act).

Fiscal Note  
Senate Status  
House Status  
Caption

(Dated February 7, 2020) NOT SIGNIFICANT

02/10/20 - Referred to Senate Government Operations Committee.

03/05/20 - House passed with amendment 1 (015163).

AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 5, Part 2, relative to the uniform administrative procedures act.

**SB2324/HB2207**

Sponsors  
Category  
Summary

**Exempts certain programs from property taxes.**

Sen. Kyle, Sara; Rep. Lamar, London

Taxes Property

Exempts the Neighborhood Preservation Act and the Tennessee Local Land Bank Pilot Program from property tax proceedings, property tax liens, or the enforcement of such property tax liens. Broadly captioned.

Fiscal Note  
Senate Status  
House Status

(Dated February 18, 2020) NOT SIGNIFICANT

02/10/20 - Referred to Senate State & Local Government Committee.

03/03/20 - House Property & Planning Subcommittee deferred to summer study.

Caption

AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 30; Title 13, Chapter 6 and Title 67, Chapter 5, relative to property taxation.

**SB2335/HB2533**

Sponsors  
Category  
Summary

**Allowable acreage for property labeled as agricultural, forest, or open space land.**

Sen. Rose, Paul; Rep. Doggett, Clay

Taxes Property

Increases the amount of allowed acreage a person can place within one taxing jurisdiction from 1,500 to 5,000 acres. Also applies to owners of land classified as forest or open space. Broadly captioned.

Fiscal Note

(Dated February 17, 2020) Decrease Local Revenue Exceeds \$3,000,000/FY21-22 and Subsequent Years

Senate Status  
House Status

02/10/20 - Referred to Senate State & Local Government Committee.

03/05/20 - Set for House Agriculture & Natural Resources Subcommittee  
03/10/20.

Caption

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.

**SB2372/HB2453**

Sponsors  
Category  
Summary

**TACIR to study and make recommendations regarding privilege taxes on development.**

Sen. Reeves, Shane; Rep. Sparks, Mike

Taxes Business

Directs the TACIR to perform a study and make recommendations regarding privilege taxes on development, which are sometimes referred to impact fees, development taxes, or adequate facilities taxes.

Fiscal Note  
Senate Status  
House Status

(Dated February 7, 2020) NOT SIGNIFICANT

03/05/20 - Set for Senate Finance, Ways & Means Committee 03/10/20.

03/05/20 - Set for House Finance, Ways & Means Committee 03/10/20.

Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, relative to studies.

**SB2392/HB2060**

**Permanent mortgage loans for low income households.**

Sponsors  
Category  
Summary

Sen. Watson, Bo; Rep. Travis, Ron  
Property & Housing  
Allows the housing development agency to make and sell permanent mortgage loans, including federally insured mortgage loans for multifamily housing including mixed income developments including very low income households, low income households, and households of moderate income. Allows agency to purchase and take assignment of deeds of trust securing those notes evidencing permanent mortgage loans. Restricts the agency from making insured mortgage loans to qualified sponsors and developers of lower or moderate income residential housing.

Fiscal Note  
Senate Status  
House Status  
Caption

(Dated February 13, 2020) NOT SIGNIFICANT  
02/10/20 - Referred to Senate State & Local Government Committee.  
03/05/20 - Set for House Local Committee 03/11/20.  
AN ACT to amend Tennessee Code Annotated, Section 13-23-117, relative to the Tennessee housing development agency.

**SB2393/HB2566**

**Voting rights for owners of LLC that owns property in city.**

Sponsors  
Category  
Summary

Sen. Massey, Becky; Rep. Wright, Dave  
Campaigns & Lobbying  
Allows up to two owners of an LLC that owns property in a municipality to vote in the municipality's elections if a they provide for property voting rights. Broadly captioned.

Amendment  
Summary

Senate State & Local Government Committee amendment 1 (015351) deletes and rewrites all language after the enacting clause such that the only substantive change is authorizing members of an LLC that own property within a municipality to vote in that municipality's elections, rather than owners of the LLC.

Fiscal Note  
Senate Status  
House Status

(Dated February 14, 2020) NOT SIGNIFICANT  
03/05/20 - Set for Senate State & Local Government Committee 03/10/20.  
03/04/20 - Taken off notice in House Elections & Campaign Finance Subcommittee.

Caption

AN ACT to amend Tennessee Code Annotated, Title 2, Chapter 2, relative to voting rights.

**SB2428/HB2547**

**Real estate disclosure form - elevated radon levels.**

Sponsors  
Category  
Summary

Sen. Gilmore, Brenda; Rep. Potts, Jason  
Property & Housing  
Requires that the real estate disclosure form state whether residential real estate is located in a county identified by the EPA as having a high potential for elevated indoor radon levels. Also requires disclosure to contain language recommending that buyers obtain a radon test prior to closing.

Fiscal Note  
Senate Status  
House Status  
Caption

(Dated February 10, 2020) NOT SIGNIFICANT  
02/10/20 - Referred to Senate Commerce & Labor Committee.  
02/25/20 - Taken off notice in House Business Subcommittee.  
AN ACT to amend Tennessee Code Annotated, Title 66, relative to radon.

**SB2430/HB2449**

**Disclosures to purchasers of property.**

Sponsors  
Category  
Summary

Sen. Gilmore, Brenda; Rep. Beck, Bill  
Property & Housing  
Requires an owner or an owner's representative to inform a prospective buyer at or before closing on the sale of property if the road on which the property is located is private or public and who is responsible for its maintenance. Broadly captioned.



Fiscal Note (Dated February 18, 2020) NOT SIGNIFICANT  
Senate Status 03/05/20 - Set for Senate Commerce & Labor Committee 03/10/20.  
House Status 03/05/20 - Set for House Business Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 54; Title 55 and Title 66, relative to disclosures to purchasers of property.

**SB2436/HB2546**

**Notification of lead-based paint abatement.**

Sponsors Sen. Gilmore, Brenda; Rep. Potts, Jason  
Category Environment & Nature  
Summary Prohibits the commissioner of agriculture to require a person provide notice of the commencement of lead-based paint abatement activities more than seven days before beginning the abatement activities.

Fiscal Note (Dated February 6, 2020) NOT SIGNIFICANT  
Senate Status 03/04/20 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.  
House Status 03/05/20 - Set for House Agriculture & Natural Resources Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 6; Title 66, Chapter 5 and Title 68, relative to lead-based paint.

**SB2443/HB2544**

**Notice regarding termination of rental lease agreement.**

Sponsors Sen. Kyle, Sara; Rep. Potts, Jason  
Category Property & Housing  
Summary Requires a landlord to give a tenant 60 days' notice prior to the termination of a residential lease agreement.

Fiscal Note (Dated February 13, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate Commerce & Labor Committee.  
House Status 02/25/20 - Taken off notice in House Business Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 66, relative to residential leases.

**SB2445/HB2445**

**State-wide grant programs operated by THDA - eligibility.**

Sponsors Sen. Kyle, Sara; Rep. Hardaway, G.A.  
Category Property & Housing  
Summary Requires any state-wide grant program operated by THDA through the Tennessee housing trust fund allow for applicant homeowners to be considered eligible if they are up to date on property tax payments for the property to be assisted, or if they are making payments in accordance with a payment plan approved by local tax collecting authorities.

Fiscal Note (Dated February 18, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate State & Local Government Committee.  
House Status 03/05/20 - Set for House Property & Planning Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 23, relative to the Tennessee housing development agency.

**SB2451/HB1944**

**Licensing Independence for Future Tennesseans Act.**

Sponsors Sen. Roberts, Kerry; Rep. Daniel, Martin  
Category Professions & Licensure  
Summary Enacts the Licensing Independence for Future Tennesseans Act or LIFT Act. Authorizes a licensing authority to issue a license to practice if an applicant meets certain requirements including if the applicant holds a valid license in another state, they held the license in another state for at least one year prior to application, the other state required the application to pass an examination and the applicant does not have a disqualifying criminal history. Establishes other requirements for applicants and licensing authorities.

Fiscal Note (Dated February 7, 2020) NOT SIGNIFICANT  
Senate Status 03/05/20 - Set for Senate Commerce & Labor Committee 03/10/20.

House Status 03/05/20 - Set for House Business Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 62, Chapter 76 and Title 63, Chapter 1, relative to occupational licensing.

**SB2453/HB2348**

**Property designated as agricultural.**

Sponsors Sen. Roberts, Kerry; Rep. Helton, Esther  
Category Taxes Property  
Summary Extends, from March 1 to March 15, the deadline by which an owner of land may submit an application to the assessor of property for its classification to be designated as agricultural. Broadly captioned.  
Fiscal Note (Dated February 4, 2020) NOT SIGNIFICANT  
Senate Status 03/05/20 - Set for Senate State & Local Government Committee 03/10/20.  
House Status 03/05/20 - Set for House Property & Planning Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to property taxes.

**SB2476/HB2678**

**Report - broadband accessibility grant program.**

Sponsors Sen. Yager, Ken; Rep. Gant, Ron  
Category Economic Development  
Summary Requires the statutorily required report by the department of economic and community development on the status of grants under the broadband accessibility grant program, including progress toward increased access to and adoption of broadband services, by January 31 in any year in which grants are distributed under the program.  
Fiscal Note (Dated February 11, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate Commerce & Labor Committee.  
House Status 02/11/20 - Referred to House Utilities Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3, Part 7, relative to cooperatives providing video or broadband.

**SB2478/HB1799**

**Changes licensing requirements concerning the sale of alcoholic beverages.**

Sponsors Sen. Dickerson, Steven; Rep. Ramsey, Bob  
Category Professions & Licensure  
Summary Removes residency requirements for individuals applying for retail licenses for the sale of alcoholic beverages. Allows corporations to receive retail licenses from the commission unless an individual officer, director, or stockholder in the corporation has individually applied for such retail license. Prohibits persons owning stock from having interest as partner or otherwise in any business licensed to distribute alcohol.  
Fiscal Note (Dated February 22, 2020) NOT SIGNIFICANT  
Senate Status 03/05/20 - Set for Senate State & Local Government Committee 03/10/20.  
House Status 03/05/20 - Set for House State Committee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Section 57-3-204, relative to residency requirements.

**SB2510/HB2092**

**Allows metropolitan governments to use surplus revenue for county purposes.**

Sponsors Sen. Dickerson, Steven; Rep. Jernigan, Darren  
Category Local Government  
Summary Removes requirement that surplus revenue retained by the metropolitan government only be used as a reserve fund for future debt service requirements and instead allows surplus to be used for any county purposes. Broadly captioned.

Fiscal Note (Dated February 20, 2020) Other Fiscal Impact A permissive shift in surplus revenues up to \$3,020,600 within Davidson County from debt service to other county purposes.

Senate Status 03/05/20 - Set for Senate Finance Revenue Subcommittee 03/11/20.  
House Status 02/11/20 - Referred to House Cities & Counties Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 4, Part 2, relative to privilege taxes.

**SB2516/HB1627**      **Property purchased at tax sale conveyed to veteran under certain conditions.**

Sponsors Sen. Dickerson, Steven; Rep. Parkinson, Antonio  
Category Taxes Property  
Summary Permits property purchased at a tax sale by the state, a county, a municipality of the state, or a county and a municipality to be conveyed to a veteran if the veteran provides documentation verifying the veteran's income does not exceed \$150,000 per year and agrees to bring the property into compliance with all applicable local building codes and ordinances within 12 months of acquiring the property. Waives property taxes on the conveyed property for up to 12 months and provides various restrictions on the use of the property by the veteran.

Amendment Summary House Property & Planning Subcommittee amendment 1 (014725) rewrites the bill to establish the "Veterans Stability Act of Tennessee." Allows the state, a county, a municipality, or a county and a municipality to purchase land at a tax sale and convey the property to a land bank created under the Tennessee Local Land Bank Program. This bill permits the land bank to convey the property to a veteran who meets certain conditions, including being a resident of the county where the land is located for a minimum period of a year and providing documentation verifying that the veteran's income does not exceed \$150,000 per year. Specifies that if the veteran fails to comply with the agreement entered into pursuant to this section that the interest in the property shall revert back to the land bank that conveyed the property to the veteran. Specifies that any improvements made to the property by the veteran shall be forfeited. Allows the land bank to be awarded court costs and attorney's fees in any action to reacquire the property.

Fiscal Note (Dated January 30, 2020) Other Fiscal Impact Due to multiple unknown factors the precise timing and impact to local government revenue cannot reasonably be determined; however any impact on local revenue is considered permissive.

Senate Status 02/10/20 - Referred to Senate State & Local Government Committee.  
House Status 03/05/20 - Set for House Local Committee 03/11/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to real property.

**SB2547/HB2664**      **Reporting by the Tennessee advisory commission on intergovernmental relations.**

Sponsors Sen. Jackson, Ed; Rep. Grills, Rusty  
Category Utilities  
Summary Requires the Tennessee advisory commission on intergovernmental relations post their report on the impact on deployment of broadband for public viewing on the commission's website by January 1, 2021. Broadly captioned.

Fiscal Note (Dated February 6, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate Commerce & Labor Committee.  
House Status 02/10/20 - Caption bill held on House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 13; Title 65; Title 66 and Title 67, relative to internet services.

**SB2563/HB2372**      **Reduces days following a judgement before a writ of possession can be issued regarding forcible entry or detainer.**

Sponsors      Sen. Southerland, Steve; Rep. Faison, Jeremy  
Category      Judiciary  
Summary      Reduces the number of days following a judgement before an execution or writ of possession can be issued against a defendant for forcible entry or detainer from ten days to two days. Broadly captioned.

Fiscal Note      (Dated February 8, 2020) NOT SIGNIFICANT  
Senate Status      02/10/20 - Referred to Senate Judiciary Committee.  
House Status      02/10/20 - Referred to House Business Subcommittee.  
Caption      AN ACT to amend Tennessee Code Annotated, Title 13; Title 27; Title 29 and Title 66, relative to landlord and tenant.

**SB2582/HB2142**      **Renting or selling residential or commercial units below market rates.**

Sponsors      Sen. Yarbro, Jeff; Rep. Love Jr., Harold  
Category      Local Government  
Summary      Removes restrictions on Nashville-Davidson County when renting or selling residential or commercial units below market rates.

Fiscal Note      (Dated February 18, 2020) NOT SIGNIFICANT  
Senate Status      02/10/20 - Referred to Senate State & Local Government Committee.  
House Status      03/05/20 - Set for House Property & Planning Subcommittee 03/10/20.  
Caption      AN ACT to amend Tennessee Code Annotated, Section 66-35-102, relative to metropolitan governments.

**SB2593/HB2785**      **Contested case hearing where a declaratory order is issued.**

Sponsors      Sen. Niceley, Frank; Rep. Rudder, Iris  
Category      Government Regulation  
Summary      Removes the limitation that only the chancery court of Davidson County is authorized to review a contested case hearing where a declaratory order is issued.

Fiscal Note      (Dated February 9, 2020) NOT SIGNIFICANT  
Senate Status      02/10/20 - Referred to Senate Government Operations Committee.  
House Status      02/10/20 - Caption bill held on House clerk's desk.  
Caption      AN ACT to amend Tennessee Code Annotated, Title 4, relative to the Uniform Administrative Procedures Act.

**SB2594/HB2825**      **Requires an agency to repeal an old rule in order to implement a new rule.**

Sponsors      Sen. Niceley, Frank; Rep. Grills, Rusty  
Category      Government Regulation  
Summary      Requires an agency that promulgates a new permanent rule to identify and repeal one existing permanent rule.

Fiscal Note      (Dated February 9, 2020) Other Fiscal Impact Repeal of permanent rules of agencies will result in an unknown impact to federal funding, state expenditures, and state revenue. Due to multiple unknown factors, a precise impact on state government cannot reasonably be determined.

Senate Status      02/10/20 - Referred to Senate Government Operations Committee.  
House Status      03/02/20 - Taken off notice in House Government Operations Committee.  
Caption      AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 5, relative to the promulgation of rules.

**SB2624/HB2541**      **Time for completion of board action.**

Sponsors      Sen. Swann, Art; Rep. Powers, Dennis  
Category      Taxes Property

Summary Removes reference to previously repealed statute in section regarding time for completion of board action. Broadly captioned.  
Fiscal Note (Dated February 6, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate State & Local Government Committee.  
House Status 02/11/20 - Referred to House Property & Planning Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to property taxes.

**SB2631/HB2805 Exemption from rules or policies by members of board or commission.**

Sponsors Sen. White, Dawn; Rep. Terry, Bryan  
Category Government Regulation  
Summary Prohibits any board, commission, council, committee, authority, task force, or other similar multi-member governmental entity created by statute and subject to review to promulgate rules, adopt policies or guidelines, or issue statements that exempt members of the entities from the requirements of such rules, policies, guidelines, or statements solely by virtue of their status as members of such entities.  
Fiscal Note (Dated February 18, 2020) NOT SIGNIFICANT  
Senate Status 03/05/20 - Set for Senate State & Local Government Committee 03/10/20.  
House Status 03/05/20 - Set for House State Committee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29, Part 1, relative to state agencies.

**SB2647/HB2837 Board of directors of a condominium unit owners' association - meeting notice.**

Sponsors Sen. Reeves, Shane; Rep. Farmer, Andrew  
Category Property & Housing  
Summary Changes from not less than 10 or more than 60 days to not less than 15 or more than 45 days the period in which the secretary, or other officer, of the board of directors of a condominium unit owners' association must give notice to unit owners of a meeting of the association. Broadly captioned.  
Fiscal Note (Dated February 8, 2020) NOT SIGNIFICANT  
Senate Status 02/10/20 - Referred to Senate Commerce & Labor Committee.  
House Status 03/05/20 - Set for House Property & Planning Subcommittee 03/10/20.  
Caption AN ACT to amend Tennessee Code Annotated, Title 45 and Title 66, relative to associations of residential owners.

**SB2663/HB2776 Redefines terms to promote single-family housing development.**

Sponsors Sen. Crowe, Rusty; Rep. Holsclaw, Jr., John  
Category Property & Housing  
Summary Includes incentives that promote the development of single-family housing, for purposes of laws governing projects by industrial development corporations and contributions to industrial development corporations by municipalities in the terms "economic development" and "project."  
Amendment House Local Committee amendment 1 (014975) removes tier 3 counties from the bill.  
Summary  
Fiscal Note (Dated February 14, 2020) NOT SIGNIFICANT  
Senate Status 03/05/20 - Set for Senate Commerce & Labor Committee 03/10/20.  
House Status 03/04/20 - House Local Committee recommended with amendment 1 (014975). Sent to House Calendar & Rules.  
Caption AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 54 and Title 7, Chapter 53, relative to housing incentives.

**SB2668/HB2813 Authority of landowners' riparian water rights.**

Sponsors	Sen. Gresham, Dolores; Rep. Halford, Curtis
Category	Local Government
Summary	Restricts home rule municipalities or counties operating under a county charter form of government from exercising authority over landowner riparian water rights and reasonable use for water to which a landowner has a riparian water right. Broadly captioned.
Fiscal Note	(Dated February 28, 2020) Other Fiscal Impact To the extent an applicable locality currently regulates riparian water rights through licensing fees, removal of such regulation will result in an unknown, recurring decrease in local revenue.
Senate Status	03/04/20 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.
House Status Caption	02/11/20 - Referred to House Agriculture & Natural Resources Subcommittee. AN ACT to amend Tennessee Code Annotated, Title 69, Chapter 10 and Title 69, Chapter 3, relative to water.