

RAMSEY FARRAR & BATES

TENNESSEE REALTORS® BILL REPORT

Constitutional amendment - limiting amount of non-economic and punitive damages.

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.
Position Support

Constitutional amendment - property tax relief for owners of historic properties.

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.
Position Monitor

UAPA - government operations committee to review an agency's statements, orders.

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House Status 01/30/20 - Withdrawn in House.
Position Monitor

Constitutional amendment - property tax relief for owners of real property.

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.
Position Oppose

Posting tax information on county websites.

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.
Amendment House Property & Planning Subcommittee amendment 1 (016285) rewrites the bill. For the period
Summary between June 1, 2020 and May 31, 2026, authorizes counties that have a metropolitan government to enact an impact fee on development, or a privilege tax on development, provided that the county experienced a seven percent or more increase in population over the period from the year 2011-2015 or over a subsequent four-year period.
Fiscal Note (Dated February 1, 2020) NOT SIGNIFICANT
Senate Status 02/10/20 - Referred to Senate State & Local Government Committee.
House Status 03/10/20 - Failed in House Property & Planning Subcommittee after adopting amendment 1 (016285).
Position Monitor

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 03/11/20 - Senate Transportation & Safety Committee deferred to next available calendar.
House Status 06/03/20 - Taken off notice in House Finance, Ways & Means Subcommittee.
Position Support

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.
Position Monitor

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 03/12/20 - Set for Senate Commerce & Labor Committee 03/17/20.
House Status 03/10/20 - Taken off notice in House Property & Planning Subcommittee.
Position Monitor

Requires broadband internet services in state parks.

Sponsors Sen. Akbari, Raumesh; Rep. Cooper, Barbara
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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 03/10/20 - Failed in House Agriculture & Natural Resources Subcommittee after adopting amendment 1 (016708).
Position Monitor

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 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 06/09/20 - Taken off notice in House Government Operations Committee.
Position Monitor

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.
Position Monitor

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 03/12/20 - Set for Senate State & Local Government Committee 03/17/20.
House Status 03/10/20 - Taken off notice in House Property & Planning Subcommittee.
Position Monitor

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.
Position Support

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

Sponsors Sen. Kyle, Sara; Rep. Thompson, Dwayne
Category Taxes Property
Summary Requires the assessor of property to notify the county or municipal tax collector of a revised or corrected assessment. Broadly captioned.
Amendment Summary House Property & Planning Subcommittee amendment 1 (015969) rewrites the bill. Provides that if commercial and industrial tangible personal property is destroyed, demolished, or substantially damaged as a result of a disaster certified by FEMA is replaced or restored by September 1, the annual assessment of the property in a FEMA certified county must be prorated for the actual time between the destruction and restoration.
Fiscal Note (Dated February 8, 2020) NOT SIGNIFICANT
Senate Status 02/10/20 - Referred to Senate State & Local Government Committee.
House Status 06/03/20 - Taken off notice in House Local Committee.
Position Monitor

Requires certain landlords to offer security deposit alternatives to tenants.

Sponsors Sen. Yarbro, Jeff; Rep. Beck, Bill
Category Property & Housing
Summary 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 depot. 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 (Dated February 13, 2020) NOT SIGNIFICANT
Senate Status 03/12/20 - Set for Senate Commerce & Labor Committee 03/17/20.
House Status 05/28/20 - Taken off notice in House Business Subcommittee.
Position Oppose

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

Sponsors Sen. Johnson, Jack; Rep. Gant, Ron
Category Construction
Summary 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.
Amendment Summary Senate amendment 2 (018153) deletes all language after the enacting clause. Makes various technical changes related to prime and remote contractors. Specifies that any state, any department, board, or agency thereof, all counties and municipalities, and any other subdivision of the state construction contracts on any project that fails to provide for the withholding of retainage is not an offense. Specifies that if the party withholding the retained funds fails to deposit the funds into an escrow account that the payment of \$300 per day is considered damages, not a penalty. Deletes applicability to the state, any department, board, or agency thereof, and all counties and municipalities. Outlines various requirements regarding remedies for delinquent payment or nonpayment under the Prompt Pay Act, Tennessee Code Annotated Title 66 Chapter 34. Specifies that equitable relief may not be sought against the person holding the retainage as an escrow agent and that person bears no liability for the nonpayment of the retainage. Senate amendment 1 (018183) makes a grammatical change to a present law section of the Prompt Pay Act to clarify that the requirement for payment of retainage within 90 days of certain events is a requirement and not a proviso.
Fiscal Note (Dated February 8, 2020) NOT SIGNIFICANT
Senate Status 06/10/20 - Senate passed with amendment 2 (018153) and amendment 1 (018183).
House Status 06/16/20 - House passed.
Executive Status 06/23/20 - Signed by governor.
Position Monitor

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 02/11/20 - Referred to House Agriculture & Natural Resources Subcommittee.
Position Support

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 Summary Senate Commerce & Labor Committee amendment 1, House amendment 1 (014975) deletes and rewrites all language after the enacting clause such that the only substantive change limits application to only tier 4 counties.
Fiscal Note (Dated February 14, 2020) NOT SIGNIFICANT
Senate Status 03/10/20 - Senate Commerce & Labor Committee recommended with amendment 1 (014975). Sent to Senate Finance.
House Status 06/01/20 - House passed with amendment 1 (014975), which deletes and rewrites all language after the enacting clause such that the only substantive change limits application to only tier 4 counties.
Position Support

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 03/12/20 - Set for Senate Commerce & Labor Committee 03/17/20.
House Status 03/10/20 - Taken off notice in House Property & Planning Subcommittee.
Position Monitor

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 03/16/20 - Re-referred to Senate Calendar Committee.
House Status 06/01/20 - House passed.
Position Monitor

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.
Position Monitor

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 06/09/20 - Taken off notice in House Government Operations Committee.
Position Oppose

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.
Amendment Summary House amendment 1 (018376) deletes and rewrites all language after the enacting clause such that the substantive change is adding language to the bill that authorizes the Joint Government Operations Committee (Committee) to request an agency to repromulgate a rule that has been in existence for eight or more years or to repeal a rule deemed obsolete by the Committee. Authorizes the Committee to vote to request to suspend the agency's rulemaking authority for any reasonable period of time if the agency fails to repromulgate the rule. Effective October 1, 2020. Establishes that all rules filed with the Secretary of State on or after July 1, 2020 expire eight years from their effective date.
Fiscal Note (Dated February 9, 2020) NOT SIGNIFICANT
Senate Status 02/10/20 - Referred to Senate Government Operations Committee.
House Status 06/16/20 - House passed with amendment 1 (018376), which deletes and rewrites all language after the enacting clause such that the substantive change is adding language to the bill that authorizes the Joint Government Operations Committee (Committee) to request an agency to repromulgate a rule that has been in existence for eight or more years or to repeal a rule deemed obsolete by the Committee. Authorizes the Committee to vote to request to suspend the agency's rulemaking authority for any reasonable period of time if the agency fails to repromulgate the rule. Effective October 1, 2020. Establishes that all rules filed with the Secretary of State on or after July 1, 2020 expire eight years from their effective date.
Position Support

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 06/02/20 - Senate State & Local Government Committee deferred to 12/01/20.
House Status 06/03/20 - Taken off notice in House Local Committee.
Position Oppose

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 03/12/20 - Set for Senate Judiciary Committee 03/17/20.

House Status 02/10/20 - Referred to House Business Subcommittee.

Position Monitor

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.

Position Monitor

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 Local Committee amendment 1 (016436) deletes and rewrites all language after the enacting clause such that the substantive changes: (1) authorize the state, counties, and municipalities to convey property purchased at a delinquent tax sale to a local land bank; (2) authorize a local land bank to convey such property to an eligible veteran for a minimum consideration of up to \$100; (3) add a minimum residence requirement a veteran must meet in order to be eligible for conveyance; (4) lower, from \$150,000 to \$75,000 maximum income requirements of veterans for eligibility purposes; (5) remove the mandatory waiver on property taxes applied to any property conveyed to a veteran; (6) decrease, from two to one, the number of properties which a veteran may receive per conveyance; (7) increase, from one to five years, the length of time within which a veteran may request conveyance of property; (8) require a veteran to occupy conveyed property for a minimum of five years ; (9) authorize the veteran to continue use, rent, resell, or donate the property after five years of occupancy by the veteran; and (10) require interest in the property, including any improvements, to revert back to the local land bank if the veteran fails to comply with the conditions of conveyance, with the local land bank eligible to receive reimbursement for court costs and attorneys' fees.

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 03/11/20 - Failed in House Local Committee after adopting amendment 1 (016436).

Position Monitor

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 03/11/20 - Taken off notice in Senate Finance Revenue Subcommittee.
House Status 02/11/20 - Referred to House Cities & Counties Subcommittee.
Position Monitor

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 03/16/20 - Re-referred to Senate Calendar Committee.
House Status 06/03/20 - Held on House clerk's desk.
Position Monitor

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.
Position Support

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.

Amendment Summary Senate State & Local Government Committee amendment 1, House Property & Planning Subcommittee amendment 1 (015032) rewrites the bill. The only substantive change to the original bill removes certain real property assessments which are under appeal before the State Board of Equalization from eligibility for equalization.

Fiscal Note (Dated February 4, 2020) NOT SIGNIFICANT
Senate Status 06/03/20 - Senate Government Operations Committee deferred to summer study.
House Status 06/03/20 - Taken off notice in House Local Committee.
Position Monitor

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 03/12/20 - Set for Senate Commerce & Labor Committee 03/17/20.
House Status 03/10/20 - Taken off notice in House Business Subcommittee.

Position Oppose

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 06/03/20 - Taken off notice in House Local Committee.
Position Monitor

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.
Position Oppose

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 03/10/20 - Taken off notice in House Agriculture & Natural Resources Subcommittee.
Position Oppose

Disclosures to purchasers of property.

Sponsors Sen. Gilmore, Brenda; Rep. Beck, Bill
Category Property & Housing
Summary 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 03/12/20 - Set for Senate Commerce & Labor Committee 03/17/20.
House Status 05/28/20 - Taken off notice in House Business Subcommittee.
Position Oppose

Real estate disclosure form - elevated radon levels.

Sponsors Sen. Gilmore, Brenda; Rep. Potts, Jason
Category Property & Housing
Summary 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 (Dated February 10, 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.
Position Oppose

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

Sponsors Sen. Massey, Becky; Rep. Wright, Dave
Category Campaigns & Lobbying
Summary 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 Senate State & Local Government Committee amendment 1 (015351) deletes and rewrites all
Summary 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 (Dated February 14, 2020) NOT SIGNIFICANT
Senate Status 03/12/20 - Set for Senate State & Local Government Committee 03/17/20.
House Status 03/04/20 - Taken off notice in House Elections & Campaign Finance Subcommittee.
Position Monitor

Permanent mortgage loans for low income households.

Sponsors Sen. Watson, Bo; Rep. Travis, Ron
Category Property & Housing
Summary 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 (Dated February 13, 2020) NOT SIGNIFICANT
Senate Status 02/10/20 - Referred to Senate State & Local Government Committee.
House Status 05/29/20 - Taken off notice in House Calendar & Rules Committee.
Position Monitor

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

Sponsors Sen. Reeves, Shane; Rep. Sparks, Mike
Category Taxes Business
Summary 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 (Dated February 7, 2020) NOT SIGNIFICANT
Senate Status 03/12/20 - Set for Senate Finance, Ways & Means Committee 03/17/20.
House Status 03/10/20 - House Finance, Ways & Means Committee recommended. Sent to House Calendar & Rules.
Position Monitor

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

Sponsors Sen. Rose, Paul; Rep. Doggett, Clay
Category Taxes Property
Summary 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.
Amendment House Agriculture & Natural Resources Subcommittee amendment 1 (016714) reduces from
Summary 5,000 to 3,000 the number of acres that would be given the provision of being categorized as Greenbelt acres in the state of Tennessee.
Fiscal Note (Dated February 17, 2020) Decrease Local Revenue Exceeds \$3,000,000/FY21-22 and
Subsequent Years
Senate Status 02/10/20 - Referred to Senate State & Local Government Committee.
House Status 06/02/20 - Taken off notice in House Agriculture & Natural Resources Committee.
Position Monitor

Exempts certain programs from property taxes.

Sponsors Sen. Kyle, Sara; Rep. Lamar, London

Category Taxes Property
Summary 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 (Dated February 18, 2020) NOT SIGNIFICANT
Senate Status 02/10/20 - Referred to Senate State & Local Government Committee.
House Status 03/03/20 - House Property & Planning Subcommittee deferred to summer study.
Position Monitor

UAPA - rulemaking hearings by state agencies.

Sponsors Sen. Roberts, Kerry; Rep. Daniel, Martin
Category Government Regulation
Summary Requires state agencies to hold rulemaking hearings when promulgating proposed administrative rules that may affect a person's rights.
Amendment 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 (Dated February 7, 2020) NOT SIGNIFICANT
Senate Status 03/12/20 - Set for Senate Government Operations Committee 03/18/20.
House Status 03/05/20 - House passed with amendment 1 (015163).
Position Monitor

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).
Position Monitor

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.
Fiscal Note (Dated March 13, 2020) Increase State Revenue \$65,800/FY20-21 and Subsequent Years/ Historical Commission Decrease State Revenue \$20,177,700/FY22-23/General Fund \$28,825,300/FY23-24/General Fund \$34,590,300/FY24-25 and Subsequent Years/ General Fund Increase State Expenditures \$65,800/FY20-21 and Subsequent Years/ Historical Commission Decrease Local Revenue - \$822,300/FY22-23 \$1,174,700/FY23-24 \$1,409,700/FY24-25 and Subsequent Years Other Fiscal Impact Secondary economic impacts may occur as a result of this bill. However, due to multiple unknown factors, fiscal impacts directly attributable to such secondary economic impacts cannot be quantified with reasonable certainty.
Senate Status 03/12/20 - Set for Senate Commerce & Labor Committee 03/17/20.
House Status 02/10/20 - Caption bill held on House clerk's desk.
Position Support

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.
Position Monitor

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.

Amendment House amendment 1 (014892) deletes and rewrites language of the original bill such that the only substantive change is establishing that specific rules under Austin Peay State University (APSU) previously filed with the SOS will expire on the effective date of this legislation. Senate amendment 1 (017375) removes the change made by House Amendment #1.
Summary

Fiscal Note (Dated February 24, 2020) NOT SIGNIFICANT
Senate Status 03/19/20 - Senate passed with amendment 1 (017375).
House Status 03/19/20 - House concurred in Senate amendment 1 (017375).
Executive Status 04/06/20 - Enacted as Public Chapter 0653 effective April 2, 2020.
Position Monitor

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 03/10/20 - Taken off notice in House Department & Agencies Subcommittee.
Position Monitor

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 06/01/20 - House passed.
Position Monitor

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.)
Amendment Summary	House amendment 1 (017786) deletes and rewrites all language after the enacting clause such that the substantive changes: (1) add language regarding distributions to beneficiaries of certain trusts; (2) add civil law equivalents of trusts to the definition of "person" as governed under the Tennessee Uniform Trust Code and the Tennessee Investment Services Act of 2007; (3) decrease, from two to one and a half years, the length of time a creditor has to commence action for certain claims; and (4) change the effective date from upon becoming law to October 1, 2020.
Fiscal Note	(Dated March 4, 2020) NOT SIGNIFICANT
Senate Status	03/12/20 - Set for Senate Judiciary Committee 03/17/20.
House Status	06/03/20 - House passed with amendment 1 (017786), which deletes and rewrites all language after the enacting clause such that the substantive changes: (1) add language regarding distributions to beneficiaries of certain trusts; (2) add civil law equivalents of trusts to the definition of "person" as governed under the Tennessee Uniform Trust Code and the Tennessee Investment Services Act of 2007; (3) decrease, from two to one and a half years, the length of time a creditor has to commence action for certain claims; and (4) change the effective date from upon becoming law to October 1, 2020.
Position	Monitor

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 or 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.
Position	Monitor

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	03/12/20 - Set for Senate Commerce & Labor Committee 03/17/20.
House Status	06/03/20 - Taken off notice in House Commerce Committee.
Position	Monitor

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	03/12/20 - Set for Senate Judiciary Committee 03/17/20.
House Status	06/15/20 - House Calendar & Rules Committee deferred to last calendar.
Position	Monitor

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 05/27/20 - Taken off notice in House Constitutional Protections & Sentencing Subcommittee.
Position Monitor

Final orders concerning water quality permitting.

Sponsors Sen. Southerland, Steve; Rep. Zachary, Jason
Category Environment & Nature
Summary Reduces from five to three days the amount of time within which final orders concerning water quality permitting must be published on the department of environment and conservation website. 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. House amendment 1 (017688) deletes all language after the enacting clause. Prohibits the TDEC from requiring any permit, inspection, or review or approval of plans for the construction, installation, or modification of any land application system authorized pursuant to Tenn. Code Ann. Â§ 69-3-105(l).
Fiscal Note (Dated February 10, 2020) NOT SIGNIFICANT
Senate Status 03/12/20 - Re-referred to Senate Calendar Committee.
House Status 06/10/20 - House passed with amendment 1 (017688), which deletes all language after the enacting clause. Prohibits the TDEC from requiring any permit, inspection, or review or approval of plans for the construction, installation, or modification of any land application system authorized pursuant to Tenn. Code Ann. Â§ 69-3-105(l).
Position Monitor

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.
Position Monitor

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.
Amendment Summary House Property & Planning Subcommittee amendment 1 (016607) rewrites the bill. Requires a public hearing to be held at least 45 days prior to a county legislative body adopting an amendment or zoning ordinance in a county legislative meeting.

Fiscal Note (Dated February 20, 2020) Increase Local Expenditures Exceeds \$30,000/FY20-21 and Subsequent Years*
Senate Status 03/12/20 - Set for Senate State & Local Government Committee 03/17/20.
House Status 03/10/20 - Failed in House Property & Planning Subcommittee after adopting amendment 1 (016607).
Position Murfreesboro: Oppose; Realtors: Monitor

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 03/12/20 - Set for Senate Government Operations Committee 03/18/20.
House Status 05/27/20 - Taken off notice in House State Committee.
Position Support

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 06/18/20 - House passed.
Executive Status 06/18/20 - Sent to the speakers for signatures.
Position Monitor

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 03/12/20 - House passed.
Executive Status 03/25/20 - Enacted as Public Chapter 0606 effective July 1, 2020.
Position Support

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

Fiscal Note the commissioner to collect a fee for the application. Specifies other requirements for regulatory
Senate Status innovation waivers (11 pp.).Part of Administration Package.
House Status (Dated February 27, 2020) NOT SIGNIFICANT
Position 03/12/20 - Set for Senate Commerce & Labor Committee 03/17/20.
05/28/20 - Taken off notice in House Business Subcommittee.
Monitor

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 03/24/20 - Enacted as Public Chapter 0579 effective July 1, 2020.
Position Monitor

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.
Fiscal Note (Dated March 7, 2020) NOT SIGNIFICANT
Senate Status 03/12/20 - Set for Senate Commerce & Labor Committee 03/17/20.
House Status 05/28/20 - Taken off notice in House Business Subcommittee.
Position Oppose

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 03/10/20 - Taken off notice in Senate Commerce & Labor Committee.
House Status 03/05/20 - Withdrawn in House.
Position Monitor

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 Senate amendment 1 (015949) rewrites this bill to require the department of environment and
Summary conservation to grant or deny an application for a subsurface sewage disposal system within 45 days or receiving all information necessary to make such a determination. If the department cannot make a determination within 45 days, this amendment requires the department to refund the application fee. If the commissioner of environment and conservation denies an application,

the application must include a clear, written explanation for the denial with citations to relevant legal authority for the denia

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 03/09/20 - Senate passed with amendment 1 (015949).

House Status 06/10/20 - House passed.

Executive Status 06/23/20 - Signed by governor.

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.

Amendment Summary House Business Subcommittee amendment 1 (016838) deletes and replaces all language after the enacting clause such that the only substantive changes (1) delete requirement that each homeowner's association in the state annually report list naming all property owners who are members of the homeowners' association showing which members are delinquent in the payment of any dues owed to the homeowners' association and permit access to common area property controlled by the homeowners' association to any person in possession of written permission to enter the property from a property owner and member of the homeowners' association and (2) make changes to the requirements of bylaws for homeowner's association.

Fiscal Note (Dated February 28, 2020) NOT SIGNIFICANT

Senate Status 03/12/20 - Set for Senate Commerce & Labor Committee 03/17/20.

House Status 06/03/20 - Taken off notice in House Commerce Committee.

Position Monitor

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.

Position Monitor

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.

Amendment Summary House State Committee amendment 1 (015027) deletes and rewrites all language after the enacting clause such that the only substantive changes are: (1) authorizes an agency to use its reserve fund if the agency did not collect fees sufficient to operate in the two most recent fiscal years, rather than the current fiscal year; (2) requires an agency to provide the Commissioner of the department of which the agency is administratively attached and the Joint Government Operations Committee, a five-year historical profile and a five-year projection of the agency's revenues and expenses; and (3) establishes that an agency is only authorized to use revenue

funds to reimburse itself for non-recurring expenses, such as hardware and software, equipment, audit, vehicles, and legal expenses.

Fiscal Note (Dated February 16, 2020) NOT SIGNIFICANT
Senate Status 03/12/20 - Set for Senate Finance, Ways & Means Committee 03/17/20.
House Status 06/17/20 - House Calendar & Rules Committee deferred to last calendar.
Position Support

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 03/16/20 - Re-referred to Senate Calendar Committee.
House Status 05/27/20 - Taken off notice in House Constitutional Protections & Sentencing Subcommittee.
Position Monitor

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 03/10/20 - Taken off notice in Senate Judiciary Committee.
House Status 03/10/20 - Taken off notice in House Constitutional Protections & Sentencing Subcommittee.
Position Monitor

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.
Fiscal Note (Dated May 8, 2020) Other Fiscal Impact The extent of any increase in local expenditures associated with increased contract costs cannot be determined but is considered permissive.
Senate Status 02/06/20 - Referred to Senate Commerce & Labor Committee.
House Status 02/05/20 - Referred to House Business Subcommittee.
Position Monitor

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.

Amendment
Summary

House amendment 1 (016133) deletes and replaces all language after the enacting clause such that the only substantive changes (1) add that the exemption form must be signed and filed at the property owner's expense (2) add that a buyer of the property who suffers damages from a person violating this law has a cause of action against the violator and the court may award reasonable attorney fees and costs if the buyer prevails, (3) delete the addition to the list questions on the Tennessee Residential Property Condition Disclosure form, (4) delete requirement that prior to entering into a contract with a buyer, the seller must disclose whether there has ever been a Disclosure Statement and Notice of Non-licensed Owner's Intent to Build form, and (5) add that the owner of a property for which a Disclosure Statement and Notice of Non-licensed Owner's Intent to Build form was filed may remove the form not less than four years after the date a certificate of occupancy was issued and establishes a process for removal.

Fiscal Note
Senate Status
House Status

(Dated February 25, 2020) NOT SIGNIFICANT

06/03/20 - Senate Commerce & Labor Committee deferred to 12/01/20.

06/09/20 - House passed with amendment 1 (016133), which deletes and replaces all language after the enacting clause such that the only substantive changes (1) add that the exemption form must be signed and filed at the property owner's expense (2) add that a buyer of the property who suffers damages from a person violating this law has a cause of action against the violator and the court may award reasonable attorney fees and costs if the buyer prevails, (3) delete the addition to the list questions on the Tennessee Residential Property Condition Disclosure form, (4) delete requirement that prior to entering into a contract with a buyer, the seller must disclose whether there has ever been a Disclosure Statement and Notice of Non-licensed Owner's Intent to Build form, and (5) add that the owner of a property for which a Disclosure Statement and Notice of Non-licensed Owner's Intent to Build form was filed may remove the form not less than four years after the date a certificate of occupancy was issued and establishes a process for removal.

Position

Monitor

Real property in trust.

Sponsors
Category
Summary

Sen. Stevens, John; Rep. Garrett, Johnny

Estates & Trusts

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
Senate Status
House Status
Position

(Dated February 18, 2020) NOT SIGNIFICANT

03/12/20 - Set for Senate Judiciary Committee 03/17/20.

06/02/20 - Taken off notice in House Judiciary Committee.

Support

Notice of construction to install utility services.

Sponsors
Category
Summary

Sen. Stevens, John; Rep. Todd, Chris

Utilities

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 providers' expense.

Fiscal Note
Senate Status
House Status
Position

(Dated February 10, 2020) NOT SIGNIFICANT

02/03/20 - Referred to Senate Commerce & Labor Committee.

02/26/20 - Failed in House Utilities Subcommittee.

Monitor

Time period for filing small estate affidavit.

Sponsors
Category
Summary

Sen. Stevens, John; Rep. Carter, Mike

Estates & Trusts

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 05/27/20 - Taken off notice in House Children & Families Subcommittee.
Position Monitor

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.

Amendment Summary House Business Subcommittee amendment 1 (016120) deletes all language after the enacting clause so the substantive changes are: 1) authorizes a place of public accommodation to request the removal of a service animal if it is out of control or not housebroken; 2) restricts a place of public accommodation from making inquiries about a person's disability or from requesting the service animal demonstrate a task, and restricts inquiries of animal's status as a service animal when owner's disability is readily apparent; 3) establishes violations as a Class C misdemeanor. (Dated January 17, 2020) NOT SIGNIFICANT

Fiscal Note (Dated January 17, 2020) NOT SIGNIFICANT
Senate Status 03/11/20 - Senate Health & Welfare Committee deferred to next available calendar.
House Status 06/03/20 - Taken off notice in House Commerce Committee.
Position Support

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.
Position Monitor

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 Summary House amendment 1 (015161) deletes all language 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. (Dated January 30, 2020) NOT SIGNIFICANT

Fiscal Note (Dated January 30, 2020) NOT SIGNIFICANT
Senate Status 06/02/20 - Senate State & Local Government Committee deferred to 12/01/20.
House Status 06/02/20 - House passed with amendment 1 (015161), which deletes all language 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.

Position

Monitor

Performing work without a license or required certification.

Sponsors
Category
Summary

Sen. Bowling, Janice; Rep. Daniel, Martin
Professions & Licensure
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.).

Fiscal Note

(Dated May 4, 2020) Other Fiscal Impact Multiple state agencies will experience a substantial decrease in licensure and civil penalty revenue and a significant increase in expenditures for lawsuits, loss of federal funding, and additional staff for consumer complaints and investigations for unlicensed activity; however, a precise impact on state or local government on cannot be determined with any reasonable certainty.

Senate Status
House Status
Position

01/30/20 - Referred to Senate Commerce & Labor Committee.
01/31/20 - Referred to House Business Subcommittee.
Oppose

Sale or termination of business - notification to local assessor.

Sponsors
Category
Summary

Sen. Lundberg, Jon; Rep. Hicks, Gary
Taxes Property
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.

Amendment
Summary

House Property & Planning Subcommittee amendment 1 (016215) rewrites the bill. If renting out a timeshare unit subjects the property to both commercial and residential sub classifications, then the assessor shall allocate as commercial only the percentage of use subjected to the sales tax during the previous year.

Fiscal Note
Senate Status
House Status

(Dated January 28, 2020) NOT SIGNIFICANT
03/12/20 - Set for Senate State & Local Government Committee 03/17/20.
03/10/20 - Failed in House Property & Planning Subcommittee after adopting amendment 1 (016215).

Position

Monitor

Easements on private property.

Sponsors
Category
Summary

Sen. Gardenhire, Todd; Rep. Carter, Mike
Transportation General
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
Summary

House amendment 1 (014786) deletes and replaces all language after the 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
Senate Status
House Status
Executive Status

(Dated February 1, 2020) NOT SIGNIFICANT
06/08/20 - Senate passed.
03/02/20 - House passed with amendment 1 (014786).
06/22/20 - Signed by governor.

Position Monitor

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.
Position Monitor

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 06/16/20 - House passed.
Executive Status 06/23/20 - Signed by governor.
Position Monitor

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.
Position Monitor

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
Amendment House Property & Planning Subcommittee amendment 1 (014720) rewrites the bill. Authorizes the subdivision plot developers to negotiate the sale of or agree to sell lots within a subdivision plat prior to the plat receiving final approval by the regional or municipal planning commission.
Summary

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 03/12/20 - Set for Senate State & Local Government Committee 03/17/20.
House Status 06/03/20 - Taken off notice in House Local Committee.
Position Monitor

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.
Position Monitor

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 06/03/20 - Senate Commerce & Labor Committee deferred to 12/01/20.
House Status 05/28/20 - Taken off notice in House Business Subcommittee.
Position Monitor

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 amendment 3 (018051) deletes all language after the enacting clause. Defines terms related to an including "short-term rental unit marketplace" . Requires these marketplaces to collect and remit any local tax on the occupancy of a room by a transient to the Department of Revenue (DOR). Authorizes the DOR to deduct 1.125 percent of the collected tax to cover any costs related to the collection and distribution of this tax for local governments. Defines the term "transferred" as it relates to regulations governing Short Term Rental Property (STRP) by local governments. Requires parcels of real property which serve as the principal residence of the owner and contain one short-term rental unit to be assessed as residential property. House amendment 2 (018828) deletes and rewrites Section 11 within amendment 018051 such that the substantive change would require residential classification of real property meeting certain qualifications, if requested by certain property owners.

Fiscal Note (Dated January 29, 2020) NOT SIGNIFICANT
Senate Status 06/18/20 - Senate concurred in House amendment 2 (018828).
House Status 06/18/20 - House passed with amendment 2 (018828), which deletes and rewrites Section 11 within amendment 018051 such that the substantive change would require residential classification of real property meeting certain qualifications, if requested by certain property owners..
Position Monitor

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 Summary	Senate amendment 1 (015250) rewrites this bill and revises present law governing mobile homes, as follows: (1) Present law limits the transport of mobile homes to between sunrise and sunset, Monday through Saturday, except for state legal holidays, which are: Martin Luther King, Jr. Day; Washington Day; Memorial Day; Independence Day; Labor Day; Columbus Day; Veterans' Day; Thanksgiving Day; Christmas Day; and Good Friday. This amendment revises the holidays under this exception to be: Easter; Memorial Day; Independence Day; Labor Day; Thanksgiving; and Christmas Day through and the end of New Year's Day; (2) Under present law, a permit is required for the transport of any mobile home exceeding 120 feet in length, including towing vehicle. The permits are issued on a single trip basis and the fee is \$25.00. This amendment adds an option for an annual permit with a fee of \$2,000; and (3) Under present law, a permit is required for the transport of any mobile home exceeding 8 feet 6 inches in width. Transport of mobile homes exceeding 16 feet in width is not permitted. Permits may be issued on either a short-term basis or an annual basis. Short-term permits are valid for six days from the date of issuance and the fee is \$50.00 for widths of 8 feet 6 inches to 14 feet and \$100 for 8 feet 6 inches to 16 feet. Annual permits are valid for 365 days from the date of issuance and the fee is \$1,000 for widths of 8 feet 6 inches to 14 feet and \$2,000 for 8 feet 6 inches to 16 feet. This amendment revises these provisions to increases the maximum width allowed from 16 feet to 18 feet; however, movements in excess of 16 feet will be not be eligible for an annual permit (so will be permitted on a single-trip basis) and must have an escort in accordance with present law. The single trip permit fee for movements in excess of 16 feet up to 18 feet will be \$200. Senate amendment 2 (018512) changes this bill's effective date from upon becoming a law to October 1, 2020.
Fiscal Note	(Dated January 26, 2020) Decrease State Revenue - \$628,400/FY20-21 and Subsequent Years /Manufactured Housing Fund
Senate Status	06/11/20 - Senate passed with amendment 1 (015250) and amendment 2 (018512).
House Status	06/18/20 - House passed.
Executive Status	06/18/20 - Sent to the speakers for signatures.
Position	Monitor

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.
Position	Monitor

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.)

Amendment Summary	House amendment 1 (016453) clarifies that the form and filing of a document must satisfy all applicable statutory requirements and requirements set by rule in order to be filed; and that if a document meets that threshold, the secretary of state must file it.
Fiscal Note	(Dated February 6, 2020) NOT SIGNIFICANT
Senate Status	06/08/20 - Senate concurred in House amendment 1 (016453).
House Status	06/04/20 - House passed with amendment 1 (016453), which clarifies that the form and filing of a document must satisfy all applicable statutory requirements and requirements set by rule in order to be filed; and that if a document meets that threshold, the secretary of state must file it.
Executive Status Position	06/23/20 - Signed by governor. Monitor

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

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	03/11/20 - Taken off notice in Senate Transportation & Safety Committee.
House Status Position	03/10/20 - Failed in House Safety & Funding Subcommittee. Monitor

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 (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 03/09/20 - House passed.
Executive Status 03/24/20 - Enacted as Public Chapter 0585 effective March 20, 2020.
Position Monitor

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.
Position Monitor

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 03/24/20 - Enacted as Public Chapter 0553 effective March 19, 2020.
Position Support

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 03/16/20 - Enacted as Public Chapter 0521 effective March 6, 2020.
Position Support

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.
Position Support

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 03/16/20 - Enacted as Public Chapter 0528 effective July 1, 2020.
Position Support

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 03/16/20 - House passed.
Executive Status 03/26/20 - Enacted as Public Chapter 0609 effective March 25, 2020.
Position Support

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.

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.
Amendment Summary Senate amendment 1 (015395) deletes and rewrites all language after the enacting clause. Increases, from \$2,930,000,000 to \$4,000,000,000, the aggregate principal amount of mortgage revenue bonds and notes the THDA is authorized to issue at any one time.
Fiscal Note (Dated January 15, 2020) NOT SIGNIFICANT
Senate Status 06/04/20 - Senate passed with amendment 1 (015395), which deletes and rewrites all language after the enacting clause. Increases, from \$2,930,000,000 to \$4,000,000,000, the aggregate principal amount of mortgage revenue bonds and notes the THDA is authorized to issue at any one time.
House Status 06/17/20 - House concurred in Senate amendment 1 (015395), which deletes and rewrites all language after the enacting clause. Increases, from \$2,930,000,000 to \$4,000,000,000, the aggregate principal amount of mortgage revenue bonds and notes the THDA is authorized to issue at any one time.
Executive Status 06/04/20 - Sent to the speakers for signatures.
Position Support

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.
Position Realtors: support

References to insurance and banking committee of the house.

Sponsors Sen. Bailey, Paul; Rep. Hill, Matthew
Category Health Care
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. 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.

Payment of professional privilege tax by military service member.

Sponsors Sen. Bailey, Paul; Rep. Williams, Ryan
Category Taxes Business
Summary 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 (Dated March 13, 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.
Position Realtors: support

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

Sponsors Sen. Bailey, Paul; Rep. Boyd, Clark
Category Property & Housing

Summary 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 (Dated February 13, 2019) NOT SIGNIFICANT
Senate Status 04/16/19 - Taken off notice in Senate Commerce & Labor Committee.
House Status 02/06/19 - Caption bill held on House clerk's desk.
Position Realtors: monitor

Addresses tenant and landlord email notification.

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.
Position Realtors: oppose

Education requirements for licensure for funeral directors, embalmers, and apprentices.

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.

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.
Position Realtors: monitor

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).
Position Realtors: monitor

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.
Position Realtors: support

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.
Position Realtors: support

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.
Position Realtors: support

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.
Position Realtors: support

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.
Position Realtors: monitor

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.
Position Realtors: monitor

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 06/03/20 - Taken off notice in House Commerce Committee.

Position Realtors: monitor

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.
Position Realtors: oppose

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. Increases the share amount appropriated to municipalities from 4.6030 percent to 5.0909 percent.
Fiscal Note (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 03/11/20 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation.
House Status 02/13/19 - Referred to House Finance, Ways & Means Subcommittee.
Position Realtors: support

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 03/12/20 - Set for Senate Commerce & Labor Committee 03/17/20.
House Status 05/27/20 - Taken off notice in House State Committee.
Position Realtors: monitor

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.
Position Realtors: support

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.
Position Realtors: support

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.
Position Realtors: oppose

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.
Position Realtors: support

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.
Position Realtors: support

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.
Position Realtors: support

Limit or 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.
Position Realtors: monitor

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.
Position Realtors: monitor

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.
Position Realtors: oppose

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.
Position Realtors: monitor

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.
Position Realtors: support

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.
Position Realtors: monitor

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.
Position Realtors: monitor

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.
Position Realtors: oppose

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 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).
Position Realtors: monitor

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.
Position Realtors: support

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.
Position Realtors: monitor

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.
Position Realtors: oppose

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 Status 03/11/19 - Joint Council on Pensions and Insurance released to standing committees with unfavorable comment.
Position Realtors: monitor

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 House amendment 1 (018106) deletes all language after the enacting clause. Exempts soil intended for use or reuse as soil from being defined as discarded material constituting "waste". Effective October 1, 2020. Senate amendment 2 (016867) deletes all language after the enacting clause. Exempts soil intended for use or reuse as soil from being defined as discarded material constituting "waste".
Fiscal Note (Dated March 14, 2019) NOT SIGNIFICANT
Senate Status 06/11/20 - Senate concurred in House amendment 1 (018106).
House Status 06/10/20 - House passed with amendment 1 (018106), which deletes all language after the enacting clause. Exempts soil intended for use or reuse as soil from being defined as discarded material constituting "waste". Effective October 1, 2020.
Executive Status 06/23/20 - Signed by governor.
Position Realtors: oppose

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.
Position Realtors: monitor

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.
Position Realtors: oppose

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.
Position Realtors: support

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.
Position Realtors: monitor

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.
Position Realtors: support

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.
Position Realtors: support

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 Summary 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.

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 02/18/20 - Enacted as Public Chapter 0515 effective July 1, 2020.

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.

Position Realtors: monitor

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.

Position Realtors: monitor

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.

Position Realtors: support

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.
Position Realtors: monitor

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.
Position Realtors: support

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.
Position Realtors: monitor

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.
Position Realtors: oppose

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 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 06/04/20 - Senate concurred in House amendment 1 (015895).
House Status 03/12/20 - House passed with amendment 1 (015895).
Executive Status 06/23/20 - Enacted as Public Chapter 0674 effective July 1, 2020.
Position Realtors: monitor

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.
Position Realtors: support

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.
Position Realtors: support

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 02/13/19 - Referred to House Agriculture & Natural Resources Subcommittee.
Position Realtors: oppose

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 01/28/19 - Caption bill held on House clerk's desk.

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 01/22/19 - Referred to House Finance, Ways & Means Subcommittee.
Position Realtors: support

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.
Position Realtors: support

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.
Position Realtors: monitor

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.
Position Realtors: oppose

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.
Position Realtors: monitor

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.
Position Realtors: monitor

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.
Position Realtors: support

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.
Position Realtors: oppose

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

Sponsors Sen. Briggs, Richard; Rep. Wright, Dave
Category 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.
Position Realtors: monitor

Prohibits use of cell phones while operating motor vehicles.

Sponsors Sen. Briggs, Richard; Rep. Freeman, Bob

Category Summary 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 02/06/19 - Referred to Senate Transportation & Safety Committee.
House Status 02/01/19 - Referred to House Safety & Funding Subcommittee.
Position Realtors: oppose

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

Sponsors Sen. Gardenhire, Todd; Rep. Hakeem, Yusuf
Category Commercial Law
Summary 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 (Dated February 11, 2019) NOT SIGNIFICANT
Senate Status 04/02/19 - Taken off notice in Senate State & Local Government Committee.
House Status 04/01/19 - Withdrawn in House.
Position Realtors: monitor

Increases campaign contribution limits.

Sponsors Sen. Watson, Bo; Rep. Casada, Glen
Category Campaigns & Lobbying
Summary 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 (Dated April 12, 2019) NOT SIGNIFICANT
Senate Status 02/04/19 - Referred to Senate State & Local Government Committee.
House Status 02/13/19 - Referred to House Elections & Campaign Finance Subcommittee.
Position Realtors: monitor

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, expect 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.
Position Realtors: monitor

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 the 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 03/12/20 - Set for Senate State & Local Government Committee 03/17/20.
House Status 06/16/20 - Taken off notice in House Finance, Ways & Means Subcommittee.
Position Realtors: support

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
Senate Status 04/30/19 - Taken off notice in Senate Finance, Ways & Means Committee.
House Status 02/05/19 - Referred to House Finance, Ways & Means Subcommittee.
Position Realtors: support

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.

Position Realtors: support

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.

Position Realtors: support

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.

Position Realtors: support

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.

Position Realtors: support

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.

Position Realtors: monitor

Affordable Rental Property Act.

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.
Position Realtors: support

Burglary - entering a construction site with the intent to commit a felony.

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.
Position Realtors: monitor

Repeals revocation of professional license for defaulting on student loans.

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.
Position Realtors: support