



RAMSEY FARRAR RUSSELL & SMITH
GOVERNMENT RELATIONS



TN Realtors Weekly Bill Report

2021 Session

- SB150/HB343** **TACIR to report annually on impact of Competitive Wireless Broadband Investment, Deployment, and Safety Act.**
- Sponsors Sen. Briggs, Richard; Rep. Wright, Dave
Category Utilities
Summary Requires TACIR to annually report, instead of only report once, on the impact of the Competitive Wireless Broadband Investment, Deployment, and Safety Act of 2018. Broadly captioned.
Fiscal Note (Dated January 22, 2021) NOT SIGNIFICANT
Senate Status 02/08/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/10/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 13; Title 65 and Title 66, relative to wireless broadband.
- SB175/HB58** **Changes holding period for properties held by banks.**
- Sponsors Sen. Lundberg, Jon; Rep. Haston, Kirk
Category Banking & Credit
Summary Changes the permitted holding period by a bank for non-real-property acquired in satisfaction of a loan from six months to twelve months.
Fiscal Note (Dated January 12, 2021) NOT SIGNIFICANT
Senate Status 02/08/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/18/21 - Set for House Banking & Consumer Affairs Subcommittee 02/24/21.
Caption AN ACT to amend Tennessee Code Annotated, Title 45, relative to property held by banks.
- SB178/HB151** **Nonprofit corporations - annual report for secretary of state.**
- Sponsors Sen. Lundberg, Jon; Rep. Zachary, Jason
Category Commercial Law
Summary Extends the deadline by which the secretary of state must submit a list to the commissioner of revenue of all new corporations licensed or authorized to operate in this state during the preceding month from the fifteenth of each month to the twentieth of each month. Broadly captioned.
Fiscal Note (Dated January 22, 2021) NOT SIGNIFICANT
Senate Status 02/08/21 - Referred to Senate Commerce & Labor Committee.
House Status 01/14/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 29; Title 34; Title 37; Title 39; Title 40; Title 48 and Title 50, relative to nonprofit corporations.
- SB510/HB423** **Certain information from property alert service or program deemed confidential.**
- Sponsors Sen. Lundberg, Jon; Rep. Crawford, John
Category Media & Publishing
Summary Specifies that personal identifying information, including name, address, phone number, email address, and social security number, provided by an individual as part of the individual's participation in a government-sponsored property alert service or program is not a public record and is not open for public inspection. Specifies that "property alert service or program" means an online

service that electronically alerts a participant when a document is filed and indexed in the register of deed's office that references the participant's name or address.

Fiscal Note (Dated January 27, 2021) NOT SIGNIFICANT

Senate Status 02/08/21 - Filed for Introduction

House Status 02/10/21 - Withdrawn in House.

Caption AN ACT to amend Tennessee Code Annotated, Title 10, Chapter 7, Part 5, relative to certain records retained by registers of deeds.

SB515/HB411 Campaign signs or posters on private property.

Sponsors Sen. Briggs, Richard; Rep. Jernigan, Darren

Category Campaigns & Lobbying

Summary Expands the period of time before an election during which state or local government is prohibited from regulating certain political or campaign signs or posters on private property from "60 days before a general election" to "60 days before the first day of voting begins pursuant to the provisions governing early voting for a general election." Broadly captioned.

Fiscal Note (Dated January 26, 2021) NOT SIGNIFICANT

Senate Status 02/11/21 - Referred to Senate State & Local Government Committee.

House Status 02/10/21 - Referred to House Elections & Campaign Finance Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Section 2- 7-143, relative to elections.

SB1150/HB1112 Requirements placed on contractors under public contracts.

Sponsors Sen. Johnson, Jack; Rep. Hicks, Tim

Category Local Government

Senate Status 02/11/21 - Filed for Introduction

House Status 02/11/21 - Introduced in the House

Caption AN ACT to amend Tennessee Code Annotated, Title 12, Chapter 4 and Title 50, Chapter 3, relative to requirements placed on contractors under public contracts.

SB1171 Broadening the offense of criminal trespass.

Sponsors Sen. Pody, Mark

Category Criminal Law

Summary Authorizes law enforcement officers to charge someone with criminal trespass if the offender threatens the property owner of the location where they are residing and if the property owner is over 65 years of age and if the offender does not pay rent to live at the location. Requires the law enforcement officer to give the person who made the alleged threat the opportunity to willingly and permanently leave the premises before changing.

Senate Status 02/11/21 - Filed for Introduction

Senate Status

Caption AN ACT to amend Tennessee Code Annotated, Title 19; Title 20; Title 29; Title 39; Title 68 and Title 71, relative to property rights.

SB1192 Notice regarding public hearing for adopting or amending subdivision regulations.

Sponsors Sen. Johnson, Jack

Category Property & Housing

Summary Specifies that a planning commission must give five days' notice before holding a public hearing regarding the adoption or amending of subdivision regulations. Broadly captioned.

Senate Status 02/11/21 - Filed for Introduction

Caption AN ACT to amend Tennessee Code Annotated, Title 13 and Title 68, relative to subdivision regulations.

SB1201 Deletes requirements for cities and counties to develop comprehensive growth plans.

Sponsors Sen. Southerland, Steve

Category Local Government

Senate Status 02/11/21 - Filed for Introduction

Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 10; Title 6; Title 7; Title 13 and Title 65, Chapter 4, relative to comprehensive growth plans.

SB1224/HB1182	Requirements for public restrooms.
Sponsors	Sen. Rose, Paul; Rep. Rudd, Tim
Category	Government Regulation
Senate Status	02/11/21 - Filed for Introduction
House Status	02/10/21 - Filed for Introduction
Caption	AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 49 and Title 68, relative to public facilities.
SB1230/HB1107	Quitclaim deeds and transfer taxes.
Sponsors	Sen. Rose, Paul; Rep. Keisling, Kelly
Category	Taxes Business
Senate Status	02/11/21 - Filed for Introduction
House Status	02/11/21 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 4, relative to transfer tax.
SB1260/HB1185	Increases the values of homestead exemptions in various provisions.
Sponsors	Sen. Reeves, Shane; Rep. Garrett, Johnny
Category	Estates & Trusts
Senate Status	02/11/21 - Filed for Introduction
House Status	02/10/21 - Filed for Introduction
Caption	AN ACT to amend Tennessee Code Annotated, Title 26 and Title 30, relative to property tax exemptions.
SB1262/HB1172	Time for collection of privilege tax on residential development.
Sponsors	Sen. Reeves, Shane; Rep. Baum, Charlie
Category	Taxes Business
Senate Status	02/11/21 - Filed for Introduction
House Status	02/10/21 - Filed for Introduction
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 29, relative to time for collection of privilege tax on residential development.
SB1263/HB633	Certification of electronic documents.
Sponsors	Sen. Reeves, Shane; Rep. Wright, Dave
Category	Property & Housing
Senate Status	02/11/21 - Filed for Introduction
House Status	02/10/21 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 24, Part 1, relative to certification of electronic documents.
SB1268/HB386	Administration of construction service provider registration.
Sponsors	Sen. Reeves, Shane; Rep. Russell, Lowell
Category	Workers Compensation
Summary	Transfers administration of construction service provider registration from the secretary of state to the bureau of workers' compensation.
Fiscal Note	(Dated February 11, 2021) NOT SIGNIFICANT
Senate Status	02/11/21 - Filed for Introduction
House Status	02/18/21 - Set for House Banking & Consumer Affairs Subcommittee 02/24/21.
Caption	AN ACT to amend Tennessee Code Annotated, Title 50, Chapter 6, Part 4 and Title 50, Chapter 6, Part 9, relative to construction services providers.
SB1282	Property taxes and number of acres of land.
Sponsors	Sen. Niceley, Frank
Category	Taxes Property
Summary	Increases from 1,500 to 5,000 the number of acres of land that may be placed within one property tax jurisdiction and increases from 1,500 to 5,000 the maximum acreage available to a real property owner that may be classified as forest or open space land.
Senate Status	02/11/21 - Filed for Introduction

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

SB1307 Right to Call for Help Act.

Sponsors Sen. Yarbro, Jeff
Category Property & Housing
Senate Status 02/11/21 - Filed for Introduction
Caption AN ACT to amend Tennessee Code Annotated, Title 66, relative to rental properties.

SB1348/HB458 Adoption of an essential workers' bill of rights during a state of emergency.

Sponsors Sen. Gardenhire, Todd; Rep. Thompson, Dwayne
Category Labor Law
Summary Requires certain employers to adopt and implement an essential workers' bill of rights during a state of emergency or disaster, declared by the governor. The bill of rights requires an employer to provide the essential workers with adequate personal protective equipment and products at no cost to the workers. Also requires the employer to inform the employer's essential workers when an essential worker has contracted a disease related to the state of emergency and of the essential workers' potential exposure to the disease. Specifies other requirements for the bill of rights.
Senate Status 02/11/21 - Filed for Introduction
House Status 02/08/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 8; Title 49; Title 50; Title 62; Title 63 and Title 68, relative to essential workers.

SB1352 Eminent domain to acquire private property for trails, paths, and greenways.

Sponsors Sen. Gardenhire, Todd
Category Local Government
Senate Status 02/11/21 - Filed for Introduction
Caption AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 16, Part 1, relative to real property.

SB1353/HB1315 TACIR study regarding the use of a voter referendum to approve significant tax increases on real property.

Sponsors Sen. Johnson, Jack; Rep. Ogles, Brandon
Category Taxes Property
Summary Directs TACIR to conduct a study regarding the use of a voter referendum to approve significant tax increases on real property that includes recommendations for procedural changes to implement. Mandates that TACIR conduct this study from existing resources. Broadly captioned.
Senate Status 02/11/21 - Filed for Introduction
House Status 02/11/21 - Filed for Introduction
Caption AN ACT to amend Tennessee Code Annotated, Title 2; Title 4, Chapter 10; Title 5; Title 6; Title 7; Title 9, Chapter 21 and Title 67, Chapter 5, relative to property tax increases.

SB1376/HB523 Insurance policies - rules of construction.

Sponsors Sen. Bell, Mike; Rep. Gant, Ron
Category Insurance General
Summary Clarifies that, except when dealing with an assignment of benefits to a healthcare provider, the rights, duties, or benefits provided by a policy of insurance may be assigned only as expressly provided by the terms of the policy of insurance or as otherwise expressly allowed by the insurer.
Senate Status 02/11/21 - Filed for Introduction
House Status 02/10/21 - Referred to House Insurance Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Section 56-7-102, relative to insurance.

SB1381/HB1127 Use of residential property as a long-term rental property - prohibitions by HOAs.

Sponsors Sen. Bell, Mike; Rep. Farmer, Andrew
Category Property & Housing
Senate Status 02/11/21 - Filed for Introduction
House Status 02/11/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 27, relative to commerce.

SB1386 **Revised assessments for property destroyed by fire, flood, wind, or other disaster.**
Sponsors Sen. Kyle, Sara
Category Taxes Property
Senate Status 02/11/21 - Filed for Introduction
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.

SB1421/HB1090 **Valuing of property taken by eminent domain.**
Sponsors Sen. Akbari, Raumesh; Rep. Cooper, Barbara
Category Local Government
Senate Status 02/11/21 - Filed for Introduction
House Status 02/11/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 16 and Title 29, Chapter 17, relative to eminent domain.

SB1507/HB1326 **Recordation of land sale contracts with the county register.**
Sponsors Sen. Akbari, Raumesh; Rep. Hardaway, G.A.
Category Property & Housing
Senate Status 02/11/21 - Filed for Introduction
House Status 02/11/21 - Filed for Introduction
Caption AN ACT to amend Tennessee Code Annotated, Title 66, relative to real property.

SB1512 **Municipalities operating an electric plant - providing of fiber-to-the-premises.**
Sponsors Sen. Bowling, Janice
Category Utilities
Senate Status 02/11/21 - Filed for Introduction
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 6; Title 7; Title 10; Title 65; Title 67 and Title 68, relative to fiber-to-the-premises.

SB1532/HB854 **Classification of land as agricultural, forest, or open space land.**
Sponsors Sen. Roberts, Kerry; Rep. Helton, Esther
Category Taxes Property
Senate Status 02/11/21 - Filed for Introduction
House Status 02/10/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to property taxes.

SB1533/HB1110 **Agents of taxpayers - registration fee required.**
Sponsors Sen. Roberts, Kerry; Rep. Smith, Robin
Category Taxes Property
Senate Status 02/11/21 - Filed for Introduction
House Status 02/11/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to property taxes.

SB1551 **Display of licenses and registrations held by broker.**
Sponsors Sen. Southerland, Steve
Category Professions & Licensure
Senate Status 02/11/21 - Filed for Introduction
Caption AN ACT to amend Tennessee Code Annotated, Title 45; Title 47; Title 48 and Title 62, relative to the business of brokering.

SB1564/HB747 **Broadband ready communityâ™s ordinance or policy for reviewing applications.**
Sponsors Sen. Bailey, Paul; Rep. Boyd, Clark
Category Economic Development

Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Filed for Introduction
House Status 02/10/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 4, relative to broadband.

SB1573/HB37 Prohibits classification of workers as essential or non-essential by governmental entities.

Sponsors Sen. Bailey, Paul; Rep. Ogles, Brandon
Category Labor Law
Summary Prohibits a state or local governmental entity, the governor, or the executive head of a local government from classifying a category of workers as essential or non-essential. Broadly captioned.
Senate Status 02/11/21 - Filed for Introduction
House Status 01/27/21 - Referred to House Public Service Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 50, Chapter 1, Part 2; Title 58 and Title 68, relative to the right to work.

SB1604/HB366 Property located along existing rights-of-way.

Sponsors Sen. Bailey, Paul; Rep. Williams, Ryan
Category Property & Housing
Summary Prohibits a governmental entity from requiring a right-of-way dedication that requires a landowner to transfer ownership of any portion of the landowner's property located along an existing public right-of-way to the governmental entity as a condition of approving any application made to the governmental entity. Specifies that a governmental entity may require a right-of-way reservation as a condition of approving any proposed subdivision of a property. Specifies that a real estate licensee has no duty to inform any party to a real estate transaction concerning a right-of-way reservation.
Fiscal Note (Dated February 1, 2021) Increase Local Expenditures Exceeds \$1,000,000/FY21-22 and Subsequent Years*
Senate Status 02/12/21 - Filed for Introduction
House Status 02/10/21 - Referred to House Property & Planning Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 13; Title 62 and Title 66, relative to property located along existing rights-of-way.

HB51 Directs TACIR to conduct a study regarding the use of a voter referendum.

Sponsors Rep. Ogles, Brandon
Category Taxes Property
Summary Directs TACIR to conduct a study regarding the use of a voter referendum to approve significant tax increases on real property. Broadly captioned.
Fiscal Note (Dated January 8, 2020) NOT SIGNIFICANT
House Status 02/10/21 - Withdrawn in House.
Caption AN ACT to amend Tennessee Code Annotated, Title 2; Title 4, Chapter 10; Title 5; Title 6; Title 7; Title 9, Chapter 21 and Title 67, Chapter 5, relative to the use of a voter referendum to approve property tax increases.

HB60 Rewrites the Soil Conservation Districts Law.

Sponsors Rep. Lamberth, William
Category Environment & Nature
Summary Deletes the Soil Conservation and Domestic Allotment Act, the duties of the trustees of university to the act, and the policy of the state. Rewrites act as Soil and Water Conservation Districts Law, establishes definitions and requirement for commission members, expands duties and powers of commission, establishes guidelines for additional territories. (28 pp).
Fiscal Note (Dated January 25, 2021) NOT SIGNIFICANT
House Status 02/08/21 - Withdrawn in House.
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29; Section 5-9-106; Section 6-58-104; Title 43, Chapter 14; Title 43, Chapter 34; Title 64 and Title 69, Chapter 6, relative to soil and water conservation.

HB147 Water quality - powers of department of environment and conservation.

Sponsors Rep. Zachary, Jason

Category Environment & Nature
Summary Prohibits the department of environment and conservation from requiring any permit, inspection, review, or approval of plans for the construction, installation, or modification of any land application system that the board of water quality, oil and gas is authorized to incentivize by rule as part of a system of incentives for alternatives to discharges to surface waters, including a land application system qualifying as a public sewerage system. Broadly captioned.
Fiscal Note (Dated January 12, 2021) NOT SIGNIFICANT
House Status 02/08/21 - Withdrawn in House.
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3, Part 5; Title 7, Chapter 35; Title 65 and Title 69, relative to water quality.

HB168 **Valuation of property.**
Sponsors Rep. Lamar, London
Category Taxes Property
Summary Requires residential property to be valued for ad valorem tax purposes on the basis of the most recent sale, lease, mortgage, or other transfer of an interest in the property for which unrelated parties with competing interests agreed to a valuation of the property. Broadly captioned.
House Status 02/01/21 - Referred to House Property & Planning Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.

HB507 **Building regulations - appeal to state fire marshal's office in cases of conflict between city and county.**
Sponsors Rep. Boyd, Clark
Category Property & Housing
Summary Increases, from 10 working days to 12 working days, the time within which, after receipt of a written appeal, the state fire marshal's office must provide a decision in cases of conflict between a city and county regarding a building or fire code issue. Broadly captioned.
Fiscal Note (Dated February 4, 2021) NOT SIGNIFICANT
House Status 02/08/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 120, relative to construction practices.

HB1081 **Licensing Independence for Future Tennesseans Act.**
Sponsors Rep. Hall, Mark
Category Professions & Licensure
House Status 02/11/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 62, Chapter 76 and Title 63, Chapter 1, relative to occupational licensing.

SB4/HB132 **Timeframe for charitable gaming events.**
Sponsors Sen. Watson, Bo; Rep. Hazlewood, Patsy
Category Lottery
Summary Increases, from 28 to 60 calendar days, timeframe in which a charitable gaming event is required to be held after event date listed in event application for events held from January 1, 2021 through June 30, 2021.
Amendment Summary Senate amendment 1 (003113) deletes and replaces language of the original bill such that the only substantive change is to require the timeframe in which a charitable gaming event is authorized to be held after the event date listed in the event application be no later than 60 calendar days or June 30, 2021, whichever date is earlier.
Fiscal Note (Dated December 1, 2020) NOT SIGNIFICANT
Senate Status 02/11/21 - Senate passed with amendment 1 (003113), which deletes and replaces language of the original bill such that the only substantive change is to require the timeframe in which a charitable gaming event is authorized to be held after the event date listed in the event application be no later than 60 calendar days or June 30, 2021, whichever date is earlier.
House Status 02/18/21 - Set for House Department & Agencies Subcommittee 02/23/21.
Caption AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 17, relative to nonprofit gaming.

SB73/HB294 **Sunset - state board of examiners for land surveyors.**

Sponsors Sen. Roberts, Kerry; Rep. Ragan, John
Category Government Organization
Summary Extends the state board of examiners for land surveyors to June 30, 2027.
Fiscal Note (Dated January 10, 2021) NOT SIGNIFICANT
Senate Status 02/18/21 - Set for Senate Consent 2 02/22/21.
House Status 02/10/21 - Referred to House Government Operations Committee.
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29 and Title 62, Chapter 18, relative to the state board of examiners for land surveyors.

SB97/HB569 Requires periodic training for state agency heads.

Sponsors Sen. Roberts, Kerry; Rep. Ragan, John
Category Government Regulation
Summary Requires each state agency head to complete periodic training for purposes of complying with the requirements of the "Regulatory Flexibility Act of 2007." Broadly captioned.
Fiscal Note (Dated January 8, 2021) NOT SIGNIFICANT
Senate Status 01/13/21 - Referred to Senate Government Operations Committee.
House Status 02/10/21 - Referred to House Department & Agencies Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 5, relative to the Uniform Administrative Procedures Act.

SB113/HB199 Stormwater management - abatement of fees owed by property owner.

Sponsors Sen. Gardenhire, Todd; Rep. Carter, Mike
Category Environment & Nature
Summary Requires a municipality to abate the storm water fees owed by a property owner until such fees equal the construction costs of any holding or retention ponds constructed by the property owner pursuant to the Clean Water Act.
Senate Status 01/14/21 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
House Status 02/09/21 - Referred to House Agriculture & Natural Resources Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 221, relative to storm water management.

SB128 Regulation of political campaign signs by local governments and HOAs.

Sponsors Sen. Haile, Ferrell
Category Campaigns & Lobbying
Summary Extends the period, from 60 days before a general election to 60 days before a primary election, in which local governments and homeowners' associations are limited in the regulation of political campaign signs.
Senate Status 01/14/21 - Introduced in the Senate
Caption AN ACT to amend Tennessee Code Annotated, Section 2- 7-143, relative to the Tennessee Freedom of Speech Act.

SB135/HB197 Mediation - public records custodian and records requestor.

Sponsors Sen. Haile, Ferrell; Rep. Zachary, Jason
Category Media & Publishing
Summary Establishes a process by which a public records custodian may enter into mediation with a records requestor for the purpose of stopping requests that constitute harassment. Specifies that if the mediation fails then a records custodian is authorized to seek an injunction against the records requestor.
Senate Status 01/15/21 - Referred to Senate State & Local Government Committee.
House Status 02/09/21 - Referred to House Public Service Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 10, Chapter 7, Part 5, relative to records requests.

SB184/HB987 Eliminates the professional privilege tax.

Sponsors Sen. Bowling, Janice; Rep. Rudder, Iris
Category Taxes Business
Summary Eliminates the professional privilege tax for tax years that begin on and after June 1, 2022.
Senate Status 02/10/21 - Referred to Senate Finance, Ways & Means Committee.
House Status 02/11/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Section 49-7-2109 and Title 67, Chapter 4, Part 17, relative to the privilege tax imposed on persons engaged in certain occupations.

SB191/HB873	Coffee County - property bought by a county at a tax sale.
Sponsors	Sen. Bowling, Janice; Rep. Bricken, Rush
Category	Taxes Property
Summary	Specifies that whenever Coffee County acquires property at a tax sale, any non-governmental entity holding a vested and duly recorded contractual right to the payment of fees or assessments secured by such property retains such right. Also specifies that Coffee County will be liable for the payment of such fees and assessments if the county makes actual use of the property purchased at the tax sale.
Fiscal Note	(Dated February 5, 2021) NOT SIGNIFICANT
Senate Status	02/10/21 - Referred to Senate State & Local Government Committee.
House Status	02/10/21 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 20 and Title 67, Chapter 5, relative to property bought by a county at a tax sale.
SB200	Removes prohibition on local governments enacting rent control and inclusionary zoning regulations.
Sponsors	Sen. Gilmore, Brenda
Category	Local Government
Summary	Removes the statewide prohibition on local governments enacting rent control and inclusionary zoning regulations.
Fiscal Note	(Dated January 20, 2021) NOT SIGNIFICANT
Senate Status	02/10/21 - Referred to Senate State & Local Government Committee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 35, relative to local housing regulations.
SB208/HB500	Tennessee Freedom of Speech Act.
Sponsors	Sen. Haile, Ferrell; Rep. Rudd, Tim
Category	Campaigns & Lobbying
Summary	Allows a person to place political campaign signs on their property for a certain time for all elections rather than only general elections.
Senate Status	02/10/21 - Referred to Senate State & Local Government Committee.
House Status	02/10/21 - Referred to House Elections & Campaign Finance Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Section 2- 7-143, relative to the Tennessee Freedom of Speech Act.
SB261/HB1078	Requires compensation of accrued vacation for former employees of certain private employers.
Sponsors	Sen. Niceley, Frank; Rep. Sexton, Jerry
Category	Labor Law
Summary	Requires certain private employers to include in the final wages of a former employee accrued vacation pay or other compensatory time. Voids a provision in a company policy or labor agreement providing to the contrary.
Fiscal Note	(Dated February 2, 2021) NOT SIGNIFICANT
Senate Status	02/10/21 - Referred to Senate Commerce & Labor Committee.
House Status	02/11/21 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 8 and Title 50, relative to employment.
SB271/HB229	Notice regarding location of natural gas pipelines.
Sponsors	Sen. Yager, Ken; Rep. Vaughan, Kevin
Category	Energy & Mining
Summary	Establishes a process for notifying developers regarding the location of natural gas pipelines and easements for such pipelines for purposes of breaking ground on new residential and nonresidential developments. Provides pipeline operators with notice of such developments for purposes of complying with applicable federal law. Specifies that this section applies only to counties and municipalities that are governed by a regional planning commission for purposes of approving residential and nonresidential developments.
Senate Status	02/10/21 - Referred to Senate State & Local Government Committee.
House Status	02/10/21 - Referred to House Property & Planning Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 13 and Title 65, Chapter 31, relative to natural gas.

SB275/HB369 Contracting performed by unlicensed persons.

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

Category Professions & Licensure

Summary Sets requirements for exemptions from contractor licensing requirements for real property owners who intend to construct a residential building on that real property. Requires notice of construction made to the board for licensing contractors and the register of deeds.

Fiscal Note (Dated January 23, 2021) NOT SIGNIFICANT

Senate Status 02/10/21 - Referred to Senate Commerce & Labor Committee.

House Status 02/10/21 - Referred to House Business & Utilities Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 13; Title 62, Chapter 6 and Title 66, relative to contracting performed by unlicensed persons.

SB285/HB1145 Offense of critical infrastructure vandalism.

Sponsors Sen. Rose, Paul; Rep. Grills, Rusty

Category Criminal Law

Summary Expands definition of critical infrastructure in the offense of critical infrastructure vandalism to include farms. Makes the destruction or interference with any farm at least a Class E felony. Broadly captioned.

Fiscal Note (Dated January 30, 2021) NOT SIGNIFICANT

Senate Status 02/10/21 - Referred to Senate Judiciary Committee.

House Status 02/10/21 - Filed for Introduction

Caption AN ACT to amend Tennessee Code Annotated, Title 39 and Title 43, relative to agricultural property.

SB287/HB618 TACIR report on personal property exemption amounts.

Sponsors Sen. Niceley, Frank; Rep. Rudder, Iris

Category Property & Housing

Summary Requires TACIR, by January 1, 2022, to provide a report to the judiciary committee of the senate and the civil justice committee of the house of representatives detailing recommendations on whether personal property exemption amounts should be increased. Broadly captioned.

Fiscal Note (Dated January 22, 2021) NOT SIGNIFICANT

Senate Status 02/10/21 - Referred to Senate Judiciary Committee.

House Status 02/10/21 - Introduced in the House

Caption AN ACT to amend Tennessee Code Annotated, Title 26 and Title 30, relative to property exemptions.

SB288/HB344 Revises the definition of "blighted area" for purposes of redevelopment projects by housing authorities.

Sponsors Sen. Niceley, Frank; Rep. Carr, Dale

Category Property & Housing

Summary Revises the definition of "blighted area" for purposes of redevelopment projects by housing authorities. Clarifies that housing authorities may acquire real property through a negotiated sale, without the use of eminent domain. Authorizes housing authorities to pay more than fair market value for properties that are not blighted but that are in a blighted area.

Fiscal Note (Dated January 26, 2021) Other Fiscal Impact The extent and timing of any permissive impact to local government revenue and expenditures cannot reasonably be determined due to multiple unknown factors.

Senate Status 02/08/21 - Introduced in the Senate

House Status 02/10/21 - Withdrawn in House.

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

SB294/HB198 Property tax reimbursement for disabled veterans.

Sponsors Sen. Briggs, Richard; Rep. Zachary, Jason

Category Taxes Property

Summary Expands property tax relief for disabled veterans to include prior tax years if the United States department of veterans affairs determined that the veteran has acquired service connected permanent and total disability or disabilities.

Fiscal Note	(Dated January 27, 2021) Increase State Expenditures - \$1,191,000/FY21-22 Exceeds \$1,191,000/FY22-23 and Subsequent Years
Senate Status	02/10/21 - Referred to Senate State & Local Government Committee.
House Status	02/09/21 - Referred to House Property & Planning Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to disabled veterans.
SB310/HB361	Rescue of animals on abandoned property.
Sponsors	Sen. Powers, Bill; Rep. Russell, Lowell
Category	Criminal Law
Summary	Allows any officer of a governmental animal control agency to lawfully enter any property or dwelling that the officer reasonably believes is abandoned to rescue any non-livestock animal contained therein. Broadly captioned.
Fiscal Note	(Dated January 21, 2021) NOT SIGNIFICANT
Senate Status	02/10/21 - Referred to Senate Judiciary Committee.
House Status	02/18/21 - Set for House Criminal Justice Subcommittee 02/24/21.
Caption	AN ACT to amend Tennessee Code Annotated, Title 39, Chapter 14 and Title 44, relative to abandoned animals.
SB313	Written notice of landlord's tenant selection criteria and the grounds for which a rental application may be denied.
Sponsors	Sen. Gilmore, Brenda
Category	Property & Housing
Summary	Specifies that at the time an applicant is provided with a rental application, the landlord is required to provide the applicant with written notice of the landlord's tenant selection criteria and the grounds for which the rental application may be denied. Specifies if a landlord denies an applicant and the landlord has not provided the written notice then the landlord shall return the applicant's application fee, security deposit, and any other fee or deposit.
Fiscal Note	(Dated February 3, 2021) Increase Local Expenditures Exceeds \$100,000/FY20-21*
Senate Status	02/10/21 - Referred to Senate Commerce & Labor Committee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 13 and Title 66, relative to residential rental property.
SB315	Removes statewide prohibition on local governments enacting inclusionary zoning regulations.
Sponsors	Sen. Gilmore, Brenda
Category	Local Government
Summary	Deletes the statewide prohibition on local governments enacting inclusionary zoning regulations. Broadly captioned.
Fiscal Note	(Dated January 26, 2021) NOT SIGNIFICANT
Senate Status	02/10/21 - Referred to Senate State & Local Government Committee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 35, relative to local housing regulations.
SB317/HB437	Regulates the use of installment land contracts for the conveyance of real property.
Sponsors	Sen. Walley, Page; Rep. Haston, Kirk
Category	Property & Housing
Summary	Regulates the use of installment land contracts for the conveyance of real property. Specifies that this bill is not applicable to the sale of land by the state or a political subdivision of the state (27 pp.).
Fiscal Note	(Dated February 1, 2021) NOT SIGNIFICANT
Senate Status	02/10/21 - Referred to Senate Commerce & Labor Committee.
House Status	02/10/21 - Referred to House Property & Planning Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 66, relative to transfers of real property.
SB325/HB393	Recommendations submitted by a regional historic zoning commission.
Sponsors	Sen. Lundberg, Jon; Rep. Crawford, John
Category	Property & Housing

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

Fiscal Note (Dated January 28, 2021) NOT SIGNIFICANT

Senate Status 02/10/21 - Referred to Senate State & Local Government Committee.

House Status 02/10/21 - Caption bill held on House clerk's desk.

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

SB330/HB381

Notice to taxpayer regarding decision of board of equalization.

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

Category Local Government

Summary Requires that the notice sent to a taxpayer by an equalization board established by a modified city manager-council regarding the board's final decision on the taxpayer's appeal of a tax assessment, be sent within five business days instead of five calendar days. Requires that any complaint challenging the legality of an appointment made by the county legislative body be filed with the chancery court of the county within 10 business days instead of 10 calendar days of the date of the appointment. Broadly captioned.

Fiscal Note (Dated January 23, 2021) NOT SIGNIFICANT

Senate Status 02/10/21 - Referred to Senate State & Local Government Committee.

House Status 02/10/21 - Caption bill held on House clerk's desk.

Caption AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 9; Title 12 and Title 67, relative to local government.

SB382/HB188

Occupational training - members of US armed forces and veterans.

Sponsors Sen. Jackson, Ed; Rep. Moon, Jerome

Category Professions & Licensure

Summary Makes members of the United States armed forces and honorably discharged veterans who receive certified occupational training as a member of the United States armed forces eligible to receive equivalent credit toward an occupational license relating to the training received. Broadly captioned.

Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT

Senate Status 02/10/21 - Referred to Senate Commerce & Labor Committee.

House Status 02/09/21 - Referred to House Business & Utilities Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 58; Title 62; Title 63 and Title 68, relative to occupational training.

SB421/HB681

Payment of franchise taxes by electronic funds transfer.

Sponsors Sen. Yarbrow, Jeff; Rep. Hawk, David

Category Taxes Business

Summary Authorizes the commissioner of revenue to accept, subject to the commissioner's approval of a request made by a taxpayer, payment of franchise taxes by electronic funds transfer, including, but not limited to, bank customer preauthorized payments, wire transfers or ACH credits, or such other method as approved by the commissioner. Broadly captioned.

Senate Status 02/10/21 - Referred to Senate Finance, Ways & Means Committee.

House Status 02/10/21 - Introduced in the House

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

SB428/HB586

Loans from the wastewater facility revolving loan fund.

Sponsors Sen. Yager, Ken; Rep. Marsh, Pat

Category Environment & Nature

Summary Expands the definition of "local government" for purposes of wastewater facilities to also mean a privately owned for-profit community wastewater treatment system subject to regulation by the Tennessee public utility commission. Authorizes loans from the wastewater facility revolving loan fund for privately owned for-profit community wastewater treatment systems that are subject to state regulation and meet certain financial qualifications, including having a debt service coverage ratio of 1.25.

Senate Status 02/10/21 - Referred to Senate Energy, Agriculture & Natural Resources Committee.

House Status 02/10/21 - Referred to House Agriculture & Natural Resources Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 221, Part 10, relative to the wastewater facility revolving loan fund.

SB431	Commercial Property Assessed Clean Energy and Resilience Act.
Sponsors	Sen. Rose, Paul
Category	Energy & Mining
Summary	Enacts the "Commercial Property Assessed Clean Energy and Resilience Act." Allows a local government to establish a C-PACER program and designate a region within its boundaries as an area in which C-PACER activities are eligible. Defines "C-PACER program" to mean a commercial property assessed clean energy program. Specifies requirements for local government to establish such program and authorizes the local government to impose fees to offset the actual and reasonable costs of administering a program. Specifies that the fees may be assessed as part of the program application to be paid by the property owner requesting to participate in the program. Specifies other requirements for administration of the C-PACER program (17 pp).
Senate Status	02/09/21 - Withdrawn in Senate.
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5 and Title 68, relative to the Commercial Property Assessed Clean Energy and Resilience Act.
SB450/HB128	HOA rules regarding posting of signage by homeowner.
Sponsors	Sen. Bell, Mike; Rep. Howell, Dan
Category	Property & Housing
Summary	Prohibits homeowners' associations from adopting or enforcing provisions in a dedicatory instrument that prohibits, or has the effect of prohibiting, a property owner from posting signage intended to protect the health or safety of the property owner, residents of the association, or other persons. Specifies that this section applies to dedicatory instruments created or amended on or after July 1, 2017.
Fiscal Note	(Dated February 10, 2021) NOT SIGNIFICANT
Senate Status	02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status	02/18/21 - Set for House Property & Planning Subcommittee 02/23/21.
Caption	AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 27, relative to dedicatory instruments.
SB456/HB43	Prohibits law enforcement surveillance on private property.
Sponsors	Sen. Bell, Mike; Rep. Faison, Jeremy
Category	Criminal Law
Summary	Prohibits law enforcement from entering private property to engage in surveillance or set up surveillance equipment unless the officer has obtained a search warrant or a judicially recognized exception to the warrant requirement exists. Broadly captioned.
Fiscal Note	(Dated January 11, 2021) NOT SIGNIFICANT
Senate Status	02/11/21 - Referred to Senate Judiciary Committee.
House Status	01/13/21 - Referred to House Criminal Justice Committee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 39 and Title 40, relative to surveillance of private property.
SB459/HB177	Property managers bringing suit or testifying against tenants.
Sponsors	Sen. Bell, Mike; Rep. Russell, Lowell
Category	Property & Housing
Summary	Authorizes property managers to bring suit or testify against tenants in the same manner as landlords or owners of rental property. Defines "manager" to mean an individual, group, business, or organization hired by a landlord or owner to oversee the day-to-day operations of a premises.
Fiscal Note	(Dated January 26, 2021) NOT SIGNIFICANT
Senate Status	02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status	02/18/21 - Set for House Business & Utilities Subcommittee 02/24/21.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4; Title 16; Title 29 and Title 66, relative to rental property.
SB474/HB855	Business Fairness Act.
Sponsors	Sen. Powers, Bill; Rep. Powers, Dennis
Category	Commercial Law
Summary	Enacts the "Business Fairness Act," which allows businesses that comply with safety precautions and guidelines issued by the government or other authorized agency during a state of emergency to continue or resume their business. Specifies that this applies when the threat to the public is a pandemic, epidemic, bioterrorism event, infectious agent or biological toxin.
Senate Status	02/11/21 - Referred to Senate Commerce & Labor Committee.

House Status 02/10/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 58, Chapter 2, relative to the continuation of business during states of emergency.

SB481/HB157 State tax revenue pertaining to National Hockey League franchises.

Sponsors Sen. Haile, Ferrell; Rep. Beck, Bill
Category Taxes Sales
Summary Extends provisions related to the apportionment and distribution of state tax revenue as they pertain to National Hockey League franchises until June 30, 2049.
Senate Status 02/11/21 - Referred to Senate Finance, Ways & Means Committee.
House Status 02/01/21 - Referred to House Finance, Ways & Means Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxes.

SB498/HB611 Notice to applicants regarding annual charitable gaming event and omnibus list.

Sponsors Sen. Lundberg, Jon; Rep. Crawford, John
Category Lottery
Summary Clarifies that the secretary of state is to provide an applicant to conduct an annual charitable gaming event with written notice by certified mail upon exclusion of the event application from the omnibus list of approved applications.
Senate Status 02/11/21 - Referred to Senate State & Local Government Committee.
House Status 02/10/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 17, relative to charitable gaming.

SB499 Use of eminent domain.

Sponsors Sen. Lundberg, Jon
Category Local Government
Summary Changes, from 30 days to 60 days, the time in which a respondent who is not satisfied with the amount deposited by a condemner, or otherwise objects to a taking through the use of eminent domain, must file an answer to the petition initiating a condemnation proceeding. Broadly captioned.
Senate Status 02/11/21 - Referred to Senate Judiciary Committee.
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3, Part 20; Title 29, Chapter 17; Title 29, Chapter 16 and Title 58, Chapter 2, relative to the use of eminent domain.

SB511/HB547 Registration required to operate as a commercial dog breeder.

Sponsors Sen. Lundberg, Jon; Rep. Jernigan, Darren
Category Professions & Licensure
Summary Requires registration with the department commerce and insurance to operate as a commercial dog breeder. Specifies that the registration is renewed every two years and that the registrant must be at least 18 years of age. Creates inspection requirements for commercial dog breeders. Requires the commissioner of commerce and insurance to establish a fee schedule for registrations and inspections. Creates Class A misdemeanor offense for a person to knowingly operate as a commercial dog breeder without being registered.
Senate Status 02/11/21 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
House Status 02/10/21 - Referred to House Agriculture & Natural Resources Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 62, relative to professional registration.

SB525/HB949 Carbon monoxide alarms required for one and two-family rental units.

Sponsors Sen. Briggs, Richard; Rep. Littleton, Mary
Category Property & Housing
Summary Requires landlords of one or two-family rental units with a fossil-fuel burning heater or appliance, a fireplace, or other feature, fixture, or element that emits carbon monoxide to install carbon monoxide alarms 10 feet from every bedroom. Makes it unlawful for anyone to tamper with carbon monoxide alarms and adds the expectation of tenet to examine alarms to ensure they are in working order and notify the unit owner if they are not. Requires smoke alarms with tamper-resistant batteries that operate for a minimum of 10 years to replace existing smoke alarms in all in one-family, two-family, and multi-family residential dwellings constructed before July 1, 2021, if existing smoke alarms are more than 10 years old, is expired, is not working, or if tenants residing in the unit change.
Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/11/21 - Introduced in the House

Caption AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 102; Title 68, Chapter 11 and Title 68, Chapter 120, relative to alarm devices.

SB546/HB664 Department of revenue - work of the state board of equalization on report to general assembly.

Sponsors Sen. Briggs, Richard; Rep. Crawford, John
Category Taxes General
Summary Deletes requirement that the commissioner include information on the work of the state board of equalization in the commissioner's report to the general assembly concerning a study of tax laws. Broadly Captioned.
Fiscal Note (Dated February 10, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Referred to Senate State & Local Government Committee.
House Status 02/10/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to property taxes.

SB549/HB34 Authorizes THDA to provide affordable housing to displaced tenants.

Sponsors Sen. Kyle, Sara; Rep. Cooper, Barbara
Category Property & Housing
Summary Authorizes the THDA to provide eligible displaced tenants who have been denied requests for housing or housing repairs by local governmental entities with affordable housing and services. Broadly captioned.
Senate Status 02/11/21 - Referred to Senate State & Local Government Committee.
House Status 01/27/21 - Referred to House Property & Planning Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 21; Title 5; Title 6; Title 7; Title 13, Chapter 23 and Title 66, Chapter 7, relative to displaced tenants.

SB553/HB450 Actions against licenses for overdue child support.

Sponsors Sen. Kyle, Sara; Rep. Hodges, Jason
Category Family Law
Summary Removes authorization to revoke, deny, suspend, or restrict a person's driver license or professional license who has been certified by the department of human services to be in noncompliance with an order of child support if the person has paid any portion of the obligation or is making one or more installment payments toward a court-authorized payment plan. Allows person whose driver license or professional license has been previously restricted, suspended, or revoked for non-payment of child support to apply to the court having original jurisdiction over the child support proceeding. Requires the court to reinstate the person's license if the court finds the person to no longer be subject to the restriction, suspension. or revocation. Allows department or licensing authority to charge a reasonable fee to cover the administrative costs of reinstatement.
Senate Status 02/11/21 - Referred to Senate Judiciary Committee.
House Status 02/10/21 - Referred to House Children & Family Affairs Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 36; Title 55; Title 56 and Title 63, relative to actions against licenses for overdue child support.

SB563/HB358 Delinquent personal property taxes.

Sponsors Sen. Bowling, Janice; Rep. Marsh, Pat
Category Taxes Property
Summary Allows the county trustee to proceed against delinquent taxpayers by retaining an agent to collect delinquent personal property taxes, interest, costs, and attorneys' fees.
Fiscal Note (Dated January 27, 2021) Other Fiscal Impact The precise permissive increase in local government revenue cannot be determined due to multiple unknown factors.
Senate Status 02/11/21 - Referred to Senate State & Local Government Committee.
House Status 02/10/21 - Referred to House Property & Planning Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to delinquent personal property taxes.

SB566/HB676 Removes the dollar limits to the aggregate value of homestead exemptions.

Sponsors Sen. Bowling, Janice; Rep. Hall, Mark
Category Property & Housing
Senate Status 02/11/21 - Referred to Senate State & Local Government Committee.

House Status 02/10/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 26, Chapter 2, Part 3, relative to homestead exemptions.

SB569/HB605 Receiving of compensation for broker, affiliate broker, or other licensee.

Sponsors Sen. Johnson, Jack; Rep. Lamberth, William
Category Professions & Licensure
Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/10/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 48; Title 62 and Title 66, relative to compensation.

SB576/HB856 Report on collection and remittance of privilege taxes on occupancy of short-term rentals.

Sponsors Sen. Yager, Ken; Rep. Powers, Dennis
Category Taxes Business
Summary Requires department of revenue to report to the finance, ways and means committees of the house and the senate, state and local government committee of the senate, state government committee of the house, and local government committee of the house on the transition of the collection and remittance of privilege taxes on occupancy of short-term rental units from the local to the state level. Broadly captioned.
Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Referred to Senate State & Local Government Committee.
House Status 02/10/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 4; Title 13, Chapter 7; Title 67, Chapter 5 and Title 67, Chapter 4, relative to the collection of privilege taxes on occupancy.

SB587/HB359 UAPA - agency rule exempt from public hearing requirement.

Sponsors Sen. Jackson, Ed; Rep. Lafferty, Justin
Category Government Regulation
Summary Creates exemptions from public hearing requirement for agencies rule. Authorizes a person to file suit directly with chancery court to enjoin enforcement of a rule when the rule is not adopted in compliance with this act.
Fiscal Note (Dated January 26, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Referred to Senate Government Operations Committee.
House Status 02/10/21 - Referred to House Government Operations Committee.
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 5, relative to administrative procedure.

SB608/HB1011 Extension for taxpayer to file a franchise and excise tax return.

Sponsors Sen. Watson, Bo; Rep. Hicks, Gary
Category Taxes Business
Summary Adds 15 days to the current six-month extension of time in which taxpayers can file a franchise and excise tax return.
Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Referred to Senate Finance, Ways & Means Committee.
House Status 02/11/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxes.

SB631/HB749 Conflict between a city and county regarding a building code or fire code issue.

Sponsors Sen. Bell, Mike; Rep. Boyd, Clark
Category Construction
Summary Increases, from ten working days to 12 working days, the time within which, after receipt of a written appeal, the state fire marshal's office must provide a decision in cases of conflict between a city and county regarding a building or fire code issue. Broadly captioned.
Fiscal Note (Dated February 11, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/10/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 120, relative to construction.

SB660	Tennessee Uniform Real Property Transfer on Death Act.
Sponsors	Sen. Massey, Becky
Category	Estates & Trusts
Senate Status	02/11/21 - Referred to Senate Judiciary Committee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 30; Title 31; Title 32; Title 35; Title 55; Title 66 and Section 67-4-409, relative to the automatic transfer of property upon death.
SB664/HB720	Authorizes a nonprofit organization to conduct a bingo game as its annual event.
Sponsors	Sen. Gardenhire, Todd; Rep. Hakeem, Yusuf
Category	Lottery
Summary	Authorizes nonprofits to organize bingo games during events under the Tennessee Nonprofit Gaming Law.
Senate Status	02/11/21 - Referred to Senate State & Local Government Committee.
House Status	02/10/21 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 17, relative to charitable gaming.
SB678/HB1354	Tennessee Historic Revitalization Act.
Sponsors	Sen. Lundberg, Jon; Rep. Vaughan, Kevin
Category	Property & Housing
Senate Status	02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status	02/12/21 - Filed for Introduction
Caption	AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 11, Part 1; Title 4, Chapter 17; Title 56, Chapter 4; Title 66 and Title 67, relative to tax credits for the rehabilitation of historic structures.
SB680/HB793	Defines blighted property for purposes of redevelopment projects by housing authorities.
Sponsors	Sen. Niceley, Frank; Rep. Carr, Dale
Category	Property & Housing
Senate Status	02/11/21 - Referred to Senate State & Local Government Committee.
House Status	02/10/21 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 20; Title 13, Chapter 21 and Title 29, Chapter 17, relative to housing authorities.
SB682/HB407	Selling of property prior to obtaining approval of final subdivision plat.
Sponsors	Sen. Kelsey, Brian; Rep. Helton, Esther
Category	Property & Housing
Summary	Permits an owner or agent of the owner of real property to, prior to closing on the property, agree or negotiate to sell the property by reference to a subdivision plat before the final subdivision plat is approved by the planning commission. Broadly captioned.
Fiscal Note	(Dated January 27, 2021) NOT SIGNIFICANT
Senate Status	02/11/21 - Referred to Senate State & Local Government Committee.
House Status	02/18/21 - Set for House Property & Planning Subcommittee 02/23/21.
Caption	AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 3; Title 13, Chapter 4 and Title 66, relative to subdivision regulations.
SB747/HB79	UAPA - payment of expenses incurred during proceedings related to contested cases.
Sponsors	Sen. Johnson, Jack; Rep. Lamberth, William
Category	Government Regulation
Summary	Requires a party issued a notice of violation by an agency to prevail on the merits of all allegations in the notice at the contested case hearing in order to recover reasonable costs from the agency. Requires a hearing officer or administrative law judge to set forth in writing facts upon which certain determinations are based. Requires parties seeking judicial review of certain agency decisions to cover reasonable costs of the review, including costs for the time, travel, and lodging of the office of the attorney general, court reporter and transcript costs, and court costs.

Fiscal Note	(Dated January 7, 2021) NOT SIGNIFICANT
Senate Status	02/11/21 - Referred to Senate Government Operations Committee.
House Status	01/13/21 - Referred to House Government Operations Committee.
Caption	AN ACT to amend Tennessee Code Annotated, Section 4- 5-325 and Section 63-1-144, relative to payment of expenses incurred during proceedings related to contested cases.
SB761/HB93	Filing of claims by bureau of TennCare against TennCare recipients' estates.
Sponsors	Sen. Johnson, Jack; Rep. Lamberth, William
Category	Estates & Trusts
Summary	Sets a time limit of within 12 months of a decedent's date of death on the filing of claims by the bureau of TennCare against TennCare recipients' estates unless the bureau files a claim with the probate court clerk or brings or revives suit within the later of 12 months from the decedent's date of death or four months from the date when the bureau received the notice to creditors.
Fiscal Note	(Dated February 14, 2021) Decrease State Revenue - \$1,074,600/FY21-22 and Subsequent Years The Governors proposed budget for FY21-22, on page A-35, recognizes a recurring decrease in state expenditures in the amount of \$1,087,900 to the General Fund.
Senate Status	02/18/21 - Set for Senate Judiciary Committee 02/23/21.
House Status	02/18/21 - Set for House Children & Family Affairs Subcommittee 02/24/21.
Caption	AN ACT to amend Tennessee Code Annotated, Section 30-2-310, relative to time limitations on filing claims by the bureau of TennCare.
SB771/HB780	Makes changes affecting professional boards, including court reporters, motor vehicle dealers, and barbers.
Sponsors	Sen. Johnson, Jack; Rep. Lamberth, William
Category	Professions & Licensure
Senate Status	02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status	02/10/21 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 4; Title 20; Title 47; Title 55; Title 56; Title 62 and Title 68, relative to regulated professions.
SB790/HB1144	Incentives the TN board of energy and natural resources may adopt for alternatives to discharges to surface waters.
Sponsors	Sen. Walley, Page; Rep. Grills, Rusty
Category	Environment & Nature
Summary	Specifies that the board of energy may provide land application, credits to recognize increased environmental performance and beneficial reuse of wastewater as incentives for using alternatives to pollution discharge to surface waters. Broadly captioned.
Senate Status	02/11/21 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
House Status	02/10/21 - Filed for Introduction
Caption	AN ACT to amend Tennessee Code Annotated, Title 4; Title 7, Chapter 35; Title 65; Title 68 and Title 69, relative to water quality.
SB794/HB680	Notice of foreclosure.
Sponsors	Sen. Rose, Paul; Rep. Carr, Dale
Category	Estates & Trusts
Summary	Requires a trustee or other party selling property in a foreclosure sale to file a notice of the sale with the register of deeds office located in the county where the property is located at least 20 days before the sale.
Senate Status	02/11/21 - Referred to Senate Judiciary Committee.
House Status	02/10/21 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 35, Chapter 5, Part 1, relative to notice of foreclosure.
SB803/HB1064	Renting or leasing to a person who has been previously convicted of a criminal offense.
Sponsors	Sen. Yager, Ken; Rep. Curcio, Michael
Category	Property & Housing
Senate Status	02/11/21 - Referred to Senate Judiciary Committee.
House Status	02/11/21 - Introduced in the House

Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3, Part 12; Title 40; Title 41, Chapter 4; Title 41, Chapter 8; Title 49, Chapter 11; Title 49, Chapter 8; Title 55, Chapter 50 and Section 62-76- 104, relative to offender reentry.

SB814/HB593 Tennessee Source of Income Protection and Fair Access to Housing Act.
Sponsors Sen. Yarbro, Jeff; Rep. Clemmons, John
Category Property & Housing
Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/10/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 28, relative to housing.

SB819/HB935 Harassment of non-employee based on their sex.
Sponsors Sen. Yarbro, Jeff; Rep. Freeman, Bob
Category Labor Law
Summary Establishes that harassment of a non-employee based on their sex by a person paying them for labor or services is a discriminatory practice. Specifies that harassment of a non-employee based on their sex by an employee is deemed harassment by the person paying the non-employee if they knew of the employee's conduct and failed to take immediate action.
Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/11/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 4 and Title 50, relative to harassment.

SB820/HB919 Evictions during public health emergency related to COVID-19.
Sponsors Sen. Yarbro, Jeff; Rep. Parkinson, Antonio
Category Property & Housing
Summary Prohibits a landlord from refusing to enter into a rental agreement with a prospective tenant solely based upon the tenant being previously evicted during a public health emergency related to COVID-19. Broadly captioned.
Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/11/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 66, relative to landlords.

SB826 Right to Call for Help Act.
Sponsors Sen. Yarbro, Jeff
Category Property & Housing
Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.
Caption AN ACT to amend Tennessee Code Annotated, Title 66, relative to rental properties.

SB852/HB918 Reporting of tax rates by local governments on the occupancy of short-term rental units.
Sponsors Sen. Swann, Art; Rep. Carr, Dale
Category Taxes Business
Senate Status 02/11/21 - Introduced in the Senate
House Status 02/11/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 4 and Title 67, Chapter 4, relative to taxes.

SB857 Makes changes to the Competitive Wireless Broadband Investment, Deployment, and Safety Act of 2018.
Sponsors Sen. Bowling, Janice
Category Utilities
Senate Status 02/11/21 - Introduced in the Senate
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 13 and Title 65, relative to wireless communications.

SB864 Incentives that promote the development of single-family housing.
Sponsors Sen. Lundberg, Jon

Category Local Government
Senate Status 02/11/21 - Introduced in the Senate
Caption AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 54 and Title 7, Chapter 53, relative to housing incentives.

SB871/HB645 Redefines "bed and breakfast establishment."
Sponsors Sen. Stevens, John; Rep. Faison, Jeremy
Category Property & Housing
Summary Expands the definition of "bed and breakfast establishment" to include single condominiums for the purposes of the Bed and Breakfast Establishment Inspection Act of 1990. Broadly captioned.
Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Introduced in the Senate
House Status 02/10/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 56; Title 62; Title 66; Title 67 and Title 68, relative to the rental of real property.

SB872/HB1336 Transportation network company maintaining records relevant to a rider complaint.
Sponsors Sen. Stevens, John; Rep. Baum, Charlie
Category Utilities
Summary Changes, from two years to 30 months, the period for which a transportation network company must maintain records relevant to a rider complaint. Broadly captioned.
Fiscal Note (Dated February 12, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Introduced in the Senate
House Status 02/11/21 - Filed for Introduction
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 12; Title 13; Title 42; Title 54; Title 55; Title 56; Title 62; Title 65; Title 66; Title 67 and Title 68, relative to services offered through online marketplace providers.

SB873/HB1199 Asbestos-related liability.
Sponsors Sen. Stevens, John; Rep. Leatherwood, Tom
Category Tort Liability
Senate Status 02/11/21 - Introduced in the Senate
House Status 02/10/21 - Filed for Introduction
Caption AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 28 and Title 29, Chapter 34, relative to asbestos-related liability.

SB876/HB373 Installation of monitoring devices on privately owned property.
Sponsors Sen. Stevens, John; Rep. Casada, Glen
Category Environment & Nature
Summary Prohibits wildlife resources officers from entering private property to install monitoring device without a search warrant, order for electronic surveillance, or written permission of the landowner or lessee of the property.
Fiscal Note (Dated February 5, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Introduced in the Senate
House Status 02/18/21 - Set for House Criminal Justice Subcommittee 02/24/21.
Caption AN ACT to amend Tennessee Code Annotated, Title 70, relative to evidence.

SB881/HB1190 Allows real property conveyances to a trust to vest title in the trustee of the trust.
Sponsors Sen. Stevens, John; Rep. Garrett, Johnny
Category Estates & Trusts
Senate Status 02/11/21 - Introduced in the Senate
House Status 02/10/21 - Filed for Introduction
Caption AN ACT to amend Tennessee Code Annotated, Title 10, Chapter 7; Title 35 and Title 66, relative to real property.

SB889/HB1189 Abolishes various estates and reversion interests in land.
Sponsors Sen. Stevens, John; Rep. Garrett, Johnny

Category Property & Housing
Senate Status 02/11/21 - Introduced in the Senate
House Status 02/10/21 - Filed for Introduction
Caption AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 1, relative to real property.

SB892/HB625 Recordation tax on transfers related to entities.

Sponsors Sen. Stevens, John; Rep. Darby, Tandy
Category Taxes Business
Senate Status 02/11/21 - Introduced in the Senate
House Status 02/10/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 4, relative to recordation tax on transfers related to entities.

SB894/HB1141 Published regulations involving cooperative agreements between the TWRA and federal agencies.

Sponsors Sen. Stevens, John; Rep. Grills, Rusty
Category Environment & Nature
Fiscal Note (Dated February 12, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Introduced in the Senate
House Status 02/10/21 - Filed for Introduction
Caption AN ACT to amend Tennessee Code Annotated, Title 4 and Title 70, relative to the wildlife resources agency.

SB895/HB716 Enforcement of regulations in conflict with Uniform Residential Landlord and Tenant Act.

Sponsors Sen. Stevens, John; Rep. Hurt, Chris
Category Property & Housing
Senate Status 02/11/21 - Introduced in the Senate
House Status 02/10/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 28, relative to the Uniform Residential Landlord and Tenant Act.

SB899/HB510 Innovation FastTrack Act.

Sponsors Sen. Stevens, John; Rep. Boyd, Clark
Category Commercial Law
Summary Enacts the "Innovation FastTrack Act," which create the regulatory innovation sandbox program under the department of commerce and insurance. Authorizes the commissioner, in administering the program, to issue a regulatory innovation FastTrack to license a person to pilot test an innovation. Defines "innovation" to mean the use or incorporation of a new or an emerging technology, or the re-imagination of uses for an existing technology, to provide a product, service, business model, or delivery mechanism to the public and that has no substantially comparable, widely available analogue in this state outside the regulatory innovation sandbox. Specifies that a person may apply for a regulatory innovation FastTrack by submitting an application to the department on a form prescribed by the commissioner. Specifies requirements for application and authorizes the commissioner to charge a fee for the application (13 pp).
Senate Status 02/11/21 - Introduced in the Senate
House Status 02/10/21 - Referred to House Business & Utilities Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 56, Chapter 1; Title 62 and Title 63, relative to innovations.

SB933/HB968 Incentives that promote the development of single-family housing.

Sponsors Sen. Crowe, Rusty; Rep. Holsclaw, Jr., John
Category Property & Housing
Summary Expands the definition of "economic development" for the purpose of laws governing projects by industrial development corporations to include the promotion of the development of single-family housing. Expands the definition of "project" for the purpose of laws governing projects by industrial development corporations to include the promotion of the development of single-family housing in tier three and tier four counties.
Senate Status 02/11/21 - Introduced in the Senate
House Status 02/11/21 - Introduced in the House

Caption AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 54 and Title 7, Chapter 53, relative to housing incentives.

SB962 Security deposits accepted by landlords.

Sponsors Sen. Yarbro, Jeff
Category Property & Housing
Summary Mandates landlords who require a security deposit to offer and accept rental insurance or a bond instead. Specifies requirements for the rental insurance or bond including the coverage provided per claim and the timeframe within which the coverage is effective.

Senate Status 02/11/21 - Introduced in the Senate

Caption AN ACT to amend Tennessee Code Annotated, Section 66-28-301, relative to security deposits.

SB977/HB1032 Information provided to the assessor of property.

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

Senate Status 02/11/21 - Introduced in the Senate

House Status 02/11/21 - Introduced in the House

Caption AN ACT to amend Tennessee Code Annotated, Title 58, Chapter 2 and Title 67, Chapter 5, relative to property assessment.

SB981/HB690 Landlords to inspect vacated residential property for abandoned animals.

Sponsors Sen. Campbell, Heidi; Rep. Beck, Bill

Category Property & Housing

Summary Requires a landlord or a landlord's designee to inspect their residential property for abandoned animals before a subsequent tenant takes occupancy of the property. Establishes a list of organizations that the landlord can call upon the discovery of an abandoned animal.

Senate Status 02/11/21 - Introduced in the Senate

House Status 02/10/21 - Introduced in the House

Caption AN ACT to amend Tennessee Code Annotated, Title 39, Chapter 14, Part 2 and Title 66, relative to animals that are abandoned in vacated rental property.

SB983/HB1041 Requirements for 501(c)(3)s qualifying to conduct an annual nonprofit gaming event.

Sponsors Sen. Powers, Bill; Rep. Sexton, Cameron

Category Lottery

Summary Reduces from five years to two years the amount of time that a qualified 501(c)(3) or 501(c)(19) must be continuously operating in his state to qualify for and conduct an annual nonprofit gaming event. Broadly captioned.

Senate Status 02/11/21 - Introduced in the Senate

House Status 02/11/21 - Introduced in the House

Caption AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 17; Title 4; Title 39, Chapter 17, Part 6 and Title 39, Chapter 17, Part 5, relative to gaming.

SB988/HB1192 Copy of subdivision regulations made available for public inspection.

Sponsors Sen. Gardenhire, Todd; Rep. Garrett, Johnny

Category Property & Housing

Senate Status 02/11/21 - Introduced in the Senate

House Status 02/10/21 - Filed for Introduction

Caption AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 3 and Title 13, Chapter 4, relative to subdivision regulations.

SB998/HB1070 Taxation of real property platform transactions.

Sponsors Sen. Stevens, John; Rep. Marsh, Pat

Category Taxes Property

Senate Status 02/11/21 - Introduced in the Senate

House Status 02/11/21 - Introduced in the House

Caption AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to taxation of real property platform transactions.

SB1002/HB1051	<p>Annual report by division of property assessments to state board of equalization.</p> <p>Sponsors Sen. Yager, Ken; Rep. Sexton, Cameron Category Taxes Business Senate Status 02/11/21 - Introduced in the Senate House Status 02/11/21 - Introduced in the House Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 1 and Title 67, Chapter 5, relative to property.</p>
SB1020/HB703	<p>Time frame for respondent to file an answer to petition initiating a condemnation proceeding.</p> <p>Sponsors Sen. Lundberg, Jon; Rep. Whitson, Sam Category Local Government Fiscal Note (Dated February 13, 2021) NOT SIGNIFICANT Senate Status 02/11/21 - Introduced in the Senate House Status 02/10/21 - Introduced in the House Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3, Part 20; Title 29, Chapter 17; Title 29, Chapter 16 and Title 58, Chapter 2, relative to the use of eminent domain.</p>
SB1030	<p>Local government reporting on business licenses issued to places of accommodation for transients.</p> <p>Sponsors Sen. Briggs, Richard Category Local Government Fiscal Note (Dated February 13, 2021) NOT SIGNIFICANT Senate Status 02/11/21 - Introduced in the Senate Caption AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 67 and Title 68, relative to accommodations for transients.</p>
SB1031	<p>TACIR study regarding property tax incentives to encourage economic and community development.</p> <p>Sponsors Sen. Briggs, Richard Category Economic Development Fiscal Note (Dated February 13, 2021) NOT SIGNIFICANT Senate Status 02/11/21 - Introduced in the Senate Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7, Chapter 53; Title 9, Chapter 23; Title 13, Chapter 20 and Title 67, Chapter 5, relative to property tax incentives to encourage economic and community development.</p>
SB1033/HB732	<p>Electronic notifications required by Uniform Residential Landlord and Tenant Act.</p> <p>Sponsors Sen. Massey, Becky; Rep. Rudd, Tim Category Property & Housing Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT Senate Status 02/11/21 - Introduced in the Senate House Status 02/10/21 - Introduced in the House Caption AN ACT to amend Tennessee Code Annotated, Title 13; Title 45; Title 47; Title 48; Title 56 and Title 66, relative to real property.</p>
SB1043/HB707	<p>System of incentives for alternatives to discharges to surface waters.</p> <p>Sponsors Sen. Southerland, Steve; Rep. Zachary, Jason Category Environment & Nature Senate Status 02/11/21 - Introduced in the Senate House Status 02/10/21 - Introduced in the House Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3, Part 5; Title 7, Chapter 35; Title 65; Title 68 and Title 69, relative to water quality.</p>

SB1049/HB227 **Water Quality Control Act - permits.**
Sponsors Sen. Southerland, Steve; Rep. Vaughan, Kevin
Category Environment & Nature
Summary Requires the department of environment and conservation to take certain actions to ensure that in-lieu fee sponsors secure mitigation for permanent impacts to waters. Allows the commissioner to assess the liability of any polluter or violator for damages to the state resulting from any person's pollution or violation, failure, or neglect in complying with any rules or standards of water quality promulgated by the board or permits, including failure by an in-lieu fee sponsor to timely complete land acquisition and initial physical and biological improvements.

Fiscal Note (Dated January 30, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Introduced in the Senate
House Status 02/10/21 - Referred to House Agriculture & Natural Resources Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 69, Chapter 3, Part 1, relative to water quality.

SB1061/HB985 **Estimate of board fees for a fiscal year.**
Sponsors Sen. Watson, Bo; Rep. Hazlewood, Patsy
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. Broadly captioned.

Fiscal Note (Dated February 10, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Introduced in the Senate
House Status 02/11/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 9; Title 54; Title 55 and Title 67, relative to state funds.

SB1070 **Limits foreign ownership of agricultural property in this state.**
Sponsors Sen. Niceley, Frank
Category Agriculture
Senate Status 02/11/21 - Introduced in the Senate
Caption AN ACT to amend Tennessee Code Annotated, Title 43; Title 44; Title 47; Title 48 and Title 66, relative to agricultural property.

SB1081/HB568 **Agency's authority to promulgate rules without a public hearing.**
Sponsors Sen. Roberts, Kerry; Rep. Ragan, John
Category Government Regulation
Senate Status 02/11/21 - Introduced in the Senate
House Status 02/10/21 - Referred to House Government Operations Committee.
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 5, relative to administrative procedures.

SB1083/HB604 **Notification regarding change of address by licensed polygraph examiner or company.**
Sponsors Sen. Roberts, Kerry; Rep. Calfee, Kent
Category Professions & Licensure
Summary Decreases from 30 to 21 days the time in which a licensed polygraph examiner or company must notify the private investigation and polygraph commission of a change in business address. Broadly captioned.

Fiscal Note (Dated February 8, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Introduced in the Senate
House Status 02/10/21 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 62 and Title 63, relative to professions.

SB1086/HB570 **Government operations committees - staying of a rule.**
Sponsors Sen. Roberts, Kerry; Rep. Ragan, John
Category Government Regulation
Senate Status 02/11/21 - Introduced in the Senate
House Status 02/10/21 - Referred to House Government Operations Committee.

Caption	AN ACT to amend Tennessee Code Annotated, Section 4- 5-215, relative to the stay of the effective date of a rule.
SB1087/HB566	Promulgation of rules by an agency and repeal of obsolete rules.
Sponsors	Sen. Roberts, Kerry; Rep. Ragan, John
Category	Government Regulation
Fiscal Note	(Dated February 8, 2021) NOT SIGNIFICANT
Senate Status	02/11/21 - Introduced in the Senate
House Status	02/10/21 - Referred to House Government Operations Committee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4, relative to the Uniform Administrative Procedures Act.
SB1088/HB567	Review of emergency rules.
Sponsors	Sen. Roberts, Kerry; Rep. Ragan, John
Category	Government Regulation
Summary	Requires the attorney general and reporter to disapprove an emergency rule if it does not meet the statutory criteria for the adoption of the rule. Removes provision stating that the attorney general and reporter were prohibited from disapproving an emergency rule on the sole basis that it did not meet the statutory criteria.
Senate Status	02/11/21 - Introduced in the Senate
House Status	02/10/21 - Referred to House Government Operations Committee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 5, relative to emergency rules.
SB1092/HB1250	Application to conduct an annual charitable gaming event.
Sponsors	Sen. Southerland, Steve; Rep. Faison, Jeremy
Category	Lottery
Summary	Requires those applying to conduct an annual charitable gaming event to include the starting and ending time of the event in their application. Broadly captioned.
Senate Status	02/11/21 - Introduced in the Senate
House Status	02/11/21 - Filed for Introduction
Caption	AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 17; Title 39, Chapter 17, Part 5 and Title 39, Chapter 17, Part 6, relative to charitable gaming.
SB1120/HB1179	Disqualification of an officer of a multicandidate political campaign committee.
Sponsors	Sen. White, Dawn; Rep. Moody, Debra
Category	Campaigns & Lobbying
Senate Status	02/11/21 - Introduced in the Senate
House Status	02/10/21 - Filed for Introduction
Caption	AN ACT to amend Tennessee Code Annotated, Title 2, Chapter 10, relative to political campaign committees.
SB1123/HB1055	Promulgating of rules by state entities.
Sponsors	Sen. White, Dawn; Rep. Terry, Bryan
Category	Government Regulation
Senate Status	02/11/21 - Introduced in the Senate
House Status	02/11/21 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29, Part 1, relative to state agencies.
SB1139/HB1162	Licensed attorney - acknowledge the execution of an instrument affecting real property in this state.
Sponsors	Sen. White, Dawn; Rep. Haston, Kirk
Category	Property & Housing
Senate Status	02/11/21 - Introduced in the Senate
House Status	02/10/21 - Filed for Introduction
Caption	AN ACT to amend Tennessee Code Annotated, Title 5; Title 8 and Title 66, relative to real property.

SB1140/HB1184

Revises authorization and references to district assessors.

Sponsors

Sen. White, Dawn; Rep. Sparks, Mike

Category

Taxes Property

Senate Status

02/11/21 - Introduced in the Senate

House Status

02/10/21 - Filed for Introduction

Caption

AN ACT to amend Tennessee Code Annotated, Title 67, relative to property assessors.