

# RAMSEY FARRAR & BATES

## 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      01/14/21 - Filed for Introduction  
House Status      01/20/21 - Filed for Introduction  
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      01/14/21 - Filed for Introduction  
House Status      01/13/21 - Caption bill held on House clerk's desk.  
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      01/14/21 - Filed for Introduction  
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.
- SB184**      **Eliminates the professional privilege tax.**
- Sponsors      Sen. Bowling, Janice  
Category      Taxes Business  
Summary      Eliminates the professional privilege tax for tax years that begin on and after June 1, 2022.  
Senate Status      01/15/21 - Filed for Introduction  
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**      **Coffee County - property bought by a county at a tax sale.**
- Sponsors      Sen. Bowling, Janice  
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.

Senate Status Caption 01/15/21 - Filed for Introduction

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 Caption 01/15/21 - Filed for Introduction  
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 Caption 01/19/21 - Filed for Introduction  
House Status 02/03/21 - Filed for Introduction  
AN ACT to amend Tennessee Code Annotated, Section 2- 7-143, relative to the Tennessee Freedom of Speech Act.

**SB261** **Requires compensation of accrued vacation for former employees of certain private employers.**

Sponsors Sen. Niceley, Frank  
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 Caption 01/20/21 - Filed for Introduction  
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 Caption 01/21/21 - Filed for Introduction  
House Status 01/19/21 - Filed for Introduction  
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 01/21/21 - Filed for Introduction  
House Status 01/21/21 - Filed for Introduction  
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 Offense of critical infrastructure vandalism.**

Sponsors Sen. Rose, Paul  
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 01/21/21 - Filed for Introduction  
Caption AN ACT to amend Tennessee Code Annotated, Title 39 and Title 43, relative to agricultural property.

**SB287 TACIR report on personal property exemption amounts.**

Sponsors Sen. Niceley, Frank  
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 01/21/21 - Filed for Introduction  
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 01/21/21 - Filed for Introduction  
House Status 01/20/21 - Filed for Introduction  
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 01/21/21 - Filed for Introduction  
House Status 01/15/21 - Introduced in the House  
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 01/22/21 - Filed for Introduction  
House Status 01/21/21 - Filed for Introduction  
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 01/22/21 - Filed for Introduction  
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 01/22/21 - Filed for Introduction  
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 01/22/21 - Filed for Introduction  
House Status 01/28/21 - Filed for Introduction  
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 01/25/21 - Filed for Introduction  
House Status 01/25/21 - Filed for Introduction  
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.

<b>SB330/HB381</b>	<b>Notice to taxpayer regarding decision of board of equalization.</b>
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	01/25/21 - Filed for Introduction
House Status	01/22/21 - Filed for Introduction
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.
<b>SB382/HB188</b>	<b>Occupational training - members of US armed forces and veterans.</b>
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.
Senate Status	02/03/21 - Filed for Introduction
House Status	01/15/21 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 58; Title 62; Title 63 and Title 68, relative to occupational training.
<b>SB421</b>	<b>Payment of franchise taxes by electronic funds transfer.</b>
Sponsors	Sen. Yarbro, Jeff
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	02/04/21 - Filed for Introduction
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.
<b>HB34</b>	<b>Authorizes THDA to provide affordable housing to displaced tenants.</b>
Sponsors	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.
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.
<b>HB37</b>	<b>Prohibits classification of workers as essential or non-essential by governmental entities.</b>
Sponsors	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.
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.
<b>HB43</b>	<b>Prohibits law enforcement surveillance on private property.</b>
Sponsors	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  
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.

**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 01/27/21 - Referred to House Property & Planning Subcommittee.  
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 01/27/21 - Referred to House Agriculture & Natural Resources Subcommittee.  
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.

**HB79 UAPA - payment of expenses incurred during proceedings related to contested cases.**  
Sponsors 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  
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.

**HB93 Filing of claims by bureau of TennCare against TennCare recipients' estates.**  
Sponsors 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.  
House Status 01/27/21 - Referred to House Children & Family Affairs Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Section 30-2-310, relative to time limitations on filing claims by the bureau of TennCare.

<b>HB128</b>	<b>HOA rules regarding posting of signage by homeowner.</b>
Sponsors	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.
House Status	02/01/21 - Referred to House Property & Planning Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 27, relative to dedicatory instruments.
<b>HB147</b>	<b>Water quality - powers of department of environment and conservation.</b>
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	02/01/21 - Referred to House Agriculture & Natural Resources Subcommittee.
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.
<b>HB157</b>	<b>State tax revenue pertaining to National Hockey League franchises.</b>
Sponsors	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.
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.
<b>HB168</b>	<b>Valuation of property.</b>
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.
<b>HB177</b>	<b>Property managers bringing suit or testifying against tenants.</b>
Sponsors	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
House Status	02/01/21 - Referred to House Business & Utilities Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4; Title 16; Title 29 and Title 66, relative to rental property.
<b>HB227</b>	<b>Water Quality Control Act - permits.</b>
Sponsors	Rep. Vaughan, Kevin
Category	Environment & Nature
Summary	Requires the department of environment and conservation to take certain actions to ensure that in-lie 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  
House Status 01/19/21 - Filed for Introduction  
Caption AN ACT to amend Tennessee Code Annotated, Title 69, Chapter 3, Part 1, relative to water quality.

**HB358 Delinquent personal property taxes.**

Sponsors 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.  
House Status 01/21/21 - Filed for Introduction  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to delinquent personal property taxes.

**HB359 UAPA - agency rule exempt from public hearing requirement.**

Sponsors 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  
House Status 01/21/21 - Filed for Introduction  
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 5, relative to administrative procedure.

**HB366 Property located along existing rights-of-way.**

Sponsors 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\*  
House Status 01/21/21 - Filed for Introduction  
Caption AN ACT to amend Tennessee Code Annotated, Title 13; Title 62 and Title 66, relative to property located along existing rights-of-way.

**HB373 Installation of monitoring devices on privately owned property.**

Sponsors 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.  
House Status 01/21/21 - Filed for Introduction  
Caption AN ACT to amend Tennessee Code Annotated, Title 70, relative to evidence.

**HB386 Administration of construction service provider registration.**

Sponsors 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.  
House Status 01/22/21 - Filed for Introduction



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.

**HB407 Selling of property prior to obtaining approval of final subdivision plat.**

Sponsors 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

House 01/26/21 - Filed for Introduction

Status

Caption AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 3; Title 13, Chapter 4 and Title 66, relative to subdivision regulations.

**HB411 Campaign signs or posters on private property.**

Sponsors 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

House 01/26/21 - Filed for Introduction

Status

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

**HB423 Certain information from property alert service or program deemed confidential.**

Sponsors 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

House 01/27/21 - Filed for Introduction

Status

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

**HB450 Actions against licenses for overdue child support.**

Sponsors 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.

House 02/01/21 - Filed for Introduction

Status

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.

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

Sponsors 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.

House Status  
Caption 02/01/21 - Filed for Introduction  
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.

**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  
Caption 02/04/21 - Filed for Introduction  
AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 120, relative to construction practices.

**HB510 Innovation FastTrack Act.**

Sponsors 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).

House Status  
Caption 02/04/21 - Filed for Introduction  
AN ACT to amend Tennessee Code Annotated, Title 4; Title 56, Chapter 1; Title 62 and Title 63, relative to innovations.

**HB547 Registration required to operate as a commercial dog breeder.**

Sponsors 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.

House Status  
Caption 02/04/21 - Filed for Introduction  
AN ACT to amend Tennessee Code Annotated, Title 62, relative to professional registration.

**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.

Fiscal Note (Dated December 1, 2020) NOT SIGNIFICANT

Senate Status 02/04/21 - Set for Senate State & Local Government Committee 02/09/21.

House Status 02/01/21 - Referred to House Department & Agencies Subcommittee.

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 02/04/21 - Set for Senate Government Operations Consent Calendar 02/10/21.

House Status 01/20/21 - Filed for Introduction

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**

#### **Requires periodic training for state agency heads.**

Sponsors Sen. Roberts, Kerry

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.

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 01/15/21 - Introduced in the House

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 01/15/21 - Introduced in the House

Caption AN ACT to amend Tennessee Code Annotated, Title 10, Chapter 7, Part 5, relative to records requests.