



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 02/25/21 - Set for House Commerce Committee 03/02/21.  
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 02/22/21 - Referred to Senate Commerce & Labor Committee.  
House Status 02/22/21 - Referred to House Property & Planning Subcommittee.  
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 02/22/21 - Referred to Senate Judiciary Committee.  
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/HB1414 Notice regarding public hearing for adopting or amending subdivision regulations.**

Sponsors Sen. Johnson, Jack; Rep. Casada, Glen  
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 02/22/21 - Referred to Senate State & Local Government Committee.  
House Status 02/24/21 - Introduced in the House

**SB1201/HB1412 Deletes requirements for cities and counties to develop comprehensive growth plans.**

Sponsors Sen. Southerland, Steve; Rep. Lafferty, Justin  
Category Local Government  
Summary Deletes requirements for cities and counties to develop comprehensive growth plans and establishes rules involving participation in the national flood insurance program.

Senate Status 02/22/21 - Referred to Senate State & Local Government Committee.  
House Status 02/24/21 - Introduced in the House

**SB1230/HB1107 Quitclaim deeds and transfer taxes.**

Sponsors Sen. Rose, Paul; Rep. Keisling, Kelly

Category Taxes Business  
Summary Establishes that a deed is treated as a quitclaim deed for taxation purposes if the deed only conveys the grantor's interest to the grantee. Deeds containing language evidencing an intent to convey the property itself, warranties of title, or habendum clauses are taxed as a transfer of a freehold estate.  
Senate Status 02/23/21 - Referred to Senate Finance Revenue Subcommittee.  
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  
Summary Increases the value of multiple homestead exemptions by either raising or removing any stated maximum value.  
Senate Status 02/22/21 - Referred to Senate State & Local Government Committee.  
House Status 02/25/21 - Set for House Civil Justice Subcommittee 03/02/21.  
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 02/22/21 - Referred to Senate State & Local Government Committee.  
House Status 02/24/21 - Referred to House Property & Planning Subcommittee.  
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 02/22/21 - Referred to Senate State & Local Government Committee.  
House Status 02/20/21 - Referred to House Property & Planning Subcommittee.  
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 02/22/21 - Referred to Senate Commerce & Labor Committee.  
House Status 02/25/21 - Set for House Commerce Committee 03/02/21.  
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/HB1445**

**Property taxes and number of acres of land.**

Sponsors Sen. Niceley, Frank; Rep. Hicks, Tim  
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 02/22/21 - Referred to Senate State & Local Government Committee.  
House Status 02/24/21 - Introduced in the House

**SB1307/HB1361**

**Right to Call for Help Act.**

Sponsors Sen. Yarbro, Jeff; Rep. Mannis, Eddie  
Category Property & Housing  
Summary Establishes that residents and tenants have the right to call law enforcement or emergency assistance if they are calling on behalf of victims of abuse or crime or are victims themselves. This

right may not be waived, and landlords are prohibited from limiting or restricting that right or penalizing tenants for practicing that right. Prohibits government entities from enacting or enforcing ordinances that would impose a penalty on any party for calling law enforcement or emergency assistance.

Senate Status  
House Status

02/25/21 - Set for Senate Commerce & Labor Committee 03/02/21.  
02/24/21 - Introduced in the House

**SB1352/HB1542**

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

Sponsors  
Category  
Senate Status  
House Status

Sen. Gardenhire, Todd; Rep. Weaver, Terri  
Local Government  
02/22/21 - Referred to Senate Judiciary Committee.  
02/25/21 - Introduced in the House

**SB1353/HB1315**

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

Sponsors  
Category  
Summary  
  
Senate Status  
House Status  
Caption

Sen. Johnson, Jack; Rep. Ogles, Brandon  
Taxes Property  
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.  
02/22/21 - Referred to Senate State & Local Government Committee.  
02/24/21 - Referred to House Property & Planning Subcommittee.  
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  
Category  
Summary  
  
Senate Status  
House Status  
Caption

Sen. Bell, Mike; Rep. Gant, Ron  
Insurance General  
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.  
02/25/21 - Set for Senate Commerce & Labor Committee 03/02/21.  
02/25/21 - Set for House Insurance Subcommittee 03/02/21.  
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  
Category  
Summary  
  
Senate Status  
House Status  
Caption

Sen. Bell, Mike; Rep. Farmer, Andrew  
Property & Housing  
Requires homeowner's associations to provide a record of the votes cast in a vote to amend a declaration that prohibits or effectively prohibits the use of residential property as long-term rental property upon request. Establishes that owners of a property subject to a declaration that prohibits the use of residential property as long-term rental property have a right to use the property as a long-term rental property until they transfer it. Requires business entities that own residential property that is subject to a declaration to send the homeowner's association written notice of the change in business contact information and the new owner of the property within 30 business days of the declaration.  
02/22/21 - Referred to Senate Commerce & Labor Committee.  
02/25/21 - Set for House Property & Planning Subcommittee 03/02/21.  
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  
Category  
Senate Status  
Caption

Sen. Kyle, Sara  
Taxes Property  
02/22/21 - Referred to Senate State & Local Government Committee.  
AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.

<b>SB1421/HB1090</b>	<b>Valuing of property taken by eminent domain.</b>
Sponsors	Sen. Akbari, Raumesh; Rep. Cooper, Barbara
Category	Local Government
Senate Status	02/22/21 - Referred to Senate Judiciary Committee.
House Status	02/22/21 - Referred to House Civil Justice Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 16 and Title 29, Chapter 17, relative to eminent domain.
<b>SB1507/HB1326</b>	<b>Recordation of land sale contracts with the county register.</b>
Sponsors	Sen. Akbari, Raumesh; Rep. Hardaway, G.A.
Category	Property & Housing
Senate Status	02/22/21 - Referred to Senate Commerce & Labor Committee.
House Status	02/24/21 - Referred to House Property & Planning Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 66, relative to real property.
<b>SB1512/HB1531</b>	<b>Municipalities operating an electric plant - providing of fiber-to-the-premises.</b>
Sponsors	Sen. Bowling, Janice; Rep. Rudder, Iris
Category	Utilities
Senate Status	02/22/21 - Referred to Senate Commerce & Labor Committee.
House Status	02/25/21 - Introduced in the House
<b>SB1532/HB854</b>	<b>Classification of land as agricultural, forest, or open space land.</b>
Sponsors	Sen. Roberts, Kerry; Rep. Helton, Esther
Category	Taxes Property
Senate Status	02/22/21 - Referred to Senate State & Local Government Committee.
House Status	02/20/21 - Referred to House Property & Planning Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, relative to property taxes.
<b>SB1533/HB1110</b>	<b>Agents of taxpayers - registration fee required.</b>
Sponsors	Sen. Roberts, Kerry; Rep. Smith, Robin
Category	Taxes Property
Senate Status	02/22/21 - Referred to Senate State & Local Government Committee.
House Status	02/22/21 - Referred to House Property & Planning Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, relative to property taxes.
<b>SB1551</b>	<b>Display of licenses and registrations held by broker.</b>
Sponsors	Sen. Southerland, Steve
Category	Professions & Licensure
Senate Status	02/22/21 - Referred to Senate Commerce & Labor Committee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 45; Title 47; Title 48 and Title 62, relative to the business of brokering.
<b>SB1564/HB747</b>	<b>Broadband ready communityâ€™s ordinance or policy for reviewing applications.</b>
Sponsors	Sen. Bailey, Paul; Rep. Boyd, Clark
Category	Economic Development
Summary	Requires that a broadband ready communityâ€™s ordinance or policy for reviewing applications must contain a provision that all applications related to the project be either approved or denied within 30 calendar days, rather than 30 business days after the applications are submitted. Broadly captioned.
Fiscal Note	(Dated February 9, 2021) NOT SIGNIFICANT
Senate Status	02/22/21 - Referred to Senate Commerce & Labor Committee.
House Status	02/11/21 - Caption bill held on House clerk's desk.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4, relative to broadband.
<b>SB1573/HB37</b>	<b>Prohibits classification of workers as essential or non-essential by</b>

## **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 02/22/21 - Referred to Senate State & Local Government Committee.  
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 02/22/21 - Referred to Senate Judiciary Committee.  
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.

**HB1081 Licensing Independence for Future Tennesseans Act.**

Sponsors Rep. Hall, Mark

Category Professions & Licensure

Summary Enacts the Licensing Independence for Future Tennesseans Act or LIFT Act. Authorizes a licensing authority to issue a license to practice if an applicant meets certain requirements, including if the applicant holds a valid license in another state, they held the license in another state for at least one year before application, the other state required the application to pass an examination, and the applicant does not have a disqualifying criminal history. Establishes other requirements for applicants and licensing authorities.

House Status 02/22/21 - Referred to House Business & Utilities Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 62, Chapter 76 and Title 63, Chapter 1, relative to occupational licensing.

**HJR102 Policies of TVA.**

Sponsors Rep. Reedy, Jay

Category Utilities

Summary Requests the Tennessee congressional delegation to work with the Tennessee Valley Authority to ensure that its policies are not barriers to broadband deployment.

House Status 02/24/21 - Referred to House Business & Utilities Subcommittee.

**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).

House Status 02/25/21 - Set for House State Government Committee 03/02/21.

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 02/22/21 - Senate passed.

House Status 02/25/21 - Set for House Government Operations Committee Consent Calendar 03/01/21.

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.

<b>SB97/HB569</b>	<b>Requires periodic training for state agency heads.</b>
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.
<b>SB113/HB199</b>	<b>Stormwater management - abatement of fees owed by property owner.</b>
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.
<b>SB128</b>	<b>Regulation of political campaign signs by local governments and HOAs.</b>
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.
<b>SB191/HB873</b>	<b>Coffee County - property bought by a county at a tax sale.</b>
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	02/20/21 - Referred to House Property & Planning Subcommittee.
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.
<b>SB200</b>	<b>Removes prohibition on local governments enacting rent control and inclusionary zoning regulations.</b>
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.
<b>SB208/HB500</b>	<b>Tennessee Freedom of Speech Act.</b>
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 02/25/21 - Set for House Elections & Campaign Finance Subcommittee 03/03/21.  
Caption AN ACT to amend Tennessee Code Annotated, Section 2- 7-143, relative to the Tennessee Freedom of Speech Act.

**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 02/25/21 - Set for House Business & Utilities Subcommittee 03/03/21.  
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 02/25/21 - Set for House Criminal Justice Subcommittee 03/03/21.  
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 02/11/21 - Caption bill held on House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Title 26 and Title 30, relative to property exemptions.

**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

Senate Status \$1,191,000/FY22-23 and Subsequent Years  
House Status 02/10/21 - Referred to Senate State & Local Government Committee.  
Caption 02/09/21 - Referred to House Property & Planning Subcommittee.  
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      02/24/21 - House Criminal Justice Subcommittee deferred to 03/03/21.  
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 02/20/21 - Referred to House Finance, Ways & Means Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.

**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.

Amendment Summary House Property and Planning Subcommittee amendment 1 (003877) changes language so the bill only prohibits homeowners' associations from limiting signs to warn the public of health, safety or dangerous natural conditions associated with water on the property when the owner has consulted with authorities or the property contains a natural body of water.

Fiscal Note (Dated February 10, 2021) NOT SIGNIFICANT  
Senate Status 02/25/21 - Set for Senate Commerce & Labor Committee 03/02/21.  
House Status 02/25/21 - Set for House Local Government Committee 03/02/21.  
Caption AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 27, relative to dedicatory instruments.

<b>SB456/HB43</b>	<b>Prohibits law enforcement surveillance on private property.</b>
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.
<b>SB459/HB177</b>	<b>Property managers bringing suit or testifying against tenants.</b>
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	02/25/21 - Set for House Business & Utilities Subcommittee 03/03/21.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4; Title 16; Title 29 and Title 66, relative to rental property.
<b>SB498/HB611</b>	<b>Notice to applicants regarding annual charitable gaming event and omnibus list.</b>
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	02/11/21 - Caption bill held on House clerk's desk.
Caption	AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 17, relative to charitable gaming.
<b>SB499</b>	<b>Use of eminent domain.</b>
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.
<b>SB511/HB547</b>	<b>Registration required to operate as a commercial dog breeder.</b>
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.
<b>SB525/HB949</b>	<b>Carbon monoxide alarms required for one and two-family rental units.</b>

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 02/22/21 - Referred to House Business & Utilities Subcommittee.  
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 02/11/21 - Caption bill held on House clerk's desk.  
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.
<b>SB566/HB676</b>	<b>Removes the dollar limits to the aggregate value of homestead exemptions.</b>
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.
<b>SB569/HB605</b>	<b>Receiving of compensation for broker, affiliate broker, or other licensee.</b>
Sponsors	Sen. Johnson, Jack; Rep. Lamberth, William
Category	Professions & Licensure
Summary	Authorizes direct payments to be made to a business entity solely owned by a broker, affiliate broker, or other person licensed by the real estate commission formed for the purpose of receiving compensation for the broker, affiliate broker, or other person. Broadly captioned.
Senate Status	02/25/21 - Set for Senate Commerce & Labor Committee 03/02/21.
House Status	02/25/21 - Set for House Business & Utilities Subcommittee 03/03/21.
Caption	AN ACT to amend Tennessee Code Annotated, Title 48; Title 62 and Title 66, relative to compensation.
<b>SB576/HB856</b>	<b>Report on collection and remittance of privilege taxes on occupancy of short-term rentals.</b>
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	02/11/21 - Caption bill held on House clerk's desk.
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.
<b>SB587/HB359</b>	<b>UAPA - agency rule exempt from public hearing requirement.</b>
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.
<b>SB631/HB749</b>	<b>Conflict between a city and county regarding a building code or fire code issue.</b>
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 02/11/21 - Caption bill held on House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 120, relative to construction.

**SB660/HB1600 Tennessee Uniform Real Property Transfer on Death Act.**  
Sponsors Sen. Massey, Becky; Rep. Mannis, Eddie  
Category Estates & Trusts  
Summary Creates the "Tennessee Uniform Real Property Transfer on Death Act." Authorizes real property and motor vehicles to be transferred upon an owner's death to a designated beneficiary. Allows such action to occur if indicated in a "death deed." Specifies contents of such death deeds. (15 pp.)  
Senate Status 02/25/21 - Set for Senate Judiciary Committee 03/02/21.  
House Status 02/25/21 - Introduced in the House

**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 02/24/21 - Referred to House Finance, Ways & Means Subcommittee.  
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  
Summary Defines "blighted property" for purposes of redevelopment projects by housing authorities and clarifies that housing authorities may acquire real property without using 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; makes other related changes.  
Senate Status 02/11/21 - Referred to Senate State & Local Government Committee.  
House Status 02/25/21 - Set for House Civil Justice Subcommittee 03/02/21.  
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 02/25/21 - Set for Senate State & Local Government Committee 03/02/21.  
House Status 02/25/21 - Set for House Local Government Committee 03/02/21.  
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.

<b>SB761/HB93</b>	<b>Filing of claims by bureau of TennCare against TennCare recipients' estates.</b>
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	02/23/21 - Senate Judiciary Committee recommended with amendment 1 (003901). Sent to Senate Finance.
House Status	02/25/21 - Set for House Civil Justice Committee 03/03/21.
Caption	AN ACT to amend Tennessee Code Annotated, Section 30-2-310, relative to time limitations on filing claims by the bureau of TennCare.
<b>SB771/HB780</b>	<b>Makes changes affecting professional boards, including court reporters, motor vehicle dealers, and barbers.</b>
Sponsors	Sen. Johnson, Jack; Rep. Lamberth, William
Category	Professions & Licensure
Summary	Changes regulations affecting court reporters, credit service businesses, motor vehicle dealers, insurance regulatory boards, barbers, funeral directors and embalmers, contractors, scrap metal dealers, locksmiths, real estate brokers, auctioneers, collection services, real estate appraisers and the athletic commission.
Senate Status	02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status	02/25/21 - Set for House Business & Utilities Subcommittee 03/03/21.
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.
<b>SB790/HB1144</b>	<b>Incentives the TN board of energy and natural resources may adopt for alternatives to discharges to surface waters.</b>
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	02/24/21 - Referred to House Agriculture & Natural Resources Subcommittee.
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.
<b>SB794/HB680</b>	<b>Notice of foreclosure.</b>
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	02/20/21 - Referred to House Property & Planning Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 35, Chapter 5, Part 1, relative to notice of foreclosure.
<b>SB795/HB667</b>	<b>Commercial Property Assessed Clean Energy and Resilience Act.</b>
Sponsors	Sen. Rose, Paul; Rep. Freeman, Bob
Category	Property & Housing
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 the administration of the C-PACER program (16 pp).

Senate Status  
House Status  
Caption

02/11/21 - Referred to Senate Energy, Agriculture & Natural Resources Committee.  
02/25/21 - Set for House Agriculture & Natural Resources Subcommittee 03/02/21.  
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.

**SB803/HB1064**

**Renting or leasing to a person who has been previously convicted of a criminal offense.**

Sponsors  
Category  
Summary

Sen. Yager, Ken; Rep. Curcio, Michael  
Property & Housing  
Establishes that a landlord is not guilty of negligence for renting or leasing to a person who has been previously convicted of a criminal offense solely because the person had been previously convicted. Specifies that evidence that the person has been convicted is not admissible in a court proceeding. Creates exceptions if the landlord knew of the offense or the person was convicted of a violent offense.

Senate Status  
House Status  
Caption

02/11/21 - Referred to Senate Judiciary Committee.  
02/22/21 - Referred to House Business & Utilities Subcommittee.  
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  
Category  
Summary

Sen. Yarbro, Jeff; Rep. Clemmons, John  
Property & Housing  
Enacts the "Tennessee Source of Income Protection and Fair Access to Housing Act," which prohibits landlords from taking certain actions based solely on a person's income. Includes refusing to rent or lease a property or otherwise making a property unavailable in the list of prohibited actions. Specifies that landlords are allowed to refuse to rent or lease their property based on the prospective rentee's previous conduct, inability to pay rent considering the value of their housing assistance or for other reasons consistent with state and county law. Requires the department of economic and community development and the housing development agency to enforce this act by informing landlords and individuals of their rights.

Fiscal Note  
Senate Status  
House Status  
Caption

(Dated February 9, 2021) NOT SIGNIFICANT  
02/11/21 - Referred to Senate Commerce & Labor Committee.  
02/20/21 - Referred to House Business & Utilities Subcommittee.  
AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 28, relative to housing.

**SB820/HB919**

**Evictions during public health emergency related to COVID-19.**

Sponsors  
Category  
Summary

Sen. Yarbro, Jeff; Rep. Parkinson, Antonio  
Property & Housing  
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  
House Status  
Caption

02/11/21 - Referred to Senate Commerce & Labor Committee.  
02/22/21 - Referred to House Business & Utilities Subcommittee.  
AN ACT to amend Tennessee Code Annotated, Title 66, relative to landlords.

**SB826**

**Right to Call for Help Act.**

Sponsors  
Category  
Summary

Sen. Yarbro, Jeff  
Property & Housing  
Enacts the "Right to Call for Help Act," which establishes a tenant's right to summon emergency services for a victim of a crime or someone in an emergency without limit or penalty from their landlord. Prohibits governmental entities from imposing a penalty against a landlord or tenant for being the victim of a crime or seeking emergency assistance when necessary. Establishes legal remedies for the violation of this act.  
02/11/21 - Referred to Senate Commerce & Labor Committee.

Senate  
Status  
Caption

AN ACT to amend Tennessee Code Annotated, Title 66, relative to rental properties.

<b>SB852/HB918</b>	<p><b>Reporting of tax rates by local governments on the occupancy of short-term rental units.</b></p> <p>Sponsors Sen. Swann, Art; Rep. Carr, Dale  Category Taxes Business  Summary Requires local governments that impose taxes upon the occupancy of short-term rental units to certify and report the tax rate to the department of revenue no later than October 1 each year, rather than on a date specified by the department. Broadly captioned.  Senate Status 02/22/21 - Referred to Senate State &amp; Local Government Committee.  House Status 02/22/21 - Caption bill held on House clerk's desk.  Caption AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 4 and Title 67, Chapter 4, relative to taxes.</p>
<b>SB857/HB1397</b>	<p><b>Makes changes to the Competitive Wireless Broadband Investment, Deployment, and Safety Act of 2018.</b></p> <p>Sponsors Sen. Bowling, Janice; Rep. Rudder, Iris  Category Utilities  Senate Status 02/22/21 - Referred to Senate Commerce &amp; Labor Committee.  House Status 02/24/21 - Introduced in the House</p>
<b>SB864/HB1409</b>	<p><b>Incentives that promote the development of single-family housing.</b></p> <p>Sponsors Sen. Lundberg, Jon; Rep. Crawford, John  Category Local Government  Senate Status 02/22/21 - Referred to Senate State &amp; Local Government Committee.  House Status 02/24/21 - Introduced in the House</p>
<b>SB871/HB645</b>	<p><b>Redefines "bed and breakfast establishment."</b></p> <p>Sponsors Sen. Stevens, John; Rep. Faison, Jeremy  Category Property &amp; 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 02/22/21 - Referred to Senate Commerce &amp; Labor Committee.  House Status 02/11/21 - Caption bill held on House clerk's desk.  Caption AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 56; Title 62; Title 66; Title 67 and Title 68, relative to the rental of real property.</p>
<b>SB872/HB1336</b>	<p><b>Transportation network company maintaining records relevant to a rider complaint.</b></p> <p>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 02/22/21 - Referred to Senate Commerce &amp; Labor Committee.  House Status 02/24/21 - Caption bill held on House clerk's desk.  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.</p>
<b>SB873/HB1199</b>	<p><b>Asbestos-related liability.</b></p> <p>Sponsors Sen. Stevens, John; Rep. Leatherwood, Tom  Category Tort Liability  Senate Status 02/22/21 - Referred to Senate Judiciary Committee.  House Status 02/24/21 - Referred to House Civil Justice Subcommittee.  Caption AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 28 and Title 29, Chapter 34, relative to asbestos-related liability.</p>
<b>SB876/HB373</b>	<p><b>Installation of monitoring devices on privately owned property.</b></p> <p>Sponsors Sen. Stevens, John; Rep. Casada, Glen</p>

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 02/22/21 - Referred to Senate Energy, Agriculture & Natural Resources Committee.  
House Status 02/24/21 - Failed in House Criminal Justice Subcommittee.  
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 02/22/21 - Referred to Senate Judiciary Committee.  
House Status 02/24/21 - Referred to House Children & Family Affairs Subcommittee.  
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 02/22/21 - Referred to Senate Judiciary Committee.  
House Status 02/24/21 - Referred to House Children & Family Affairs Subcommittee.  
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 02/22/21 - Referred to Senate Finance, Ways & Means Committee.  
House Status 02/20/21 - Referred to House Finance, Ways & Means Subcommittee.  
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 02/22/21 - Referred to Senate Energy, Agriculture & Natural Resources Committee.  
House Status 02/24/21 - Referred to House Agriculture & Natural Resources Subcommittee.  
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  
Summary Prohibits counties in which the Uniform Residential Landlord and Tenant Act applies from enacting or enforcing regulations that conflict with, or are an addition to, the act.  
Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.  
House Status 02/20/21 - Referred to House Business & Utilities Subcommittee.  
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  
House Status  
Caption

02/22/21 - Referred to Senate Commerce & Labor Committee.  
02/10/21 - Referred to House Business & Utilities Subcommittee.  
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  
Category  
Summary

Sen. Crowe, Rusty; Rep. Holsclaw, Jr., John  
Property & Housing  
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  
House Status  
Caption

02/22/21 - Referred to Senate State & Local Government Committee.  
02/22/21 - Referred to House Property & Planning Subcommittee.  
AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 54 and Title 7, Chapter 53, relative to housing incentives.

### **SB962/HB1555**

#### **Security deposits accepted by landlords.**

Sponsors  
Category  
Summary

Sen. Yarbro, Jeff; Rep. Mitchell, Bo  
Property & Housing  
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  
House Status

02/22/21 - Referred to Senate Commerce & Labor Committee.  
02/25/21 - Introduced in the House

### **SB977/HB1032**

#### **Information provided to the assessor of property.**

Sponsors  
Category  
Senate Status  
House Status  
Caption

Sen. Kyle, Sara; Rep. Thompson, Dwayne  
Taxes Property  
02/22/21 - Referred to Senate State & Local Government Committee.  
02/22/21 - Referred to House Property & Planning Subcommittee.  
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  
Category  
Summary

Sen. Campbell, Heidi; Rep. Beck, Bill  
Property & Housing  
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  
House Status  
Caption

02/22/21 - Referred to Senate Commerce & Labor Committee.  
02/20/21 - Referred to House Business & Utilities Subcommittee.  
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.

### **SB988/HB1192**

#### **Copy of subdivision regulations made available for public inspection.**

Sponsors  
Category  
Senate Status  
House Status  
Caption

Sen. Gardenhire, Todd; Rep. Garrett, Johnny  
Property & Housing  
02/22/21 - Referred to Senate State & Local Government Committee.  
02/24/21 - Referred to House Property & Planning Subcommittee.  
AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 3 and Title 13, Chapter 4, relative to subdivision regulations.

<b>SB998/HB1070</b>	<b>Taxation of real property platform transactions.</b>
Sponsors	Sen. Stevens, John; Rep. Marsh, Pat
Category	Taxes Property
Senate Status	02/22/21 - Referred to Senate State & Local Government Committee.
House Status	02/22/21 - Referred to House Property & Planning Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to taxation of real property platform transactions.
<b>SB1002/HB1051</b>	<b>Annual report by division of property assessments to state board of equalization.</b>
Sponsors	Sen. Yager, Ken; Rep. Sexton, Cameron
Category	Taxes Business
Senate Status	02/22/21 - Referred to Senate State & Local Government Committee.
House Status	02/22/21 - Caption bill held on House clerk's desk.
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 1 and Title 67, Chapter 5, relative to property.
<b>SB1020/HB703</b>	<b>Time frame for respondent to file an answer to petition initiating a condemnation proceeding.</b>
Sponsors	Sen. Lundberg, Jon; Rep. Whitson, Sam
Category	Local Government
Summary	Increases, 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 taking through the use of eminent domain, must file an answer to the petition initiating a condemnation proceeding.
Fiscal Note	(Dated February 13, 2021) NOT SIGNIFICANT
Senate Status	02/22/21 - Referred to Senate Judiciary Committee.
House Status	02/11/21 - Caption bill held on House clerk's desk.
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.
<b>SB1030/HB1515</b>	<b>Local government reporting on business licenses issued to places of accommodation for transients.</b>
Sponsors	Sen. Briggs, Richard; Rep. Cochran, Mark
Category	Local Government
Summary	Requires local governments to report, no later than February 1, 2022, to the general assembly the number of business licenses issued to places of accommodation for transients for the calendar year 2021. Broadly captioned.
Fiscal Note	(Dated February 13, 2021) NOT SIGNIFICANT
Senate Status	02/22/21 - Referred to Senate State & Local Government Committee.
House Status	02/25/21 - Introduced in the House
<b>SB1031</b>	<b>TACIR study regarding property tax incentives to encourage economic and community development.</b>
Sponsors	Sen. Briggs, Richard
Category	Economic Development
Fiscal Note	(Dated February 13, 2021) NOT SIGNIFICANT
Senate Status	02/22/21 - Referred to Senate State & Local Government Committee.
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.
<b>SB1033/HB732</b>	<b>Electronic notifications required by Uniform Residential Landlord and Tenant Act.</b>
Sponsors	Sen. Massey, Becky; Rep. Rudd, Tim
Category	Property & Housing
Fiscal Note	(Dated February 9, 2021) NOT SIGNIFICANT

Senate Status	02/22/21 - Referred to Senate Commerce & Labor Committee.
House Status	02/11/21 - Caption bill held on House clerk's desk.
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.
<b>SB1043/HB707</b>	<b>System of incentives for alternatives to discharges to surface waters.</b>
Sponsors	Sen. Southerland, Steve; Rep. Zachary, Jason
Category	Environment & Nature
Senate Status	02/22/21 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
House Status	02/20/21 - 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; Title 68 and Title 69, relative to water quality.
<b>SB1061/HB985</b>	<b>Estimate of board fees for a fiscal year.</b>
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	02/22/21 - Referred to Senate Finance, Ways & Means Committee.
House Status	02/22/21 - Caption bill held on House clerk's desk.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4; Title 9; Title 54; Title 55 and Title 67, relative to state funds.
<b>SB1070/HB1451</b>	<b>Limits foreign ownership of agricultural property in this state.</b>
Sponsors	Sen. Niceley, Frank; Rep. Halford, Curtis
Category	Agriculture
Senate Status	02/22/21 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
House Status	02/24/21 - Introduced in the House
<b>SB1081/HB568</b>	<b>Agency's authority to promulgate rules without a public hearing.</b>
Sponsors	Sen. Roberts, Kerry; Rep. Ragan, John
Category	Government Regulation
Summary	Limits an administrative agency's authority to promulgate rules without a public hearing.
Senate Status	02/22/21 - 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 procedures.
<b>SB1083/HB604</b>	<b>Notification regarding change of address by licensed polygraph examiner or company.</b>
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	02/22/21 - Referred to Senate Judiciary Committee.
House Status	02/11/21 - Caption bill held on House clerk's desk.
Caption	AN ACT to amend Tennessee Code Annotated, Title 62 and Title 63, relative to professions.
<b>SB1086/HB570</b>	<b>Government operations committees - staying of a rule.</b>
Sponsors	Sen. Roberts, Kerry; Rep. Ragan, John
Category	Government Regulation
Summary	Removes the requirement for the house of representatives and senate government operations committees to stay the running of a rule for a maximum of 75 days.
Senate Status	02/22/21 - Referred to Senate Government Operations Committee.
House Status	02/25/21 - Set for House Government Operations Committee 03/01/21.

Caption	AN ACT to amend Tennessee Code Annotated, Section 4- 5-215, relative to the stay of the effective date of a rule.
<b>SB1087/HB566</b>	<b>Promulgation of rules by an agency and repeal of obsolete rules.</b>
Sponsors	Sen. Roberts, Kerry; Rep. Ragan, John
Category	Government Regulation
Summary	Removes the limitation that only the chancery court of Davidson County may review a contested case hearing where a declaratory order is issued. Authorizes the senate or house of representatives government operations committees to request an agency to re-promulgate a rule that has been in effect for eight or more years or repeal a rule that has been deemed obsolete. States that if an agency does not comply with a request within 90 days that it is subject to having its rulemaking authority suspended. Broadly captioned.
Fiscal Note	(Dated February 8, 2021) NOT SIGNIFICANT
Senate Status	02/22/21 - Referred to Senate Government Operations Committee.
House Status	02/25/21 - Set for House Government Operations Committee 03/01/21.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4, relative to the Uniform Administrative Procedures Act.
<b>SB1088/HB567</b>	<b>Review of emergency rules.</b>
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	02/22/21 - Referred to Senate Government Operations Committee.
House Status	02/25/21 - Set for House Government Operations Committee 03/01/21.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 5, relative to emergency rules.
<b>SB1120/HB1179</b>	<b>Disqualification of an officer of a multicandidate political campaign committee.</b>
Sponsors	Sen. White, Dawn; Rep. Moody, Debra
Category	Campaigns & Lobbying
Summary	Prohibits an officer of a multicandidate political campaign committee from running for a state or local public office if their committee has not paid the civil penalty for violating the financial disclosure laws or campaign contribution laws within 30 days.
Senate Status	02/22/21 - Referred to Senate State & Local Government Committee.
House Status	02/24/21 - Referred to House Elections & Campaign Finance Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 2, Chapter 10, relative to political campaign committees.
<b>SB1123/HB1055</b>	<b>Promulgating of rules by state entities.</b>
Sponsors	Sen. White, Dawn; Rep. Terry, Bryan
Category	Government Regulation
Summary	Prohibits state entities subject to review under the Tennessee Governmental Entity Review Law from putting into effect any rules, policies or guidelines that would exempt a member of that entity from any such rules, policies or guidelines simply because of their status on that entity.
Senate Status	02/25/21 - Set for Senate State & Local Government Committee 03/02/21.
House Status	02/25/21 - Set for House Government Operations Committee 03/01/21.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29, Part 1, relative to state agencies.
<b>SB1139/HB1162</b>	<b>Licensed attorney - acknowledge the execution of an instrument affecting real property in this state.</b>
Sponsors	Sen. White, Dawn; Rep. Haston, Kirk
Category	Property & Housing
Senate Status	02/22/21 - Referred to Senate Judiciary Committee.
House Status	02/24/21 - Caption bill held on House clerk's desk.
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

02/22/21 - Referred to Senate State & Local Government Committee.

House Status

02/24/21 - Caption bill held on House clerk's desk.

Caption

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