



RAMSEY FARRAR RUSSELL & SMITH  
GOVERNMENT RELATIONS



## Tennessee Realtors Weekly Bill Report

2021 Session

|                    |  |
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| <b>SB150/HB343</b> | <b>TACIR to report annually on impact of Competitive Wireless Broadband Investment, Deployment, and Safety Act.</b>  |
| 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.   |
| Position           | Realtors: monitor  |
| <b>SB175/HB58</b>  | <b>Changes holding period for properties held by banks.</b>  |
| 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      | 03/11/21 - Set for Senate Consent 2 03/15/21.  |
| House Status       | 03/08/21 - House passed.   |
| Caption            | AN ACT to amend Tennessee Code Annotated, Title 45, relative to property held by banks.  |
| Position           | Realtors: monitor  |
| <b>SB178/HB151</b> | <b>Nonprofit corporations - annual report for secretary of state.</b>  |
| 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.   |
| Position           | Realtors: monitor  |
| <b>SB515/HB411</b> | <b>Campaign signs or posters on private property.</b>  |
| 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 03/11/21 - Set for House Elections & Campaign Finance Subcommittee 03/17/21.  
Caption AN ACT to amend Tennessee Code Annotated, Section 2- 7-143, relative to elections.  
Position Realtors: monitor

**SB1150/HB1112 Requirements placed on contractors under public contracts.**

Sponsors Sen. Johnson, Jack; Rep. Hicks, Tim  
Category Local Government  
Summary Prohibits local government entities from requiring a subcontractor to provide information regarding their employees, to adhere to stricter safety and health standards than required under the federal occupational health and safety act and Tennessee occupational health and safety act, and provide those who would not otherwise have access with access to the worksite as part of a contract to improve real property.

Fiscal Note (Dated March 5, 2021) NOT SIGNIFICANT  
Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.  
House Status 03/11/21 - Set for House Commerce Committee 03/16/21.  
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.  
Position Realtors: monitor

**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 02/25/21 - Caption bill held on House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Title 13 and Title 68, relative to subdivision regulations.  
Position Realtors: monitor

**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 03/01/21 - Referred to House Property & Planning Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 10; Title 6; Title 7; Title 13 and Title 65, Chapter 4, relative to comprehensive growth plans.  
Position Realtors: monitor

**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 02/24/21 - Referred to House Finance, Ways & Means Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 4, relative to transfer tax.  
Position Realtors: monitor

**SB1260/HB1185 Increased value for homestead exemptions.**

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.  
Fiscal Note (Dated February 25, 2021) NOT SIGNIFICANT  
Senate Status 02/22/21 - Referred to Senate State & Local Government Committee.  
House Status 03/02/21 - Taken off notice in House Civil Justice Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 26 and Title 30, relative to property tax exemptions.  
Position Realtors: monitor

**SB1262/HB1172 Time for collection of privilege tax on residential development.**

Sponsors Sen. Reeves, Shane; Rep. Baum, Charlie  
Category Taxes Business  
Summary Authorizes local governing bodies to pass a resolution or ordinance requiring 50 percent of the tax on residential development to be paid at the time of application for a building permit and the remaining 50 percent of the tax to be paid prior to the issuance of a certificate of occupancy.  
Fiscal Note (Dated March 4, 2021) Other Fiscal Impact The extent and timing of any shift in when such privilege tax revenue is collected cannot reasonably be determined; however, the net impact to local government revenue is considered not significant.  
Senate Status 02/22/21 - Referred to Senate State & Local Government Committee.  
House Status 03/11/21 - Set for House Local Government Committee 03/16/21.  
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.  
Position Realtors: monitor

**SB1263/HB633 Certification of electronic documents.**

Sponsors Sen. Reeves, Shane; Rep. Wright, Dave  
Category Property & Housing  
Summary Requires that either a licensed attorney or the custodian of the original version of an electronic document, instead of the custodian of the electronic version, to certify the electronic document for registration by a county register.  
Senate Status 02/22/21 - Referred to Senate State & Local Government Committee.  
House Status 03/11/21 - Set for House Local Government Committee 03/16/21.  
Caption AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 24, Part 1, relative to certification of electronic documents.  
Position Realtors: monitor

**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 03/10/21 - Set for Senate Commerce & Labor Committee 03/16/21.  
House Status 03/08/21 - House passed.  
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.  
Position Realtors: monitor

**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 03/01/21 - Referred to House Property & Planning Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.  
Position Realtors: monitor

**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.  
Fiscal Note (Dated February 21, 2021) NOT SIGNIFICANT  
Senate Status 03/09/21 - Senate Commerce & Labor Committee deferred. to 03/23/21  
House Status 03/01/21 - Referred to House Business & Utilities Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 66, relative to rental properties.  
Position Realtors: monitor

**SB1352/HB1542 Eminent domain to acquire private property for trails, paths, and greenways.**

Sponsors Sen. Gardenhire, Todd; Rep. Weaver, Terri  
Category Local Government  
Summary Prohibits the use of eminent domain to acquire private property for trails, paths or greenways unless the property is parallel to, runs directly along the length of and extends in the same direction as a highway or road. Creates an exemption in cases of a written agreement between the property owner and a planned unit development, homeowner's association or business entity.  
Senate Status 02/22/21 - Referred to Senate Judiciary Committee.  
House Status 03/01/21 - Referred to House Civil Justice Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 16, Part 1, relative to real property.  
Position Realtors: monitor

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

Sponsors Sen. Johnson, Jack; Rep. Ogles, Brandon  
Category Taxes Property  
Summary Directs TACIR to conduct a study regarding the use of a voter referendum to approve significant tax increases on real property that includes recommendations for procedural changes to implement. Mandates that TACIR conduct this study from existing resources. Broadly captioned.  
Fiscal Note (Dated February 19, 2021) NOT SIGNIFICANT  
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 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.  
Position Realtors: monitor

**SB1376/HB523 Insurance policies - rules of construction.**

Sponsors Sen. Bell, Mike; Rep. Gant, Ron  
Category Insurance General  
Summary Clarifies that, except when dealing with an assignment of benefits to a healthcare provider, the rights, duties, or benefits provided by a policy of insurance may be assigned only as expressly provided by the terms of the policy of insurance or as otherwise expressly allowed by the insurer.  
Senate Status 03/11/21 - Set for Senate Consent 2 03/15/21.  
House Status 03/12/21 - Set for House Consent 03/15/21.  
Caption AN ACT to amend Tennessee Code Annotated, Section 56-7-102, relative to insurance.  
Position Realtors: support

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

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

Amendment Summary Senate Commerce & Labor Committee amendment 1(004377) deletes and rewrites all language after the enacting clause such that the substantive changes: (1) remove certain information which HOAs were required to provide upon written request; and (2) specify that the vested right to lease property applies to single family residential real property.

Fiscal Note (Dated February 19, 2021) NOT SIGNIFICANT

Senate Status 03/09/21 - Senate Commerce & Labor Committee recommended with amendment 1 (004377). Sent to Senate Calendar Committee.

House Status 03/11/21 - Set for House Local Government Committee 03/16/21.

Caption AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 27, relative to commerce.

Position Realtors: monitor

**SB1421/HB1090 Valuing of property taken by eminent domain.**

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

Category Local Government

Summary Requires juries to value land taken by eminent domain at 130 percent of fair market value and include the value of the depreciation of the property caused by the taking of an easement as damages.

Fiscal Note (Dated March 5, 2021) Increase State Expenditures \$1,055,800/FY21-22 and Subsequent Years/Highway Fund Increase Local Expenditures Exceeds \$500,000/FY21-22 and Subsequent Years/Permissive Other Fiscal Impact Requiring juries to include the value of depreciation when calculating damage could jeopardize federal funding to the Department of Transportation of approximately \$921,504,300 in FY21-22 and subsequent years.

Senate Status 02/22/21 - Referred to Senate Judiciary Committee.

House Status 03/09/21 - Taken off notice in 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.

Position Realtors: monitor

**SB1507/HB1326 Recordation of land sale contracts with the county register.**

Sponsors Sen. Akbari, Raumesh; Rep. Hardaway, G.A.

Category Property & Housing

Summary Requires land sale contracts to be recorded in the county where the land lies, or in one of the counties the land lies in if the land is in more than one. Defines "land sale contract" as a contract for the sale of land in which the buyer will receive immediate possession of the land and pay the purchase price in installments over time, but the seller will retain legal title until all payments are made.

Fiscal Note (Dated March 7, 2021) Increase State Revenue Exceeds \$5,800/FY21-22 and Subsequent Years Increase Local Revenue Exceeds \$1,000/FY21-22 and Subsequent Years

Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.

House Status 03/11/21 - Set for House Property & Planning Subcommittee 03/16/21.

Caption AN ACT to amend Tennessee Code Annotated, Title 66, relative to real property.

Position Oppose

**SB1512/HB1531 Providing of fiber-to-the-premises.**

Sponsors Sen. Bowling, Janice; Rep. Rudder, Iris

Category Utilities

Summary Authorizes cooperatives and municipalities operating electric plants to provide telecommunication service, including fiber-to-the-premises, to areas both in and outside of their service area. Defines "fiber-to-the-premises" as wireline access to the internet of speeds at least twenty-five megabits per second or the current definition of "broadband" according to the federal communications commission, whichever is higher.

Fiscal Note (Dated February 22, 2021) Increase Local Revenue Exceeds \$300,000/FY23-24/Permissive Increase Local Expenditures Exceeds \$300,000/FY22-23/Permissive Other Fiscal Impact Due to multiple unknown factors, a precise increase in state revenue from payment of F&E taxes by rural electric cooperatives provided fiber-to-the-premises service cannot reasonably be determined.

Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.

House Status 03/01/21 - Referred to House Business & Utilities Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 6; Title 7; Title 10; Title 65; Title 67 and Title 68, relative to fiber-to-the-premises.

Position Realtors: monitor

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|----------------------|---|
| <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  |
| Summary              | Extends, from March 1 to March 15, the deadline by which a landowner must file with the assessor of property an application for land to be classified as agricultural, forest, or open space land and removes the ability for the assessor to void the rollback assessment if it is determined that the assessment was imposed in error. Broadly captioned.   |
| 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.   |
| Position             | Realtors: monitor   |
|                      |   |
| <b>SB1533/HB1110</b> | <b>Agents of taxpayers - registration fee required.</b>   |
| Sponsors             | Sen. Roberts, Kerry; Rep. Smith, Robin  |
| Category             | Taxes Property  |
| Summary              | Limits present law exemption for attorneys who represent taxpayers at hearings before the board of equalization from the requirement that certain agents of taxpayers submit a registration fee and register as an agent and requires such registration and fee from such attorneys if the attorney or law firm engages in a financial transaction with a current member of the assessment appeals commission. Broadly captioned.   |
| 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.   |
| Position             | Realtors: monitor   |
|                      |   |
| <b>SB1564/HB747</b>  | <b>Broadband ready community's ordinance or policy for reviewing applications.</b>  |
| Sponsors             | Sen. Bailey, Paul; Rep. Boyd, Clark   |
| Category             | Economic Development  |
| Summary              | Requires that a broadband ready community'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.   |
| Position             | Realtors: monitor   |
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| <b>SB1573/HB37</b>   | <b>Prohibits classification of workers as essential or non-essential by governmental entities.</b>  |
| 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         | 03/11/21 - Set for House Public Service Subcommittee 03/17/21.  |
| 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.  |
| Position             | Realtors: monitor   |
|                      |   |
| <b>SB1604/HB366</b>  | <b>Property located along existing rights-of-way.</b>   |
| 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.  
Position Realtors: monitor

**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 03/08/21 - House passed.  
Executive Status 03/12/21 - Sent to governor.  
Caption AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 17, relative to nonprofit gaming.  
Position Monitor

**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 03/08/21 - House passed.  
Executive Status 03/12/21 - Sent to governor.  
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.  
Position Monitor

**SB97/HB569 Requires periodic training for state agency heads.**

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

**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 03/10/21 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/17/21.

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.

Position Realtors: support

**SB191/HB873 Coffee County - property bought by a county at a tax sale.**

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

Category Taxes Property

Summary Specifies that whenever Coffee County acquires property at a tax sale, any non-governmental entity holding a vested and duly recorded contractual right to the payment of fees or assessments secured by such property retains such right. Also specifies that Coffee County will be liable for the payment of such fees and assessments if the county makes actual use of the property purchased at the tax sale.

Fiscal Note (Dated February 5, 2021) NOT SIGNIFICANT

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

House Status 02/20/21 - 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.

Position Realtors: monitor

**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 03/10/21 - Set for Senate State & Local Government Committee 03/16/21.

House Status 03/12/21 - Set for House Floor 03/15/21.

Caption AN ACT to amend Tennessee Code Annotated, Section 2- 7-143, relative to the Tennessee Freedom of Speech Act.

Position Realtors: monitor

**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.

Position Realtors: monitor

**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 03/12/21 - Set for House Consent 03/15/21.

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

Position Realtors: monitor



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|---------------------|---|
| <b>SB285/HB1145</b> | <b>Offense of critical infrastructure vandalism.</b>  |
| 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        | 03/10/21 - House Criminal Justice Committee recommended. Sent to House Calendar & Rules.  |
| Caption             | AN ACT to amend Tennessee Code Annotated, Title 39 and Title 43, relative to agricultural property.   |
| Position            | Realtors: monitor   |
| <br>                |   |
| <b>SB287/HB618</b>  | <b>TACIR report on personal property exemption amounts.</b>   |
| 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.   |
| Position            | Realtors: monitor   |
| <br>                |   |
| <b>SB294/HB198</b>  | <b>Property tax reimbursement for disabled veterans.</b>  |
| Sponsors            | Sen. Briggs, Richard; Rep. Zachary, Jason   |
| Category            | Taxes Property  |
| Summary             | Expands property tax relief for disabled veterans to include prior tax years if the United States department of veterans affairs determined that the veteran has acquired service connected permanent and total disability or disabilities.                                       |
| Fiscal Note         | (Dated January 27, 2021) Increase State Expenditures - \$1,191,000/FY21-22 Exceeds \$1,191,000/FY22-23 and Subsequent Years   |
| Senate Status       | 02/10/21 - Referred to Senate State & Local Government Committee.   |
| House Status        | 02/09/21 - Referred to House Property & Planning Subcommittee.  |
| Caption             | AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to disabled veterans.   |
| Position            | Realtors: support   |
| <br>                |   |
| <b>SB310/HB361</b>  | <b>Rescue of animals on abandoned property.</b>   |
| 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        | 03/11/21 - Set for House Criminal Justice Subcommittee 03/17/21.  |
| Caption             | AN ACT to amend Tennessee Code Annotated, Title 39, Chapter 14 and Title 44, relative to abandoned animals.   |
| Position            | Realtors: monitor   |
| <br>                |   |
| <b>SB317/HB437</b>  | <b>Regulates the use of installment land contracts for the conveyance of real property.</b>   |
| 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.  
Position Oppose

**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.  
Position Realtors: monitor

**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.  
Position Realtors: monitor

**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 03/11/21 - Set for House Commerce Committee 03/16/21.  
Caption AN ACT to amend Tennessee Code Annotated, Title 58; Title 62; Title 63 and Title 68, relative to occupational training.  
Position Realtors: monitor

**SB421/HB681 Payment of franchise taxes by electronic funds transfer.**

Sponsors Sen. Yarbro, 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.  
Position Realtors: monitor

**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 amendment 1 (003986) deletes and rewrites language of the original bill such that the substantive changes: (1) limit applicability to signage posted to warn the public of health, safety, or dangerous natural conditions associated with water located on the property under certain conditions; and (2) changes the effective date from taking effect July 1, 2021, to upon becoming a law.

Fiscal Note (Dated February 10, 2021) NOT SIGNIFICANT  
Senate Status 03/11/21 - Set for Senate Floor 03/15/21.  
House Status 03/08/21 - House passed with amendment 1 (003986), which deletes and rewrites language of the original bill such that the substantive changes: (1) limit applicability to signage posted to warn the public of health, safety, or dangerous natural conditions associated with water located on the property under certain conditions; and (2) changes the effective date from taking effect July 1, 2021, to upon becoming a law.

Caption AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 27, relative to dedicatory instruments.

Position Realtors: monitor

**SB456/HB43 Prohibits law enforcement surveillance on private property.**

Sponsors Sen. Bell, Mike; Rep. Faison, Jeremy  
Category Criminal Law  
Summary Prohibits law enforcement from entering private property to engage in surveillance or set up surveillance equipment unless the officer has obtained a search warrant or a judicially recognized exception to the warrant requirement exists. Broadly captioned.

Amendment Summary House Criminal Justice Subcommittee amendment 1 (004387) allows law enforcement officers to enter private property to engage in electronic surveillance if they have obtained consent from the landowner or tenant of the property in the last year. Establishes that this legislation does not limit evidence collected from privately controlled monitoring devices, equipment worn by law enforcement officers or installed on law enforcement vehicles.

Fiscal Note (Dated January 11, 2021) NOT SIGNIFICANT  
Senate Status 02/11/21 - Referred to Senate Judiciary Committee.  
House Status 03/10/21 - House Criminal Justice Subcommittee recommended with amendment 1 (004387). Sent to full committee.

Caption AN ACT to amend Tennessee Code Annotated, Title 39 and Title 40, relative to surveillance of private property.

Position Realtors: support

**SB459/HB177 Property managers bringing suit or testifying against tenants.**

Sponsors Sen. Bell, Mike; Rep. Russell, Lowell  
Category Property & Housing  
Summary Authorizes property managers to bring suit or testify against tenants in the same manner as landlords or owners of rental property. Defines "manager" to mean an individual, group, business, or organization hired by a landlord or owner to oversee the day-to-day operations of a premises.

Amendment Summary Senate Commerce & Labor Committee amendment 1 (004516) deletes and rewrites all language after the enacting clause such that the only change removes the ability of a manager to bring suit against tenants.

Fiscal Note (Dated January 26, 2021) NOT SIGNIFICANT  
Senate Status 03/11/21 - Set for Senate Floor 03/15/21.  
House Status 03/11/21 - Set for House Commerce Committee 03/16/21.

Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 16; Title 29 and Title 66, relative to rental property.

Position Realtors: monitor

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

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

Summary Clarifies that the secretary of state is to provide an applicant to conduct an annual charitable gaming event with written notice by certified mail upon exclusion of the event application from the omnibus list of approved applications.

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

House Status 02/11/21 - Caption bill held on House clerk's desk.

Caption AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 17, relative to charitable gaming.

Position Realtors: monitor

#### **SB511/HB547**

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

Sponsors Sen. Lundberg, Jon; Rep. Jernigan, Darren

Category Professions & Licensure

Summary Requires registration with the department commerce and insurance to operate as a commercial dog breeder. Specifies that the registration is renewed every two years and that the registrant must be at least 18 years of age. Creates inspection requirements for commercial dog breeders. Requires the commissioner of commerce and insurance to establish a fee schedule for registrations and inspections. Creates Class A misdemeanor offense for a person to knowingly operate as a commercial dog breeder without being registered.

Senate Status 03/10/21 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/17/21.

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.

Position Realtors: monitor

#### **SB525/HB949**

#### **Carbon monoxide alarms required for one and two-family rental units.**

Sponsors Sen. Briggs, Richard; Rep. Littleton, Mary

Category Property & Housing

Summary Requires landlords of one or two-family rental units with a fossil-fuel burning heater or appliance, a fireplace, or other feature, fixture, or element that emits carbon monoxide to install carbon monoxide alarms 10 feet from every bedroom. Makes it unlawful for anyone to tamper with carbon monoxide alarms and adds the expectation of tenet to examine alarms to ensure they are in working order and notify the unit owner if they are not. Requires smoke alarms with tamper-resistant batteries that operate for a minimum of 10 years to replace existing smoke alarms in all in one-family, two-family, and multi-family residential dwellings constructed before July 1, 2021, if existing smoke alarms are more than 10 years old, is expired, is not working, or if tenants residing in the unit change.

Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.

House Status 02/22/21 - 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.

Position Realtors: oppose

#### **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.

Position Realtors: monitor

#### **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 03/11/21 - Set for House Property & Planning Subcommittee 03/16/21.

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.

Position Realtors: monitor

**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.

Position Realtors: monitor

**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 03/11/21 - Set for House Property & Planning Subcommittee 03/16/21.

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

Position Realtors: monitor

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

Sponsors Sen. Bowling, Janice; Rep. Hall, Mark

Category Property & Housing

Summary Removes the limit to the aggregate value of a homestead exemption. Creates a limit to the exemption to not exceed five acres in the area.

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

House Status 02/24/21 - Referred to House Civil Justice Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 26, Chapter 2, Part 3, relative to homestead exemptions.

Position Realtors: monitor

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

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 03/10/21 - Set for Senate Commerce & Labor Committee 03/16/21.

House Status 03/12/21 - Set for House Consent 03/15/21.

Caption AN ACT to amend Tennessee Code Annotated, Title 48; Title 62 and Title 66, relative to compensation.

Position Realtors: support

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

Sponsors Sen. Yager, Ken; Rep. Powers, Dennis

Category Taxes Business  
Summary Requires department of revenue to report to the finance, ways and means committees of the house and the senate, state and local government committee of the senate, state government committee of the house, and local government committee of the house on the transition of the collection and remittance of privilege taxes on occupancy of short-term rental units from the local to the state level. Broadly captioned.  
Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT  
Senate Status 02/11/21 - Referred to Senate State & Local Government Committee.  
House Status 02/11/21 - 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.  
Position Realtors: monitor

**SB587/HB359**

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

Sponsors Sen. Jackson, Ed; Rep. Lafferty, Justin  
Category Government Regulation  
Summary Creates exemptions from public hearing requirement for agencies rule. Authorizes a person to file suit directly with chancery court to enjoin enforcement of a rule when the rule is not adopted in compliance with this act.  
Fiscal Note (Dated January 26, 2021) NOT SIGNIFICANT  
Senate Status 02/11/21 - Referred to Senate Government Operations Committee.  
House Status 03/08/21 - Taken off notice in House Government Operations Committee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 5, relative to administrative procedure.  
Position Realtors: monitor

**SB631/HB749**

**Conflict between a city and county regarding a building code or fire code issue.**

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

**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 03/02/21 - Taken off notice in Senate Judiciary Committee.  
House Status 03/01/21 - Referred to House Children & Family Affairs Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 30; Title 31; Title 32; Title 35; Title 55; Title 66 and Section 67-4-409, relative to the automatic transfer of property upon death.  
Position Realtors: monitor

**SB678/HB1354**

**Tennessee Historic Revitalization Act.**

Sponsors Sen. Lundberg, Jon; Rep. Vaughan, Kevin  
Category Property & Housing  
Summary Enacts the "Tennessee Historic Revitalization Act," which allows a person who incurs expenses for the rehabilitation of a certified historic structure to receive a tax credit in an amount equal to the applicable percentage of the qualified rehabilitation expenditures incurred by the person provided that the project meets certain requirements. Defines "applicable percentage" as 25 percent unless for a structure in a specially designated area, at which time the applicable percentage is 30 percent. Repeals the act on December 31, 2025.  
Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.

House Status Caption 02/24/21 - Referred to House Finance, Ways & Means Subcommittee.  
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.  
Position Realtors: monitor

**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 Caption 03/02/21 - Taken off notice in House Civil Justice Subcommittee.  
AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 20; Title 13, Chapter 21 and Title 29, Chapter 17, relative to housing authorities.  
Position Realtors: monitor

**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 03/11/21 - Senate passed.  
House Status Executive 03/08/21 - House passed.  
Status 03/11/21 - Sent to the speakers for signatures.  
Caption AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 3; Title 13, Chapter 4 and Title 66, relative to subdivision regulations.  
Position Realtors: support

**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 03/10/21 - Set for Senate Government Operations Committee 03/17/21.  
House Status Caption 01/13/21 - Referred to House Government Operations Committee.  
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.  
Position Realtors: monitor

**SB761/HB93 Filing of claims by bureau of TennCare against TennCare recipients' estates.**

Sponsors Sen. Johnson, Jack; Rep. Lamberth, William  
Category Estates & Trusts  
Summary Sets a time limit of within 12 months of a decedent's date of death on the filing of claims by the bureau of TennCare against TennCare recipients' estates unless the bureau files a claim with the probate court clerk or brings or revives suit within the later of 12 months from the decedent's date of death or four months from the date when the bureau received the notice to creditors.  
Amendment Summary Senate amendment 1, House Civil Justice Committee amendment 1 (003901) deletes and replaces language in the original bill without making any substantive changes. Adds language to the original bill that authorizes the probate estate of a decedent to close without certain financial documents

from the Division, if the Division did not file a claim with the probate court clerk against the decedent's estate.

**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** 03/11/21 - Senate passed with amendment 1 (003901), which clarifies that the bureau of TennCare will have 48 months following a decedent's death within which to petition to open or reopen the decedent's estate rather than "bring or revive suit" in cases where the bureau does not receive a notice to creditors This amendment also adds that, if the bureau does not file a claim within the time limits established by this bill, the present law requirement that the personal representative file a TennCare release with the probate court clerk before the estate may be closed will not apply.

**House Status** 03/11/21 - Set for House Finance, Ways & Means Committee 03/16/21.

**Caption** AN ACT to amend Tennessee Code Annotated, Section 30-2-310, relative to time limitations on filing claims by the bureau of TennCare.

**Position** Realtors: monitor

**SB771/HB780** **Makes changes affecting professional boards, including court reporters, motor vehicle dealers, and barbers.**

**Sponsors** Sen. Johnson, Jack; Rep. Lamberth, William

**Category** Professions & Licensure

**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.

**Amendment** House Business & Utilities Subcommittee amendment 1 (004488) adds a reporting requirement

**Summary** when the department of commerce and insurance spends funds in an extraordinary circumstance

**Senate Status** 02/11/21 - Referred to Senate Commerce & Labor Committee.

**House Status** 03/11/21 - Set for House Commerce Committee 03/16/21.

**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.

**Position** Realtors: support

**SB790/HB1144** **Incentives the TN board of energy and natural resources may adopt for alternatives to discharges to surface waters.**

**Sponsors** Sen. Walley, Page; Rep. Grills, Rusty

**Category** Environment & Nature

**Summary** Specifies that the board of energy may provide land application, credits to recognize increased environmental performance and beneficial reuse of wastewater as incentives for using alternatives to pollution discharge to surface waters. Broadly captioned.

**Amendment** House Agriculture & Natural Resources Subcommittee amendment 1, Senate Energy, Agriculture

**Summary** & Natural Resources Committee amendment 1 (004416) Deletes and replaces language in the original bill such that the only substantive change clarifies that the system of incentives includes regulatory flexibility recognizing increased environmental performance and enhanced water quality under specified permitted activities through permit conditions pursuant to duly promulgated rules.

**Senate Status** 03/11/21 - Set for Senate Floor 03/15/21.

**House Status** 03/11/21 - Set for House Agriculture & Natural Resources Committee 03/17/21.

**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.

**Position** Realtors: monitor

**SB794/HB680** **Notice of foreclosure.**

**Sponsors** Sen. Rose, Paul; Rep. Carr, Dale

**Category** Estates & Trusts

**Summary** Requires a trustee or other party selling property in a foreclosure sale to file a notice of the sale with the register of deeds office located in the county where the property is located at least 20 days before the sale.

**Senate Status** 02/11/21 - Referred to Senate Judiciary Committee.

**House Status** 03/11/21 - Set for House Property & Planning Subcommittee 03/16/21.

**Caption** AN ACT to amend Tennessee Code Annotated, Title 35, Chapter 5, Part 1, relative to notice of foreclosure.

**Position** Realtors: monitor



**SB795/HB667****Commercial Property Assessed Clean Energy and Resilience Act.**

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).  
Amendment House Agriculture and Natural Resources Committee amendment 1 (003970) removes the authorization for local governments to delegate administrative services or hire program staff.  
Summary Removes authorization for property owners to directly contract for equipment and materials used in the installation or modification of a qualified improvement.  
Senate Status 03/10/21 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/17/21.  
House Status 03/10/21 - House Agriculture & Natural Resources Committee recommended with amendment 1 (003970). Sent to House Calendar & Rules.  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5 and Title 68, relative to the Commercial Property Assessed Clean Energy and Resilience Act.

**SB803/HB1064****Renting or leasing to a person who has been previously convicted of a criminal offense.**

Sponsors Sen. Yager, Ken; Rep. Curcio, Michael  
Category Property & Housing  
Summary 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 02/11/21 - Referred to Senate Judiciary Committee.  
House Status 02/22/21 - Referred to House Business & Utilities Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3, Part 12; Title 40; Title 41, Chapter 4; Title 41, Chapter 8; Title 49, Chapter 11; Title 49, Chapter 8; Title 55, Chapter 50 and Section 62-76- 104, relative to offender reentry.  
Position Realtors: support

**SB814/HB593****Tennessee Source of Income Protection and Fair Access to Housing Act.**

Sponsors Sen. Yarbro, Jeff; Rep. Clemmons, John  
Category Property & Housing  
Summary 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 (Dated February 9, 2021) NOT SIGNIFICANT  
Senate Status 02/11/21 - 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 housing.  
Position Realtors: oppose

**SB820/HB919****Evictions during public health emergency related to COVID-19.**

Sponsors Sen. Yarbro, Jeff; Rep. Parkinson, Antonio  
Category Property & Housing  
Summary Prohibits a landlord from refusing to enter into a rental agreement with a prospective tenant solely based upon the tenant being previously evicted during a public health emergency related to COVID-19. Broadly captioned.  
Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.  
House Status 02/22/21 - Referred to House Business & Utilities Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 66, relative to landlords.

Position Realtors: oppose

**SB852/HB918 Reporting of tax rates by local governments on the occupancy of short-term rental units.**

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

Category Taxes Business

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 & 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.

Position Realtors: monitor

**SB857/HB1397 Changes to the Competitive Wireless Broadband Investment, Deployment, and Safety Act of 2018.**

Sponsors Sen. Bowling, Janice; Rep. Rudder, Iris

Category Utilities

Summary Adds definitions of "school" and "private residence" for the purposes of zoning classifications. Specifies that local authorities are authorized to prevent the installation of wireless facilities within 1,500 feet of a school or private residence and prevent the installation of wireless facilities within an area with existing internet coverage. Changes the timeline for application procedures for local authorities regarding wireless facilities. Requires applicants to annually inspect their wireless facilities and report their findings to the local authority that approved their application.

Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.

House Status 03/01/21 - Referred to House Business & Utilities Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 13 and Title 65, relative to wireless communications.

Position Realtors: monitor

**SB864/HB1409 Incentives that promote the development of single-family housing.**

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

Category Local Government

Summary Specifies that in counties recognized as tier three and four by the department of economic and community development that economic development includes providing incentives approved by the local governing body to promote the development of single-family housing.

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

House Status 03/01/21 - Referred to House Property & Planning Subcommittee.

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

Position Realtors: support

**SB871/HB645 Redefines "bed and breakfast establishment."**

Sponsors Sen. Stevens, John; Rep. Faison, Jeremy

Category Property & Housing

Summary Expands the definition of "bed and breakfast establishment" to include single condominiums for the purposes of the Bed and Breakfast Establishment Inspection Act of 1990. Broadly captioned. (Dated February 9, 2021) NOT SIGNIFICANT

Fiscal Note 02/22/21 - Referred to Senate Commerce & Labor Committee.

Senate Status 02/11/21 - Caption bill held on House clerk's desk.

House Status 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.

Caption Realtors: monitor

**SB872/HB1336 Transportation network company maintaining records relevant to a rider complaint.**

Sponsors Sen. Stevens, John; Rep. Baum, Charlie

Category Utilities

Summary Changes, from two years to 30 months, the period for which a transportation network company must maintain records relevant to a rider complaint. Broadly captioned.  
Fiscal Note (Dated February 12, 2021) NOT SIGNIFICANT  
Senate Status 02/22/21 - Referred to Senate Commerce & 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.  
Position Realtors: monitor

**SB873/HB1199 Sworn information forms for asbestos actions.**

Sponsors Sen. Stevens, John; Rep. Leatherwood, Tom  
Category Tort Liability  
Summary Expands the information that is required to be included in a sworn information form by a plaintiff in an asbestos action. Requires the court to dismiss claims against any defendant whose product or premises is not identified in the required information or if the plaintiff does not include all of the required information. Allows courts to consolidate any asbestos actions with the consent of all parties, not only nonmalignant claims.  
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.  
Position Realtors: monitor

**SB874/HB1191 Hearings by the commissioner of revenue.**

Sponsors Sen. Stevens, John; Rep. Garrett, Johnny  
Category Taxes General  
Summary Extends the time period within which a person must request a hearing before the commissioner of revenue to contest any adverse action taken by the commissioner from 10 days from the action to 11 days from the action. Broadly captioned.  
Fiscal Note (Dated February 12, 2021) NOT SIGNIFICANT  
Senate Status 03/10/21 - Set for Senate Finance, Ways & Means Committee 03/16/21.  
House Status 03/11/21 - Set for House Finance, Ways & Means Subcommittee 03/17/21.  
Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxes.

**SB876/HB373 Installation of monitoring devices on privately owned property.**

Sponsors Sen. Stevens, John; Rep. Casada, Glen  
Category Environment & Nature  
Summary Prohibits wildlife resources officers from entering private property to install monitoring device without a search warrant, order for electronic surveillance, or written permission of the landowner or lessee of the property.  
Fiscal Note (Dated February 5, 2021) NOT SIGNIFICANT  
Senate Status 02/22/21 - 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.  
Position Realtors: monitor

**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  
Summary Allows real property conveyances to a trust to vest title in the trustee of the trust and requires that public records referencing a trust be indexed by the name of the trust, if stated in the document, and in the name of each trustee listed in the document.  
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.  
Position Realtors: monitor

**SB889/HB1189 Abolishes various estates and reversion interests in land.**

Sponsors Sen. Stevens, John; Rep. Garrett, Johnny  
Category Property & Housing  
Summary Abolishes provisions establishing the common law estates of fee simple determinable, fee simple subject to condition subsequent, and fee simple subject to executory limitation executed more than twenty-five (25) years. Abolishes provision contained in a deed, will, or another document conveying an interest in real property and purporting to establish the common law estates of fee simple determinable, fee simple subject to condition subsequent, and fee simple subject to executory limitation.  
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.  
Position Realtors: monitor

**SB892/HB625 Recordation tax on transfers related to entities.**

Sponsors Sen. Stevens, John; Rep. Darby, Tandy  
Category Taxes Business  
Summary Exempts property transfers to a limited liability company, corporation or partnership when the transferor is a member, stockholder or partner as a capital contribution to the business entity and transfers from mentioned entities to an existing member, stockholder or partner as a distribution from the business entity from recordation taxes.  
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.  
Position Realtors: monitor

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

Sponsors Sen. Stevens, John; Rep. Grills, Rusty  
Category Environment & Nature  
Summary Extends the effective date for newly published regulations involving cooperative agreements between the TWRA and federal agencies from 30 days to 45 days after the publication date by the TWRA and changes the date by which the executive director must prepare and present the annual report on the agency from September 15 to September 30. Broadly captioned.  
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.  
Position Realtors: monitor

**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 03/11/21 - Set for House Business & Utilities Subcommittee 03/17/21.  
Caption AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 28, relative to the Uniform Residential Landlord and Tenant Act.  
Position Realtors: support

**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-imagining 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.

Position

Realtors: oppose

### **SB902/HB801**

#### **Use of e-verification program by employers.**

Sponsors  
Category  
Summary

Sen. Stevens, John; Rep. Griffey, Bruce

Labor Law

Requires employers to use the E-Verify program to verify the work eligibility of an employee. Defines the "E-Verify program" as the federal electronic employment verification service provided by the department of homeland security for verification of the work eligibility of new employees. Establishes a presumption that an employer did not employ an illegal alien if it was verified through the E-Verify program that the employee was eligible to work. Removes immunity from charges of the employment of illegal aliens due to an employer's reliance on other forms of verification. (13 pp.)

Senate Status  
House Status  
Caption

02/22/21 - Referred to Senate Commerce & Labor Committee.

03/10/21 - Failed in House Banking & Consumer Affairs Subcommittee.

AN ACT to amend Tennessee Code Annotated, Title 50, Chapter 1, relative to employment.

### **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.

Fiscal Note  
Senate Status  
House Status  
Caption

(Dated February 19, 2021) NOT SIGNIFICANT

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

03/11/21 - Set for House Local Government Committee 03/16/21.

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

Position

Realtors: support

### **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.

Fiscal Note  
Senate Status  
House Status  
Caption  
Position

(Dated February 19, 2021) NOT SIGNIFICANT

02/22/21 - Referred to Senate Commerce & Labor Committee.

03/01/21 - Referred to House Business & Utilities Subcommittee.

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

Realtors: oppose

### **SB977/HB1032**

#### **Assessors of property during disasters and emergencies.**

Sponsors  
Category  
Summary

Sen. Kyle, Sara; Rep. Thompson, Dwayne

Taxes Property

Requires countywide emergency response frameworks to include property assessors at the option of an assessor to monitor events related to disasters or emergencies that have affected or have the potential to affect the condition of real or personal property. Establishes that property assessors have unrestricted rights to enter and inspect the property within disaster areas.

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 58, Chapter 2 and Title 67, Chapter 5, relative to property assessment.

Position

Realtors: monitor

**SB981/HB690**      **Landlords to inspect vacated residential property for abandoned animals.**  
Sponsors      Sen. Campbell, Heidi; Rep. Beck, Bill  
Category      Property & Housing  
Summary      Requires a landlord or a landlord's designee to inspect their residential property for abandoned animals before a subsequent tenant takes occupancy of the property. Establishes a list of organizations that the landlord can call upon the discovery of an abandoned animal.  
Senate Status      02/22/21 - 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 39, Chapter 14, Part 2 and Title 66, relative to animals that are abandoned in vacated rental property.  
Position      Realtors: oppose

**SB988/HB1192**      **Availability of subdivision regulations.**  
Sponsors      Sen. Gardenhire, Todd; Rep. Garrett, Johnny  
Category      Property & Housing  
Summary      Requires regional and municipal planning commissions to make a copy of the subdivision regulations available for public inspection during regular business hours at the planning commission office and on its website if the commission maintains a website.  
Fiscal Note      (Dated February 19, 2021) NOT SIGNIFICANT  
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 13, Chapter 3 and Title 13, Chapter 4, relative to subdivision regulations.  
Position      Realtors: monitor

**SB998/HB1070**      **Taxation of real property platform transactions.**  
Sponsors      Sen. Stevens, John; Rep. Marsh, Pat  
Category      Taxes Property  
Summary      Exempts a business entity that operates an internet website or application from payment of the recordation tax on transfers of residential real property purchased and resold.  
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.  
Position      Realtors: oppose

**SB1002/HB1051**      **Annual report by division of property assessments to state board of equalization.**  
Sponsors      Sen. Yager, Ken; Rep. Sexton, Cameron  
Category      Taxes Business  
Summary      Authorizes the division of property assessments to electronically submit to the state board of equalization the division's annual report that summarizes the division's work and makes recommendations to the state board of equalization that the division deems appropriate.  
Fiscal Note      (Dated February 19, 2021) NOT SIGNIFICANT  
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.  
Position      Realtors: monitor

**SB1020/HB703**      **Time frame for respondent to file an answer to petition initiating a condemnation proceeding.**  
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.  
Position Realtors: monitor

**SB1030/HB1515 Local government reporting on business licenses issued to places of accommodation for transients.**

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 - Caption bill held on House clerk's desk.  
Caption AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 67 and Title 68, relative to accommodations for transients.  
Position Realtors: monitor

**SB1033/HB732 Electronic notifications required by Uniform Residential Landlord and Tenant Act.**

Sponsors Sen. Massey, Becky; Rep. Rudd, Tim  
Category Property & Housing  
Summary Specifies that if a tenant provides an email address for electronic communication that the landlord must send all electronic notifications to that address, not the one noted in the rental agreement. 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 13; Title 45; Title 47; Title 48; Title 56 and Title 66, relative to real property.  
Position Realtors: monitor

**SB1043/HB707 System of incentives for alternatives to discharges to surface waters.**

Sponsors Sen. Southerland, Steve; Rep. Zachary, Jason  
Category Environment & Nature  
Summary Prohibits the department of environment and conservation from requiring a permit for the construction, installation or modification of a land application system as an alternative to discharge to surface waters.  
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.  
Position Realtors: monitor

**SB1061/HB985 Estimate of board fees for a fiscal year.**

Sponsors Sen. Watson, Bo; Rep. Hazlewood, Patsy  
Category Public Finance  
Summary Requires each board to notify the commissioner of finance and administration when the estimate of board fees for a fiscal year is more than the certified amount of board fees required by the board for that fiscal year. Broadly captioned.  
Fiscal Note (Dated February 10, 2021) NOT SIGNIFICANT  
Senate Status 02/22/21 - 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.  
Position Realtors: monitor

**SB1070/HB1451 Limits foreign ownership of agricultural property in this state.**

Sponsors Sen. Niceley, Frank; Rep. Halford, Curtis

Category Agriculture  
Summary Prohibits a nonresident alien, foreign business or foreign government from purchasing or acquiring agricultural land in the state. Allows those who already hold land to continuing owning what they currently hold. Creates exemptions to the prohibition. Establishes reporting requirements and timelines to convert the land for agricultural land acquired by nonresident aliens, foreign businesses or foreign governments.  
Fiscal Note (Dated February 24, 2021) Increase State Expenditures - \$132,600/FY21-22 and Subsequent Years  
Senate Status 03/11/21 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/17/21.  
House Status 03/01/21 - Referred to House Agriculture & Natural Resources Subcommittee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 43; Title 44; Title 47; Title 48 and Title 66, relative to agricultural property.  
Position Oppose

**SB1081/HB568**

**Agency's authority to promulgate rules without a public hearing.**

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.  
Position Realtors: monitor

**SB1083/HB604**

**Notification regarding change of address by licensed polygraph examiner or company.**

Sponsors Sen. Roberts, Kerry; Rep. Calfee, Kent  
Category Professions & Licensure  
Summary Decreases from 30 to 21 days the time in which a licensed polygraph examiner or company must notify the private investigation and polygraph commission of a change in business address. Broadly captioned.  
Fiscal Note (Dated February 8, 2021) NOT SIGNIFICANT  
Senate Status 02/22/21 - 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.  
Position Realtors: monitor

**SB1086/HB570**

**Government operations committees - staying of a rule.**

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 03/01/21 - Taken off notice in House Government Operations Committee.  
Caption AN ACT to amend Tennessee Code Annotated, Section 4- 5-215, relative to the stay of the effective date of a rule.  
Position Realtors: monitor

**SB1087/HB566**

**Promulgation of rules by an agency and repeal of obsolete rules.**

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 03/01/21 - Taken off notice in House Government Operations Committee.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4, relative to the Uniform Administrative Procedures Act.



Position Realtors: monitor

**SB1088/HB567**

**Review of emergency rules.**

Sponsors Sen. Roberts, Kerry; Rep. Ragan, John  
Category Government Regulation  
Summary Requires the attorney general and reporter to disapprove an emergency rule if it does not meet the statutory criteria for the adoption of the rule. Removes provision stating that the attorney general and reporter were prohibited from disapproving an emergency rule on the sole basis that it did not meet the statutory criteria.  
Amendment House amendment 1 (004236) deletes and rewrites all language after the enacting clause without making any substantive changes to the legislation.  
Summary  
Senate Status 02/22/21 - Referred to Senate Government Operations Committee.  
House Status 03/08/21 - House passed with amendment 1 (004236), which deletes and rewrites all language after the enacting clause without making any substantive changes to the legislation.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 5, relative to emergency rules.  
Position Realtors: monitor

**SB1120/HB1179**

**Disqualification of an officer of a multicandidate political campaign committee.**

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.  
Fiscal Note (Dated March 4, 2021) NOT SIGNIFICANT  
Senate Status 03/10/21 - Set for Senate State & Local Government Committee 03/16/21.  
House Status 03/11/21 - Set for House Local Government Committee 03/16/21.  
Caption AN ACT to amend Tennessee Code Annotated, Title 2, Chapter 10, relative to political campaign committees.  
Position Monitor

**SB1123/HB1055**

**Promulgating of rules by state entities.**

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.  
Fiscal Note (Dated February 19, 2021) NOT SIGNIFICANT  
Senate Status 03/08/21 - Senate passed.  
House Status 03/08/21 - House passed.  
Executive Status 03/12/21 - Sent to governor.  
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29, Part 1, relative to state agencies.  
Position Realtors: monitor

**SB1139/HB1162**

**Licensed attorney - acknowledge the execution of an instrument affecting real property in this state.**

Sponsors Sen. White, Dawn; Rep. Haston, Kirk  
Category Property & Housing  
Summary Adds licensed attorneys to those who are authorized to acknowledge the execution of an instrument affecting real property. Broadly captioned.  
Fiscal Note (Dated February 26, 2021) NOT SIGNIFICANT  
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.  
Position Realtors: monitor

**SB1140/HB1184**

**Revises authorization and references to district assessors.**

Sponsors Sen. White, Dawn; Rep. Sparks, Mike

|               |   |
|---------------|---|
| Category      | Taxes Property  |
| Summary       | Revises authorization and references to district assessors to only allow assessments made by county assessor from the old county when a new county is created for purposes of determining outstanding indebtedness at the time of formation of the new county. Broadly captioned. |
| 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.   |
| Position      | Realtors: monitor   |