



RAMSEY FARRAR RUSSELL & SMITH
GOVERNMENT RELATIONS



Tennessee Realtors Weekly Calendar Report

Week of March 1st

Mon 3/1/21 11:30am - House Hearing Rm III, House Government Operations Committee

MEMBERS: CHAIR J. Ragan (R); VICE CHAIR J. Reedy (R); D. Byrd (R); K. Calfee (R); K. Camper (D); M. Cochran (R); V. Dixie (D); J. Faison (R); G. Johnson (D); J. Lafferty (R); W. Lamberth (R); M. Littleton (R); P. Marsh (R); M. Stewart (D); T. Warner (R)

1. HB1055
Terry B. **GOVERNMENT REGULATION: Promulgating of rules by state entities.** Prohibits state entities subject to review under the Tennessee Governmental Entity Review Law from putting into effect any rules, policies or guidelines that would exempt a member of that entity from any such rules, policies or guidelines simply because of their status on that entity. **Senate Status:** 02/25/21 - Set for Senate State & Local Government Committee 03/02/21. **House Status:** 02/25/21 - Set for House Government Operations Committee 03/01/21. **Meetings:** Tue 3/2/21 10:30am - Senate Hearing Rm I, Senate State & Local Government Committee; Mon 3/1/21 11:30am - House Hearing Rm III, House Government Operations Committee; **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29, Part 1, relative to state agencies.
SB1123 - D. White - 02/25/21 - Set for Senate State & Local Government Committee 03/02/21.
8. HB566
Ragan J. **GOVERNMENT REGULATION: Promulgation of rules by an agency and repeal of obsolete rules.** Removes the limitation that only the chancery court of Davidson County may review a contested case hearing where a declaratory order is issued. Authorizes the senate or house of representatives government operations committees to request an agency to re-promulgate a rule that has been in effect for eight or more years or repeal a rule that has been deemed obsolete. States that if an agency does not comply with a request within 90 days that it is subject to having its rulemaking authority suspended. Broadly captioned. **Fiscal Note:** (Dated February 8, 2021) NOT SIGNIFICANT **Senate Status:** 02/22/21 - Referred to Senate Government Operations Committee. **House Status:** 02/25/21 - Set for House Government Operations Committee 03/01/21. **Meetings:** Mon 3/1/21 11:30am - House Hearing Rm III, House Government Operations Committee; **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4, relative to the Uniform Administrative Procedures Act.
SB1087 - K. Roberts - 02/22/21 - Referred to Senate Government Operations Committee.
9. HB567
Ragan J. **GOVERNMENT REGULATION: Review of emergency rules.** Requires the attorney general and reporter to disapprove an emergency rule if it does not meet the statutory criteria for the adoption of the rule. Removes provision stating that the attorney general and reporter were prohibited from disapproving an emergency rule on the sole basis that it did not meet the statutory criteria. **Senate Status:** 02/22/21 - Referred to Senate Government Operations Committee. **House Status:** 02/25/21 - Set for House Government Operations Committee 03/01/21. **Meetings:** Mon 3/1/21 11:30am - House Hearing Rm III, House Government Operations Committee; **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 5, relative to emergency rules.
SB1088 - K. Roberts - 02/22/21 - Referred to Senate Government Operations Committee.
10. HB570
Ragan J. **GOVERNMENT REGULATION: Government operations committees - staying of a rule.** Removes the requirement for the house of representatives and senate government operations committees to stay the running of a rule for a maximum of 75 days. **Senate Status:** 02/22/21 - Referred to Senate Government Operations Committee. **House Status:** 02/25/21 - Set for House Government Operations Committee 03/01/21. **Meetings:** Mon 3/1/21 11:30am - House Hearing Rm III, 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.
SB1086 - K. Roberts - 02/22/21 - Referred to Senate Government Operations Committee.

Mon 3/1/21 11:30am - House Hearing Rm III, House Government Operations Committee Consent Calendar

12. HB294
Ragan J. **GOVERNMENT ORGANIZATION: Sunset - state board of examiners for land surveyors.** Extends the state board of examiners for land surveyors to June 30, 2027. **Fiscal Note:** (Dated January 10, 2021) NOT SIGNIFICANT **Senate Status:** 02/22/21 - Senate passed. **House Status:** 02/25/21 - Set for House Government

Operations Committee Consent Calendar 03/01/21. **Meetings:** Wed 2/10/21 9:30am - Senate Hearing Rm I, Senate Government Operations Consent Calendar; Mon 2/22/21 4:00pm - Senate Chamber, Senate Consent 2; Mon 3/1/21 11:30am - House Hearing Rm III, House Government Operations Committee Consent Calendar; **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. SB73 - K. Roberts - 02/22/21 - Senate passed.

Tue 3/2/21 10:30am - House Hearing Rm I, House Commerce Committee

MEMBERS: CHAIR K. Vaughan (R); VICE CHAIR R. Bricken (R); R. Alexander (R); C. Boyd (R); K. Calfee (R); K. Camper (D); J. Faison (R); K. Haston (R); P. Hazlewood (R); J. Hodges (D); J. Holsclaw, Jr. (R); C. Johnson (R); S. Lynn (R); E. Mannis (R); J. Moon (R); J. Powell (D); D. Powers (R); M. Sparks (R); D. Thompson (D); J. Towns Jr. (D); J. Zachary (R)

9. HB386 Russell L. **WORKERS COMPENSATION: Administration of construction service provider registration.** Transfers administration of construction service provider registration from the secretary of state to the bureau of workers' compensation. **Fiscal Note:** (Dated February 11, 2021) NOT SIGNIFICANT **Senate Status:** 02/22/21 - Referred to Senate Commerce & Labor Committee. **House Status:** 02/25/21 - Set for House Commerce Committee 03/02/21. **Meetings:** Wed 2/17/21 5:00pm - CANCELED, House Banking & Consumer Affairs Subcommittee; Wed 2/24/21 5:00pm - House Hearing Rm III, House Banking & Consumer Affairs Subcommittee; Tue 3/2/21 10:30am - House Hearing Rm I, House Commerce Committee; **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. SB1268 - S. Reeves - 02/22/21 - Referred to Senate Commerce & Labor Committee.
11. HB58 Haston K. **BANKING & CREDIT: Changes holding period for properties held by banks.** Changes the permitted holding period by a bank for non-real-property acquired in satisfaction of a loan from six months to twelve months. **Fiscal Note:** (Dated January 12, 2021) NOT SIGNIFICANT **Senate Status:** 02/08/21 - Referred to Senate Commerce & Labor Committee. **House Status:** 02/25/21 - Set for House Commerce Committee 03/02/21. **Meetings:** Wed 2/17/21 5:00pm - CANCELED, House Banking & Consumer Affairs Subcommittee; Wed 2/24/21 5:00pm - House Hearing Rm III, House Banking & Consumer Affairs Subcommittee; Tue 3/2/21 10:30am - House Hearing Rm I, House Commerce Committee; **Caption:** AN ACT to amend Tennessee Code Annotated, Title 45, relative to property held by banks. SB175 - J. Lundberg - 02/08/21 - Referred to Senate Commerce & Labor Committee.

Tue 3/2/21 10:30am - Senate Hearing Rm I, Senate State & Local Government Committee

HEADER: The committee will have budget hearings by the TN Department of Veterans Services and TN Department of Human Resources. MEMBERS: CHAIR R. Briggs (R); VICE CHAIR T. Gardenhire (R); 2ND VICE CHAIR P. Walley (R); E. Jackson (R); B. Kelsey (R); S. Reeves (R); D. White (R); K. Yager (R); J. Yarbro (D)

3. SB1123 White D. **GOVERNMENT REGULATION: Promulgating of rules by state entities.** Prohibits state entities subject to review under the Tennessee Governmental Entity Review Law from putting into effect any rules, policies or guidelines that would exempt a member of that entity from any such rules, policies or guidelines simply because of their status on that entity. **Senate Status:** 02/25/21 - Set for Senate State & Local Government Committee 03/02/21. **House Status:** 02/25/21 - Set for House Government Operations Committee 03/01/21. **Meetings:** Tue 3/2/21 10:30am - Senate Hearing Rm I, Senate State & Local Government Committee; Mon 3/1/21 11:30am - House Hearing Rm III, House Government Operations Committee; **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29, Part 1, relative to state agencies. HB1055 - B. Terry - 02/25/21 - Set for House Government Operations Committee 03/01/21.
8. SB682 Kelsey B. **PROPERTY & HOUSING: Selling of property prior to obtaining approval of final subdivision plat.** Permits an owner or agent of the owner of real property to, prior to closing on the property, agree or negotiate to sell the property by reference to a subdivision plat before the final subdivision plat is approved by the planning commission. Broadly captioned. **Fiscal Note:** (Dated January 27, 2021) NOT SIGNIFICANT **Senate Status:** 02/25/21 - Set for Senate State & Local Government Committee 03/02/21. **House Status:** 02/25/21 - Set for House Local Government Committee 03/02/21. **Meetings:** Tue 2/23/21 4:30pm - House Hearing Rm III, House Property & Planning Subcommittee; Tue 3/2/21 10:30am - Senate Hearing Rm I, Senate State & Local Government Committee; Tue 3/2/21 12:00pm - House Hearing Rm I, House Local Government Committee; **Caption:** AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 3; Title 13, Chapter 4 and Title 66, relative to subdivision regulations. HB407 - E. Helton - 02/25/21 - Set for House Local Government Committee 03/02/21.

Tue 3/2/21 3:00pm - Senate Hearing Rm I, Senate Judiciary Committee

HEADER: The committee will have budget hearings by the TN District Public Defenders Conference and the TN District Attorneys General Conference. MEMBERS: CHAIR M. Bell (R); VICE CHAIR J. Lundberg (R); 2ND VICE CHAIR D. White (R); J. Bowling (R); T. Gardenhire (R); S. Kyle (D); K. Roberts (R); K. Robinson (D); J. Stevens (R)

5. SB660 Massey B. **ESTATES & TRUSTS: Tennessee Uniform Real Property Transfer on Death Act.** Creates the "Tennessee Uniform Real Property Transfer on Death Act." Authorizes real property and motor vehicles to be transferred upon an owner's death to a designated beneficiary. Allows such action to occur if indicated in a "death deed." Specifies contents of such death deeds. (15 pp.) **Senate Status:** 02/25/21 - Set for Senate Judiciary Committee 03/02/21. **House Status:** 02/25/21 - Introduced in the House **Meetings:** Tue 3/2/21 3:00pm - Senate Hearing

Wed 3/3/21 12:30pm - House Hearing Rm III, House Civil Justice Committee

MEMBERS: CHAIR M. Carter (R); VICE CHAIR D. Jernigan (D); R. Bricken (R); J. Clemmons (D); M. Curcio (R); R. Eldridge (R); A. Farmer (R); J. Garrett (R); J. Gillespie (R); B. Griffey (R); T. Harris (D); M. Littleton (R); B. Ogles (R); A. Parkinson (D); B. Ramsey (R); R. Smith (R); M. Stewart (D)

2. HB93
Lamberth
W. **ESTATES & TRUSTS: Filing of claims by bureau of TennCare against TennCare recipients' estates.** Sets a time limit of within 12 months of a decedent's date of death on the filing of claims by the bureau of TennCare against TennCare recipients' estates unless the bureau files a claim with the probate court clerk or brings or revives suit within the later of 12 months from the decedent's date of death or four months from the date when the bureau received the notice to creditors. **Fiscal Note:** (Dated February 14, 2021) Decrease State Revenue - \$1,074,600/FY21-22 and Subsequent Years The Governors proposed budget for FY21-22, on page A-35, recognizes a recurring decrease in state expenditures in the amount of \$1,087,900 to the General Fund. **Senate Status:** 02/23/21 - Senate Judiciary Committee recommended with amendment 1 (003901). Sent to Senate Finance. **House Status:** 02/25/21 - Set for House Civil Justice Committee 03/03/21. **Meetings:** Wed 2/17/21 2:00pm - CANCELED, House Children & Family Affairs Subcommittee; Wed 2/24/21 2:00pm - House Hearing Rm III, House Children & Family Affairs Subcommittee; Tue 2/23/21 3:00pm - Senate Hearing Rm I, Senate Judiciary Committee; Wed 3/3/21 12:30pm - House Hearing Rm III, House Civil Justice Committee; **Caption:** AN ACT to amend Tennessee Code Annotated, Section 30-2-310, relative to time limitations on filing claims by the bureau of TennCare.
SB761 - J. Johnson - 02/23/21 - Senate Judiciary Committee recommended with amendment 1 (003901). Sent to Senate Finance.

Wed 3/3/21 3:30pm - House Hearing Rm III, House Business & Utilities Subcommittee

MEMBERS: CHAIR C. Boyd (R); R. Alexander (R); K. Calfee (R); P. Hazlewood (R); J. Hodges (D); J. Holsclaw, Jr. (R); C. Johnson (R); E. Mannis (R); D. Thompson (D); K. Vaughan (R); J. Zachary (R)

1. HB605
Lamberth
W. **PROFESSIONS & LICENSURE: Receiving of compensation for broker, affiliate broker, or other licensee.** Authorizes direct payments to be made to a business entity solely owned by a broker, affiliate broker, or other person licensed by the real estate commission formed for the purpose of receiving compensation for the broker, affiliate broker, or other person. Broadly captioned. **Senate Status:** 02/25/21 - Set for Senate Commerce & Labor Committee 03/02/21. **House Status:** 02/25/21 - Set for House Business & Utilities Subcommittee 03/03/21. **Meetings:** Tue 3/2/21 1:00pm - Senate Hearing Rm I, Senate Commerce & Labor Committee; Wed 3/3/21 3:30pm - House Hearing Rm III, House Business & Utilities Subcommittee; **Caption:** AN ACT to amend Tennessee Code Annotated, Title 48; Title 62 and Title 66, relative to compensation.
SB569 - J. Johnson - 02/25/21 - Set for Senate Commerce & Labor Committee 03/02/21.
2. HB780
Lamberth
W. **PROFESSIONS & LICENSURE: Makes changes affecting professional boards, including court reporters, motor vehicle dealers, and barbers.** Changes regulations affecting court reporters, credit service businesses, motor vehicle dealers, insurance regulatory boards, barbers, funeral directors and embalmers, contractors, scrap metal dealers, locksmiths, real estate brokers, auctioneers, collection services, real estate appraisers and the athletic commission. **Senate Status:** 02/11/21 - Referred to Senate Commerce & Labor Committee. **House Status:** 02/25/21 - Set for House Business & Utilities Subcommittee 03/03/21. **Meetings:** Wed 3/3/21 3:30pm - House Hearing Rm III, House Business & Utilities Subcommittee; **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.
SB771 - J. Johnson - 02/11/21 - Referred to Senate Commerce & Labor Committee.
5. HB369
Williams R. **PROFESSIONS & LICENSURE: Contracting performed by unlicensed persons.** Sets requirements for exemptions from contractor licensing requirements for real property owners who intend to construct a residential building on that real property. Requires notice of construction made to the board for licensing contractors and the register of deeds. **Fiscal Note:** (Dated January 23, 2021) NOT SIGNIFICANT **Senate Status:** 02/10/21 - Referred to Senate Commerce & Labor Committee. **House Status:** 02/25/21 - Set for House Business & Utilities Subcommittee 03/03/21. **Meetings:** Wed 3/3/21 3:30pm - House Hearing Rm III, House Business & Utilities Subcommittee; **Caption:** AN ACT to amend Tennessee Code Annotated, Title 13; Title 62, Chapter 6 and Title 66, relative to contracting performed by unlicensed persons.
SB275 - P. Rose - 02/10/21 - Referred to Senate Commerce & Labor Committee.
7. HB177
Russell L. **PROPERTY & HOUSING: Property managers bringing suit or testifying against tenants.** Authorizes property managers to bring suit or testify against tenants in the same manner as landlords or owners of rental property. Defines "manager" to mean an individual, group, business, or organization hired by a landlord or owner to oversee the day-to-day operations of a premises. **Fiscal Note:** (Dated January 26, 2021) NOT SIGNIFICANT **Senate Status:** 02/11/21 - Referred to Senate Commerce & Labor Committee. **House Status:** 02/25/21 - Set for House Business & Utilities Subcommittee 03/03/21. **Meetings:** Wed 2/17/21 3:30pm - CANCELED, House Business & Utilities Subcommittee; Wed 2/24/21 3:30pm - House Hearing Rm III, House Business & Utilities Subcommittee; Wed 3/3/21 3:30pm - House Hearing Rm III, House Business & Utilities Subcommittee; **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 16; Title 29 and Title 66, relative to rental property.
SB459 - M. Bell - 02/11/21 - Referred to Senate Commerce & Labor Committee.