



RAMSEY FARRAR RUSSELL & SMITH
GOVERNMENT RELATIONS



TN Realtors Weekly Bill Report

2021 Session

SB150/HB343

TACIR to report annually on impact of Competitive Wireless Broadband Investment, Deployment, and Safety Act.

Sponsors Sen. Briggs, Richard; Rep. Wright, Dave
Category Utilities
Summary Requires TACIR to annually report, instead of only report once, on the impact of the Competitive Wireless Broadband Investment, Deployment, and Safety Act of 2018. Broadly captioned.
Fiscal Note (Dated January 22, 2021) NOT SIGNIFICANT
Senate Status 02/08/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/10/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 13; Title 65 and Title 66, relative to wireless broadband.
Position Realtors: monitor

SB175/HB58

Changes holding period for properties held by banks.

Sponsors Sen. Lundberg, Jon; Rep. Haston, Kirk
Category Banking & Credit
Summary Changes the permitted holding period by a bank for non-real-property acquired in satisfaction of a loan from six months to twelve months.
Fiscal Note (Dated January 12, 2021) NOT SIGNIFICANT
Senate Status 03/15/21 - Senate passed.
House Status 03/08/21 - House passed.
Executive Status 04/06/21 - Enacted as Public Chapter 0078 effective March 31, 2021.
Caption AN ACT to amend Tennessee Code Annotated, Title 45, relative to property held by banks.
Position Realtors: monitor

SB178/HB151

Nonprofit corporations - annual report for secretary of state.

Sponsors Sen. Lundberg, Jon; Rep. Zachary, Jason
Category Commercial Law
Summary Extends the deadline by which the secretary of state must submit a list to the commissioner of revenue of all new corporations licensed or authorized to operate in this state during the preceding month from the fifteenth of each month to the twentieth of each month. Broadly captioned.
Fiscal Note (Dated January 22, 2021) NOT SIGNIFICANT
Senate Status 02/08/21 - Referred to Senate Commerce & Labor Committee.
House Status 01/14/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 29; Title 34; Title 37; Title 39; Title 40; Title 48 and Title 50, relative to nonprofit corporations.
Position Realtors: monitor

SB515/HB411

Campaign signs or posters on private property.

Sponsors Sen. Briggs, Richard; Rep. Jernigan, Darren
Category Campaigns & Lobbying
Summary Expands the period of time before an election during which state or local government is prohibited from regulating certain political or campaign signs or posters on private property from "60 days before a general election" to "60 days before the first day of voting begins pursuant to the provisions

Fiscal Note governing early voting for a general election." Broadly captioned.
Senate Status (Dated January 26, 2021) NOT SIGNIFICANT
House Status 04/14/21 - Taken off notice in Senate State & Local Government Committee.
Caption 04/01/21 - House passed.
Position AN ACT to amend Tennessee Code Annotated, Section 2- 7-143, relative to elections.
Realtors: monitor

SB1150/HB1112

Requirements placed on contractors under public contracts.

Sponsors Sen. Johnson, Jack; Rep. Vaughan, Kevin
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.
Amendment Summary Senate amendment 1 (005332) deletes and rewrites all language after the enacting clause such that the substantive changes: (1) prohibit a local government from establishing such requirements for bids, proposals, and agreements relating to an improvement of real property; (2) expand the list of prohibited requirements; (3) voids any ordinance, rule, or policy adopted by a local government which attempts to prevent or restrict contractors from bidding or contracting based on the contractor's failure or refusal to perform the prohibited requirements or which gives preference to a contractor which agrees to such prohibited requirements; and (4) prohibit a local government from restricting contractors from bidding, proposing, or accepting a contract except when there is a finding or order that the contractor willfully violated federal or state law.
Fiscal Note (Dated March 5, 2021) NOT SIGNIFICANT
Senate Status 04/01/21 - Senate passed with amendment 1 (005332).
House Status 04/08/21 - House concurred in Senate amendment 1 (005332).
Executive Status 04/22/21 - Signed by governor.
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

SB1160/HB1399

Authority of county legislative body in Hamilton County to rezone properties conditionally or based upon contract.

Sponsors Sen. Niceley, Frank; Rep. Campbell, Scotty
Category Property & Housing
Summary Removes the authority of the county legislative body in Hamilton County to rezone properties conditionally or based upon contract, where the agreed conditions are designed to ameliorate injuries created by the rezoning to surrounding property interests or to county interests. Broadly captioned.
Fiscal Note (Dated March 28, 2021) Other Fiscal Impact - Due to the extent of unknown variables, a precise impact to local government revenue for Hamilton County cannot reasonably be determined.
Senate Status 04/06/21 - Senate State & Local Government Committee deferred to first calendar of 2022.
House Status 03/30/21 - House Property & Planning Subcommittee deferred to the final calendar.
Caption AN ACT to amend Tennessee Code Annotated, Title 13, relative to county zoning.

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.
Fiscal Note (Dated March 12, 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 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.
Amendment Summary Senate amendment 1, House Local Government Committee amendment 1 (004583) deletes all language after the enacting clause. Decreases, from four to one, the number of times a joint economic and community development board (Board) and its executive committee are required to meet annually.
Fiscal Note (Dated March 17, 2021) Other Fiscal Impact The extent of any decrease in local expenditures associated with funding for economic and community development boards cannot reasonably be determined.
Senate Status 04/05/21 - Senate passed with amendment 1 (004583).
House Status 04/20/21 - Taken off notice in House Local Government Committee after adopting amendment 1 (004583), which deletes all language after the enacting clause. Decreases, from four to one, the number of times a joint economic and community development board (Board) and its executive committee are required to meet annually.
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.
Fiscal Note (Dated March 18, 2021) NOT SIGNIFICANT
Senate Status 03/30/21 - Senate Finance Revenue Subcommittee recommended with amendment 1 (005578). Sent to full committee.
House Status 04/07/21 - Taken off notice in 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.
Amendment Summary House State Government Committee (006069) deletes all language after the enacting clause. Authorizes law enforcement officers who have been retired for more than nine months from a superseded retirement system administered by the state to continue working as a law enforcement officer without loss or suspension of benefits if certain parameters are met. Authorizes the employing law enforcement agency to make payments by appropriation of funds for what the retired member would have contributed during this employment. Clarifies that the proposed legislation does not prohibit any retired member or prior class member of the TCRS, or any retiree of a local retirement fund from receiving benefits from returning to service temporarily in a position covered by the TCRS. The proposed legislation is repealed July 1, 2023.
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 04/05/21 - Senate passed.

House Status 04/12/21 - House passed.
Executive Status 04/22/21 - Sent to governor.
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.
Fiscal Note (Dated February 19, 2021) NOT SIGNIFICANT
Senate Status 03/29/21 - Senate passed.
House Status 03/22/21 - House passed.
Executive Status 04/20/21 - Signed by governor.
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 03/22/21 - Senate passed.
House Status 03/08/21 - House passed.
Executive Status 04/12/21 - Enacted as Public Chapter 0088 effective April 7, 2021.
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.
Fiscal Note (Dated April 7, 2021) Decrease Local Revenue Exceeds \$3,000,000/FY22-23 and Subsequent Years
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.
Amendment Summary Senate amendment 1 (005322) deletes and rewrites all language after the enacting clause such that the substantive changes: (1) specify that the proposed language does not prohibit a breach of lease or law by a resident tenant for committing certain acts; and (2) expand applicability to counties governed under the Uniform Residential Landlord and Tenant Act.
Fiscal Note (Dated February 21, 2021) NOT SIGNIFICANT
Senate Status 04/05/21 - Senate passed with amendment 1 (005322).
House Status 03/31/21 - Taken off notice in 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.
Fiscal Note (Dated March 31, 2021) Other Fiscal Impact Due to multiple unknown factors, a precise recurring decrease in local government expenditures cannot reasonably be determined.
Senate Status 04/06/21 - Senate Judiciary Committee deferred to last calendar.
House Status 04/06/21 - House Civil Justice Subcommittee deferred to the first calendar of 2022.
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. Reedy, Jay
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 04/14/21 - Taken off notice in Senate State & Local Government Committee.
House Status 04/13/21 - Taken off notice in 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.
Fiscal Note (Dated February 24, 2021) NOT SIGNIFICANT
Senate Status 03/15/21 - Senate passed.
House Status 03/15/21 - House passed.
Executive Status 04/06/21 - Enacted as Public Chapter 0067 effective March 29, 2021.
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 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 03/22/21 - Senate passed with amendment 1 (004377).

House Status 03/22/21 - House passed.
Executive Status 04/16/21 - Enacted as Public Chapter 0151 effective May 1, 2021.
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 04/13/21 - Taken off notice in House Property & Planning Subcommittee after adopting amendment 1 (005706).
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 03/30/21 - Failed in Senate Commerce & Labor Committee.
House Status 03/31/21 - Taken off notice in 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

SB1532/HB854 Classification of land as agricultural, forest, or open space land.

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

Fiscal Note assessment was imposed in error. Broadly captioned.
(Dated March 20, 2021) Other Fiscal Impact - Recurring decreases in local government revenue may occur; however, due to multiple unknown variables, the extent and timing of such decreases cannot be determined with reasonable certainty.

Senate Status 04/12/21 - Senate passed.
House Status 04/22/21 - Set for House Finance, Ways & Means Committee 04/26/21.
Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to property taxes.
Position Realtors: monitor

SB1533/HB1110 Agents of taxpayers - registration fee required.

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.

Fiscal Note (Dated April 7, 2021) Increase State Revenue Exceeds \$400/FY21-22 and Every Two Years Thereafter / State Board of Equalization

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

SB1564/HB747 Broadband ready community's ordinance or policy for reviewing applications.

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 04/21/21 - Taken off notice in 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

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

Sponsors Sen. Bailey, Paul; Rep. Ogles, Brandon
Category Labor Law
Summary Prohibits a state or local governmental entity, the governor, or the executive head of a local government from classifying a category of workers as essential or non-essential. Broadly captioned.

Amendment Summary Senate amendment 1, House State Government Committee amendment 1 (005290) rewrites this bill to prohibit a local governmental entity or the executive head of a local government from, by executive order, ordinance, or resolution, creating categories or classes of nonessential businesses, trades, professions, or industries for the purpose of suspending lawful commerce, encumbering trade, or denying citizens the right to work if such activities are otherwise lawful in this state unless an explicit order of the local fire marshal or a court of competent jurisdiction declares that the business operating poses a clear and present danger to the citizenry of this state.

Fiscal Note (Dated February 22, 2021) NOT SIGNIFICANT

Senate Status 04/12/21 - Senate passed with amendment 1 (005290).
House Status 04/05/21 - Held on House clerk's desk.
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

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

Sponsors Sen. Bailey, Paul; Rep. Williams, Ryan
Category Property & Housing
Summary Prohibits a governmental entity from requiring a right-of-way dedication that requires a landowner to

transfer ownership of any portion of the landowner's property located along an existing public right-of-way to the governmental entity as a condition of approving any application made to the governmental entity. Specifies that a governmental entity may require a right-of-way reservation as a condition of approving any proposed subdivision of a property. Specifies that a real estate licensee has no duty to inform any party to a real estate transaction concerning a right-of-way reservation.

Fiscal Note (Dated February 1, 2021) Increase Local Expenditures Exceeds \$1,000,000/FY21-22 and Subsequent Years*

Senate Status 04/21/21 - Taken off notice in Senate Commerce & Labor Committee.

House Status 04/13/21 - Taken off notice in 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 03/29/21 - Enacted as Public Chapter 0001 effective March 23, 2021.

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 03/29/21 - Enacted as Public Chapter 0027 effective March 23, 2021.

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.
Amendment Summary Senate Energy, Agriculture & Natural Resources Committee amendment 1, House Agriculture and Natural Resources Subcommittee amendment 1 (004699) deletes and rewrites language of the original bill such that the substantive change limits applicability to 501(c)(3) tax-exempt nonprofit organizations.
Fiscal Note (Dated March 8, 2021) Decrease Local Revenue Exceeds \$5,000,000/FY21-22 and Subsequent Years Other Fiscal Impact Local governments may increase storm water user fees charged to other customers to compensate, fully or partially, for recurring, mandatory, decreases in local revenue. The proposed language may result in mandatory increases in local government expenditures to maintain current operations, the extent and timing of which cannot reasonably be determined. *
Senate Status 03/17/21 - Senate Energy, Agriculture & Natural Resources Committee recommended with amendment 1 (004699). Sent to Senate Calendar Committee.
House Status 03/23/21 - House Agriculture & Natural Resources Subcommittee deferred to summer study after adopting amendment 1 (004699).
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 04/13/21 - Senate State & Local Government Committee deferred to first calendar of 2022.
House Status 04/22/21 - Set for House Consent 04/26/21.
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.
Fiscal Note (Dated February 24, 2021) NOT SIGNIFICANT
Senate Status 03/22/21 - Senate passed.
House Status 03/15/21 - House passed.
Executive Status 04/12/21 - Enacted as Public Chapter 0093 effective July 1, 2021.
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.
Amendment Summary Senate amendment 1 (006697) deletes and rewrites all language after the enacting clause such that the substantive changes: (1) shift responsibility for certain notifications from the RPCs to developers; (2) remove the requirement that RPCs made certain data available to developers; (3) remove the prohibition on the issuance of building permits by RPCs; (4) require pipeline operators to file certain

information with the RPC by August 15, 2021; (5) prohibit RPCs from issuing final approval to a residential or nonresidential development located within 660 feet from a center point of a natural gas pipeline; (6) clarify than RPC may rely solely upon information submitted by developers, geospatial data, and information provided by pipeline operators when determining if certain requirements have been met; and (7) establish that RPCs are immune from liability related to the approval for development when approval is based on such information.

Fiscal Note (Dated March 14, 2021) Other Fiscal Impact A precise recurring, mandatory increase in local government expenditures cannot reasonably be determined. *

Senate Status 04/14/21 - Senate passed with amendment 1 (006697).
House Status 04/22/21 - House passed.
Executive Status 04/22/21 - Sent to the speakers for signatures.

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 04/12/21 - Re-referred to Senate Calendar Committee.
House Status 03/29/21 - House passed.

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

SB285/HB1145

Offense of critical infrastructure vandalism.

Sponsors Sen. Rose, Paul; Rep. Grills, Rusty
Category Criminal Law
Summary Expands definition of critical infrastructure in the offense of critical infrastructure vandalism to include farms. Makes the destruction or interference with any farm at least a Class E felony. Broadly captioned.

Amendment Summary Senate Judiciary Committee amendment 1 (006700) deletes and replaces all language after the enacting clause such that the only substantive change is to specify a farm, for the purpose of the offense of criminal infrastructure vandalism, includes real property, vehicles, equipment, machinery, animals, or crops contained on a farm.

Fiscal Note (Dated January 30, 2021) NOT SIGNIFICANT

Senate Status 04/20/21 - Senate Judiciary Committee recommended with amendment 1 (006700). Sent to Senate Calendar Committee.
House Status 03/22/21 - House passed.

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

Position Realtors: monitor

SB287/HB618

TACIR report on personal property exemption amounts.

Sponsors Sen. Niceley, Frank; Rep. Rudder, Iris
Category Property & Housing
Summary Requires TACIR, by January 1, 2022, to provide a report to the judiciary committee of the senate and the civil justice committee of the house of representatives detailing recommendations on whether personal property exemption amounts should be increased. Broadly captioned.

Fiscal Note (Dated January 22, 2021) NOT SIGNIFICANT

Senate Status 04/06/21 - Taken off notice in Senate Judiciary Committee.
House Status 04/06/21 - Taken off notice in House Civil Justice Subcommittee.

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

Position Realtors: monitor

SB294/HB198

Property tax reimbursement for disabled veterans.

Sponsors Sen. Briggs, Richard; Rep. Zachary, Jason
Category Taxes Property
Summary Expands property tax relief for disabled veterans to include prior tax years if the United States

department of veterans affairs determined that the veteran has acquired service connected permanent and total disability or disabilities.
Fiscal Note (Dated January 27, 2021) Increase State Expenditures - \$1,191,000/FY21-22 Exceeds \$1,191,000/FY22-23 and Subsequent Years
Senate Status 04/14/21 - Senate State & Local Government Committee deferred to 2022.
House Status 04/21/21 - House Finance, Ways & Means Subcommittee deferred to first calendar of 2022.
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to disabled veterans.
Position Realtors: support

SB310/HB361

Rescue of animals on abandoned property.

Sponsors Sen. Powers, Bill; Rep. Russell, Lowell
Category Criminal Law
Summary Allows any officer of a governmental animal control agency to lawfully enter any property or dwelling that the officer reasonably believes is abandoned to rescue any non-livestock animal contained therein. Broadly captioned.
Amendment Senate Judiciary Committee amendment 1, House amendment 1 (004563) specifies that an officer of a governmental animal control agency may enter a property if the entry is pursuant to a valid search warrant, a judicially recognized exception to the warrant requirement or the property owner's consent.
Summary
Fiscal Note (Dated January 21, 2021) NOT SIGNIFICANT
Senate Status 04/13/21 - Failed in Senate Judiciary Committee.
House Status 04/15/21 - House passed with amendment 1 (004563).
Caption AN ACT to amend Tennessee Code Annotated, Title 39, Chapter 14 and Title 44, relative to abandoned animals.
Position Realtors: monitor

SB317/HB437

Regulates the use of installment land contracts for the conveyance of real property.

Sponsors Sen. Walley, Page; Rep. Haston, Kirk
Category Property & Housing
Summary Regulates the use of installment land contracts for the conveyance of real property. Specifies that this bill is not applicable to the sale of land by the state or a political subdivision of the state (27 pp.).
Fiscal Note (Dated February 1, 2021) NOT SIGNIFICANT
Senate Status 04/06/21 - Taken off notice in 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.
Amendment House amendment 1 (004799) deletes and rewrites all language after the enacting clause such that
Summary the only substantive change removes the ability of such military members and veterans to receive equivalent credit towards the receipt of healing arts license.
Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT
Senate Status 04/07/21 - Senate passed.
House Status 04/05/21 - House passed with amendment 1 (004799).
Executive Status 04/22/21 - Signed by governor.
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.
Fiscal Note (Dated March 13, 2021) NOT SIGNIFICANT
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

SB436/HB230

County boards of equalization - virtual complaint hearings.

Sponsors Sen. Rose, Paul; Rep. Vaughan, Kevin
Category Taxes Property
Summary Removes discretion of county boards of equalization to not hold complaint hearings virtually if each participant in the hearing has an opportunity to participate in, to hear, and, if technically feasible, to see the entire proceedings while taking place.
Amendment House amendment 1 (004518) deletes and replaces language of the original bill in order to clarify that
Summary a participant, at their discretion, may participate via the internet or by other electronic means in a county board of equalization's complaint hearing, so long as the participant has access to technology that allows the participant to fully interact by audio and video with the board and other participants in the hearing.
Fiscal Note (Dated January 20, 2021) NOT SIGNIFICANT
Senate Status 02/10/21 - Referred to Senate State & Local Government Committee.
House Status 03/25/21 - House passed with amendment 1 (004518).
Caption AN ACT to amend Tennessee Code Annotated, Section 67-5-1407, relative to personal appearance requirements.

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 House amendment 1 (003986) deletes and rewrites language of the original bill such that the
Summary 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 03/15/21 - Senate passed.
House Status 03/08/21 - House passed with amendment 1 (003986).
Executive Status 04/06/21 - Enacted as Public Chapter 0080 effective March 31, 2021.
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 04/13/21 - Taken off notice in Senate Judiciary Committee.
House Status 03/31/21 - Taken off notice in House Criminal Justice 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 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 03/15/21 - Senate passed with amendment 1 (004516).
House Status 03/25/21 - House passed.
Executive Status 04/12/21 - Enacted as Public Chapter 0100 effective July 1, 2021.
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.
Fiscal Note (Dated March 30, 2021) Increase State Expenditures - \$200/FY21-22 and Subsequent Years /Division of Charitable Gaming
Senate Status 04/13/21 - Taken off notice in 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.

Fiscal Note (Dated March 11, 2021) NOT SIGNIFICANT

Senate Status 03/17/21 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.

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

Caption AN ACT to amend Tennessee Code Annotated, Title 62, relative to professional registration.

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.

Fiscal Note (Dated March 12, 2021) NOT SIGNIFICANT

Senate Status 04/06/21 - Taken off notice in Senate Commerce & Labor Committee.

House Status 03/31/21 - House Business & Utilities Subcommittee deferred to the first calendar of 2022.

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.

Fiscal Note (Dated March 10, 2021) NOT SIGNIFICANT

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

House Status 03/23/21 - Taken off notice in House Property & Planning Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 21; Title 5; Title 6; Title 7; Title 13, Chapter 23 and Title 66, Chapter 7, relative to displaced tenants.

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.

Fiscal Note (Dated March 21, 2021) Increase State Expenditures - \$8,800/FY21-22 Increase Federal Expenditures - \$7,400/FY21-22 Other Fiscal Impact Passage of this legislation could jeopardize up to \$79,000,000 in federal child support awards, should it be interpreted as a violation of 42 U.S.C. 666(a)(16).

Senate Status 02/11/21 - Referred to Senate Judiciary Committee.
House Status 03/31/21 - Taken off notice in 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.
Amendment Summary House Local Government Committee amendment 1 (005869) specifies that the county trustee may proceed against a taxpayer who is delinquent in the payment of tangible personal property taxes. Establishes additional regulations for the agent's contact if an agent is used. Senate State & Local Government Committee amendment 1 (005685) deletes and rewrites all language after the enacting clause such that the only substantive changes: (1) specify the provisions apply to delinquent tangible personal property; (2) establish specific guidelines with regard to who is a qualified collection agent and what the collection agent must abide by when in contract or agreement with a county; and (3) repeal the provisions on July 1, 2024. House Finance, Ways & Means Committee amendment 1 (006963) deletes and replaces language of amendment 005869 to require all tax lien enforcements to be in the name of the taxing jurisdiction instead of the county trustee.
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 04/22/21 - Senate deferred to 04/29/21.
House Status 04/22/21 - Set for House Floor 04/28/21.
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. Garrett, Johnny
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.
Amendment Summary Senate amendment 1 (005816) deletes and rewrites all language after the enacting clause. Effective January 1, 2022, increases various levels of homestead exemptions which may be claimed by various property owners. Deletes homestead exemptions which may be claimed by certain property owners.
Fiscal Note (Dated March 25, 2021) NOT SIGNIFICANT
Senate Status 04/14/21 - Senate passed with amendment 1 (005816).
House Status 04/21/21 - House passed.
Executive Status 04/21/21 - Sent to the speakers for signatures.
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.
Fiscal Note (Dated February 25, 2021) NOT SIGNIFICANT
Senate Status 03/22/21 - Senate passed.

House Status 03/15/21 - House passed.
Executive Status 04/12/21 - Enacted as Public Chapter 0094 effective April 7, 2021.
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. Bowling, Janice; 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.
Amendment Summary Senate amendment 1, House amendment 1 (005601) rewrites this bill to change the definition of "hotel" for purposes of the hotel occupancy tax. Present law generally authorizes municipalities to levy by ordinance a privilege tax upon the privilege of occupancy in any hotel of each transient in an amount not to exceed five percent of the consideration charged by the operator. Present law defines "hotel" to mean any structure or space, or any portion thereof, that is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes, and includes any hotel, inn, tourist camp, tourist court, tourist cabin, motel, short-term rental unit or any place in which rooms, lodgings or accommodations are furnished to transients for consideration. This amendment redefines "hotel" to mean any structure or space, or any portion thereof, that is occupied or intended or designed for occupancy by transients for dwelling, lodging, or sleeping purposes, and includes privately, publicly, or government-owned hotels, inns, tourist camps, tourist courts, tourist cabins, motels, short-term rental units, primitive and recreational vehicle campsites and campgrounds, or any place in which rooms, lodgings, or accommodations are furnished to transients for consideration.
Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT
Senate Status 04/21/21 - Senate passed.
House Status 04/14/21 - House passed with amendment 1 (005601).
Executive Status 04/21/21 - Sent to the speakers for signatures.
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.
Amendment Summary Senate Commerce & Labor Committee amendment 1 (006726) deletes all language after the enacting clause. Effective September 1, 2021, prevents the State Fire Marshal's Office (SFMO) from discriminating against or favoring particular construction materials or techniques in building construction standards. Effective upon becoming a law, authorizes a local government to adopt a regulation, code, or ordinance pertaining to construction materials by ordinance or resolution for one

and two-family dwellings. House amendment 1 (007127) rewrites this bill and revises present law provisions governing statewide building construction safety standards. Present law requires the state fire marshal to promulgate rules establishing minimum statewide building construction safety standards. The standards must be designed to afford a reasonable degree of safety to life and property from fire and hazards incident to the design, construction, alteration and repair of buildings or structures. Present law mandates that the standards must not discriminate against or in favor of particular construction materials or techniques. This amendment specifies that the prohibition regarding "techniques" applies to "construction techniques" and: (1) Authorizes a local government to adopt a regulation or code, pertaining to construction materials by ordinance or resolution, as appropriate, by majority vote. If passage of the ordinance or resolution requires two readings, then the requirement may only be adopted after reading it in open session of the legislative body at meetings on two different days. If passage of the ordinance or resolution requires three readings, then the last two readings must occur on two different days. A proposed requirement pertaining to construction materials must be a separate item on the agenda and include, in bold type and all caps, the following statement in the meeting notice: **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS**; (2) Requires that consideration of a requirement pertaining to construction materials be by separate vote. If the requirement is to be part of a general ordinance or resolution, then the requirement pertaining to construction materials must be severable from the rest of the ordinance or resolution, and voted on separately; (3) Provides that if a local government seeks to modify a regulation, code, or ordinance adopted pursuant to this amendment, then the local government must make the modification in the same manner as required to adopt a requirement; (4) Mandates that a regulation, ordinance, or code adopted pursuant to this amendment must not prohibit a particular construction material that is approved by a national building code or the state fire marshal; (5) Requires that a regulation, ordinance, or code adopted pursuant to this amendment allow for the consideration of waivers of the adopted regulation, ordinance, or code pertaining to construction materials, in whole or in part, during the development approval process; (6) Specifies that denial of a waiver related to a regulation, ordinance, or code referenced in item (5) will not constitute a prohibition under item (4); and (7) Provides that, except to the extent local law conflicts with this amendment, this amendment neither grants nor removes local governmental authority to promulgate provisions under home rule charters, private acts, or general state law. The provisions of this amendment regarding a local government's adoption of a regulation or code, pertaining to construction materials do not limit the professional judgment of a licensed design professional with respect to electrical, mechanical, or plumbing standards. For purposes of local government adoption of a regulation, code, or ordinance relating to construction materials, this bill as amended will take effect upon becoming law. For all other purposes, this bill as amended will take effect September 1, 2021.

Fiscal Note
Senate Status
House Status

(Dated February 11, 2021) NOT SIGNIFICANT

04/21/21 - Senate passed.

04/21/21 - House passed with amendment 1 (007127), which rewrites this bill and revises present law provisions governing statewide building construction safety standards. Present law requires the state fire marshal to promulgate rules establishing minimum statewide building construction safety standards. The standards must be designed to afford a reasonable degree of safety to life and property from fire and hazards incident to the design, construction, alteration and repair of buildings or structures. Present law mandates that the standards must not discriminate against or in favor of particular construction materials or techniques. This amendment specifies that the prohibition regarding "techniques" applies to "construction techniques" and: (1) Authorizes a local government to adopt a regulation or code, pertaining to construction materials by ordinance or resolution, as appropriate, by majority vote. If passage of the ordinance or resolution requires two readings, then the requirement may only be adopted after reading it in open session of the legislative body at meetings on two different days. If passage of the ordinance or resolution requires three readings, then the last two readings must occur on two different days. A proposed requirement pertaining to construction materials must be a separate item on the agenda and include, in bold type and all caps, the following statement in the meeting notice: **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS**; (2) Requires that consideration of a requirement pertaining to construction materials be by separate vote. If the requirement is to be part of a general ordinance or resolution, then the requirement pertaining to construction materials must be severable from the rest of the ordinance or resolution, and voted on separately; (3) Provides that if a local government seeks to modify a regulation, code, or ordinance adopted pursuant to this amendment, then the local government must make the modification in the same manner as required to adopt a requirement; (4) Mandates that a regulation, ordinance, or code adopted pursuant to this amendment must not prohibit a particular construction material that is approved by a national building code or the state fire marshal; (5) Requires that a regulation, ordinance, or code adopted pursuant to this amendment allow for the consideration of waivers of the adopted regulation, ordinance, or code pertaining to construction materials, in whole or in part, during the development approval process; (6) Specifies that denial of a waiver related to a regulation, ordinance, or code referenced in item (5) will not constitute a prohibition under item (4); and (7) Provides that, except to the extent local law conflicts with this amendment, this amendment neither grants nor removes local governmental

authority to promulgate provisions under home rule charters, private acts, or general state law. The provisions of this amendment regarding a local government's adoption of a regulation or code, pertaining to construction materials do not limit the professional judgment of a licensed design professional with respect to electrical, mechanical, or plumbing standards. For purposes of local government adoption of a regulation, code, or ordinance relating to construction materials, this bill as amended will take effect upon becoming law. For all other purposes, this bill as amended will take effect September 1, 2021.

Executive Status 04/21/21 - Sent to the speakers for signatures.

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.)

Fiscal Note (Dated February 26, 2021) Decrease State Revenue \$185,100/FY21-22 and Subsequent Years/Various State Funds Decrease Local Revenue - \$9,700/FY21-22 and Subsequent Years

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.

Fiscal Note (Dated March 27, 2021) Increase State Revenue \$65,900/FY21-22 through FY25-26/ Historical Commission Decrease State Revenue \$4,750,000/FY22-23 through FY25-26/ General Fund Increase State Expenditures \$65,900/FY21-22 through FY25-26/ Historical Commission Decrease Local Revenue \$250,000/FY22-23 through FY25-26 Other Fiscal Impact Secondary economic impacts may occur as a result of this bill. However, due to multiple unknown factors, fiscal impacts directly attributable to such secondary economic impacts cannot be quantified with reasonable certainty.

Senate Status 03/30/21 - Taken off notice in Senate Commerce & Labor Committee.

House Status 02/24/21 - Referred to House Finance, Ways & Means Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 11, Part 1; Title 4, Chapter 17; Title 56, Chapter 4; Title 66 and Title 67, relative to tax credits for the rehabilitation of historic structures.

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.

Fiscal Note (Dated February 25, 2021) Other Fiscal Impact The extent and timing of any permissive decrease in local government revenue and expenditures cannot reasonably be determined due to multiple unknown factors.

Senate Status 02/11/21 - 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 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	03/08/21 - House passed.
Executive Status	03/29/21 - Enacted as Public Chapter 0039 effective March 23, 2021.
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.
Amendment Summary	Senate Government Operations Committee amendment 1 (007099) deletes and rewrites all language after the enacting clause such that the substantive changes are establishing that a hearing officer or administrative law judge is authorized to order the agency to pay the party issued a notice the reasonable expenses incurred because of the notice, if the claims are not warranted by existing law or argument for modification of existing law and the claims in the notice do not have evidentiary support, or the agency issued the notice to harass or cause needless delay or expense to the party. Clarifies that the conditions in which an agency would be required to pay the party issued a notice are not satisfied simply by a state agency failing to prevail against the receiver. Prohibits a court from requiring a license or certificate holder to pay costs incurred by the DOH for judicial review or a chancery court decision unless the claims in the petition for judicial review are not warranted by law and not have evidentiary support or the judicial review was petitioned to harass or cause unnecessary delay to the agency.
Fiscal Note	(Dated January 7, 2021) NOT SIGNIFICANT
Senate Status	04/22/21 - Senate passed with amendment 1 (007099), which deletes and rewrites all language after the enacting clause such that the substantive changes are establishing that a hearing officer or administrative law judge is authorized to order the agency to pay the party issued a notice the reasonable expenses incurred because of the notice, if the claims are not warranted by existing law or argument for modification of existing law and the claims in the notice do not have evidentiary support, or the agency issued the notice to harass or cause needless delay or expense to the party. Clarifies that the conditions in which an agency would be required to pay the party issued a notice are not satisfied simply by a state agency failing to prevail against the receiver. Prohibits a court from requiring a license or certificate holder to pay costs incurred by the DOH for judicial review or a chancery court decision unless the claims in the petition for judicial review are not warranted by law and not have evidentiary support or the judicial review was petitioned to harass or cause unnecessary delay to the agency.
House Status	04/01/21 - House passed.
Caption	AN ACT to amend Tennessee Code Annotated, Section 4- 5-325 and Section 63-1-144, relative to payment of expenses incurred during proceedings related to contested cases.
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 (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).

House Status 03/25/21 - House passed.

Executive Status 04/12/21 - Enacted as Public Chapter 0102 effective April 7, 2021.

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 Summary House Commerce Committee amendment 1 (004488) adds a reporting requirement when the department of commerce and insurance spends funds in an extraordinary circumstance.

Fiscal Note (Dated February 27, 2021) Decrease State Revenue - \$36,000/FY21-22/Division of Regulatory Boards \$48,000/FY22-23 and Subsequent Years/ Division of Regulatory Boards

Senate Status 04/21/21 - Senate Commerce & Labor Committee recommended with amendment 1 (004488). Sent to Senate Calendar Committee.

House Status 04/22/21 - Set for House Finance, Ways & Means Subcommittee 04/28/21.

Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 20; Title 47; Title 55; 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 Summary Senate 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.

Fiscal Note (Dated March 4, 2021) NOT SIGNIFICANT

Senate Status 03/15/21 - Senate passed with amendment 1 (004416).

House Status 04/14/21 - House passed.

Executive Status 04/22/21 - Sent to governor.

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.

Fiscal Note (Dated March 4, 2021) Increase Local Revenue Exceeds \$50,000/FY21-22 and Subsequent Years

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

House Status 03/16/21 - Taken off notice in House Property & Planning Subcommittee.

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

Position foreclosure.
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 Summary Senate amendment 1 (003970) deletes and rewrites all language after the enacting clause such that the substantive changes: (1) remove a local government's authority to hire and compensate a program administrator and staff or delegate or contract for professional or administrative services as necessary for program administration; and (2) remove the ability of applicable property owners to contract directly for the related equipment and materials used in the installation or modification of qualified improvements.
Fiscal Note (Dated February 27, 2021) NOT SIGNIFICANT
Senate Status 03/22/21 - Senate passed with amendment 1 (003970).
House Status 03/22/21 - House passed.
Executive Status 04/16/21 - Enacted as Public Chapter 0138 effective July 1, 2021.
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.
Amendment Summary House amendment 1 (004332) deletes and rewrites all language after the enacting clause such that the substantive changes: (1) establish that landlords are not liable for negligence in renting, leasing, or providing housing opportunities to persons convicted of certain criminal offenses except when the landlord had actual knowledge of the person's prior conviction; (2) establish specific criminal offenses of which the tenant must have been convicted of; and (3) extend applicability to employees and agents of landlords.
Fiscal Note (Dated March 20, 2021) NOT SIGNIFICANT
Senate Status 04/15/21 - Senate passed.
House Status 04/08/21 - House passed with amendment 1 (004332) .
Executive Status 04/21/21 - Sent to governor.
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 03/30/21 - Taken off notice in Senate Commerce & Labor Committee.
House Status 03/24/21 - Taken off notice in 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.

Fiscal Note (Dated February 19, 2021) NOT SIGNIFICANT
Senate Status 03/30/21 - Taken off notice in Senate Commerce & Labor Committee.
House Status 03/31/21 - Taken off notice in 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.

Amendment Summary Senate amendment 1 (006251) deletes all language after the enacting clause. Exempts a vacation lodging service from the tourist accommodation tax, the hotel occupancy tax, and the short-term rental unit marketplace tax.

Fiscal Note (Dated February 23, 2021) NOT SIGNIFICANT
Senate Status 04/08/21 - Senate passed with amendment 1 (006251).
House Status 04/19/21 - House passed.
Executive Status 04/22/21 - Sent to governor.
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.

Fiscal Note (Dated March 24, 2021) NOT SIGNIFICANT
Senate Status 04/06/21 - Senate Commerce & Labor Committee deferred to first calendar of 2022.
House Status 03/31/21 - Taken off notice in 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.

Fiscal Note (Dated February 19, 2021) NOT SIGNIFICANT
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.
Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT
Senate Status 04/06/21 - Taken off notice in Senate Commerce & Labor Committee.
House Status 03/31/21 - House Business & Utilities Subcommittee deferred to the first calendar of 2022.
Caption AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 56; Title 62; Title 66; Title 67 and Title 68, relative to the rental of real property.
Position 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.
Amendment Summary House amendment 1 (003903) rewrites the bill. This amendment prohibits counties, including counties with a metropolitan form of government, and municipalities from: regulating the operation of an online marketplace; or requiring an online marketplace to provide personally identifiable information of users without an administrative subpoena or court order. For the purposes of this amendment, "online marketplace" means a person or entity that: (1) Provides for consideration, regardless of whether the consideration is deducted as a fee from the transaction, an online application, software, website, system, or other medium, through which a good or service in this state is advertised or offered to the public as available; and (2) Directly or indirectly provides or maintains a platform for goods or services by performing the following: providing a payment system that facilitates a transaction between two platform users; transmitting or otherwise communicating the offer or acceptance of a transaction between two platform users; owning or operating the infrastructure, whether electronic or physical, or technology that brings two or more users together; providing a virtual currency that users are allowed or required to use to transact; or providing software development or research and development activities related to any of the activities described in this provision.
Fiscal Note (Dated February 12, 2021) NOT SIGNIFICANT
Senate Status 04/19/21 - Senate passed.
House Status 04/12/21 - House passed with amendment 1 (003903).
Executive Status 04/19/21 - Sent to the speakers for signatures.
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. Garrett, Johnny
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.
Amendment Summary Senate amendment 1 (005535) specifies that the required information form must be filed within 30 days of filing a complaint. Removes social security number from the required disclosures regarding persons through which the plaintiff alleges exposure.
Fiscal Note (Dated March 13, 2021) NOT SIGNIFICANT
Senate Status 04/08/21 - Senate passed with amendment 1 (005535).
House Status 04/12/21 - House passed.
Executive Status 04/22/21 - Sent to governor.
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.
Amendment Summary Senate amendment 1 (004013) deletes all language after the enacting clause. Exempts from the sales and use tax, online access to continuing education courses that meet regulatory requirements for certain licensed individuals, if such courses are offered by organizations with a federal non-profit designation.
Fiscal Note (Dated February 12, 2021) NOT SIGNIFICANT
Senate Status 03/18/21 - Senate passed with amendment 1 (004013).
House Status 03/29/21 - House passed.
Executive Status 04/16/21 - Enacted as Public Chapter 0139 effective July 1, 2021.
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.
Amendment Summary Senate Judiciary Committee amendment 1 (007363) deletes and rewrites all language after the enacting clause to correct a typographical error and remove an incorrect statutory reference.
Fiscal Note (Dated February 19, 2021) NOT SIGNIFICANT
Senate Status 04/20/21 - Senate Judiciary Committee recommended with amendment 1 (007363). Sent to Senate Calendar Committee.
House Status 04/21/21 - House deferred to 04/29/21.
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.
Fiscal Note (Dated February 24, 2021) NOT SIGNIFICANT
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.
Fiscal Note	(Dated March 25, 2021) Decrease State Revenue - \$3,567,800/FY21-22 and Subsequent Years Decrease Local Revenue - \$91,000/FY21-22 and Subsequent Years
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.
Amendment Summary	House amendment 1 (005425) deletes and rewrites all language after the enacting clause such that the only substantive change would prohibit applicability being extended to counties based on their population from a subsequent federal census.
Fiscal Note	(Dated March 11, 2021) NOT SIGNIFICANT
Senate Status	04/01/21 - Senate passed.
House Status	03/29/21 - House passed with amendment 1 (005425).
Executive Status	04/20/21 - Signed by governor.
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-imagination of uses for an existing technology, to provide a product, service, business model, or delivery mechanism to the public and that has no substantially comparable, widely available analogue in this state outside the regulatory innovation sandbox. Specifies that a person may apply for a regulatory innovation FastTrack by submitting an application to the department on a form prescribed by the commissioner. Specifies requirements for application and authorizes the commissioner to charge a fee for the application (13 pp).
Fiscal Note	(Dated March 14, 2021) NOT SIGNIFICANT
Senate Status	03/30/21 - Taken off notice in Senate Commerce & Labor Committee.
House Status	03/31/21 - Taken off notice in House Business & Utilities Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 56, Chapter 1; Title 62 and Title 63, relative to innovations.
Position Realtors: oppose

SB902/HB801 Use of e-verification program by employers.

Sponsors Sen. Stevens, John; Rep. Griffey, Bruce
Category Labor Law
Summary 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.)
Fiscal Note (Dated February 25, 2021) NOT SIGNIFICANT
Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.
House Status 03/10/21 - Failed in House Banking & Consumer Affairs Subcommittee.
Caption 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 Sen. Crowe, Rusty; Rep. Holsclaw, Jr., John
Category Property & Housing
Summary Expands the definition of "economic development" for the purpose of laws governing projects by industrial development corporations to include the promotion of the development of single-family housing. Expands the definition of "project" for the purpose of laws governing projects by industrial development corporations to include the promotion of the development of single-family housing in tier three and tier four counties.
Fiscal Note (Dated February 19, 2021) NOT SIGNIFICANT
Senate Status 04/12/21 - Senate passed.
House Status 03/29/21 - House passed.
Executive Status 04/20/21 - Sent to governor.
Caption 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 Sen. Yarbro, Jeff; Rep. Mitchell, Bo
Category Property & Housing
Summary Mandates landlords who require a security deposit to offer and accept rental insurance or a bond instead. Specifies requirements for the rental insurance or bond including the coverage provided per claim and the timeframe within which the coverage is effective.
Fiscal Note (Dated February 19, 2021) NOT SIGNIFICANT
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, Section 66-28-301, relative to security deposits.
Position Realtors: oppose

SB977/HB1032 Assessors of property during disasters and emergencies.

Sponsors Sen. Kyle, Sara; Rep. Thompson, Dwayne
Category Taxes Property
Summary 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.
Fiscal Note (Dated April 7, 2021) Other Fiscal Impact Due to the extent of unknown factors a precise decrease in local property tax revenue and increase in local expenditures cannot reasonably be determined, but any fiscal impact is considered permissive.
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 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.
Fiscal Note	(Dated February 19, 2021) NOT SIGNIFICANT
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.
Fiscal Note	(Dated March 24, 2021) Decrease State Revenue Exceeds \$511,300/FY21-22 and Subsequent Years Decrease Local Revenue Exceeds \$12,900/FY21-22 and Subsequent Years
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.
Amendment House Property & Planning Subcommittee amendment 1 (005540) deletes all original language in the bill. Allows municipalities to levy, modify or repeal a privilege tax based on the privilege of occupying a hotel not to exceed 10 percent. Allows taxes above 10 percent levied before the effective date of the legislation to continue as long as they are not over 12 percent. Senate State & Local Government Committee amendment 1, House Local Government Committee amendment 1 (005925) deletes all language after the enacting clause. Makes various changes to how local governments establish, levy, and utilize proceeds from hotel occupancy taxes.
Fiscal Note (Dated February 13, 2021) NOT SIGNIFICANT
Senate Status 04/23/21 - Set for Senate Floor 04/26/21.
House Status 04/22/21 - Set for House Finance, Ways & Means Subcommittee 04/28/21.
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. Gilmore, Brenda; Rep. Alexander, Rebecca
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.
Amendment House amendment 1 (006316) deletes all language after the enacting clause. Establishes a process by which a tenant who is a victim of domestic abuse, sexual assault, or stalking may terminate a rental or lease agreement with the landlord upon providing certain documentation and reaching an agreement upon the date the tenant will vacate the property. Requires the landlord to maintain certain identifying information of the tenant as confidential.
Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT
Senate Status 04/15/21 - Senate passed.
House Status 04/12/21 - House passed with amendment 1 (006316).
Executive Status 04/21/21 - Sent to governor.
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.
Fiscal Note (Dated April 12, 2021) Decrease State Revenue - \$160,000/FY21-22 and Subsequent Years/ Environmental Protection Fund Decrease State Expenditures - \$160,000/FY21-22 and Subsequent Years/ Environmental Protection Fund
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. Sexton, Jerry
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 04/01/21 - Re-referred to Senate Calendar Committee.
House Status 03/30/21 - House Agriculture & Natural Resources Subcommittee deferred to summer study.
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.
Amendment Senate passed with amendment 2 (007280), which removes the changes made by House
Summary amendment 1 (004395) and restores the language of the introduced bill. House amendment 1 (004395) makes technical clarifications and expands venue for certain actions under the Uniform Administrative Procedures Act (UAPA). Under present law, any agency rule that is not adopted in compliance with the UAPA is void. Present law provides that the legal validity or applicability of an agency rule to specified circumstances may be determined in a suit for a declaratory judgment in the chancery court of Davidson County, unless otherwise specifically provided by statute. One of the circumstances under which a court may declare a rule invalid is if the rule was adopted without compliance with the rulemaking procedures provided for in the UAPA. This amendment adds that a person affected or potentially affected by a rule may file suit directly to the chancery court in the county where the person resides to enjoin enforcement of a rule when the rule is not adopted in compliance with the UAPA.
Fiscal Note (Dated February 26, 2021) NOT SIGNIFICANT
Senate Status 04/22/21 - Senate passed with amendment 2 (007280), which removes the changes made by House amendment 1 and restores the language of the introduced bill.
House Status 04/08/21 - House passed with amendment 1 (004395).
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.
Amendment Summary House amendment 1 (004072) deletes and rewrites all language after the enacting clause such that the substantive change is adding language to establish a time limit on the stay that does not extend past the fifth legislative day of the subsequent year from when the rule is filed with the Secretary of State. Senate amendment 1 (006808) rewrites this bill. Under present law, a rule does not become effective until 90 days after the filing of such rule in the office of the secretary of state. Prior to the effective date of a rule, the house of representatives or senate government operations committee may stay the running of the 90-day period, for a period of time not to exceed 75 days. This amendment adds that if either committee determines that subsequent stays are necessary the committee may issue consecutive stays, each for an additional 75 day period, so long as such stays do not extend beyond the fifth legislative day of the year following the year in which the rule is filed with the office of the secretary of state. Senate amendment 2 (007190) requires that any second or subsequent stay of a rule will require the approval of the government operations committees of both chambers acting jointly.
Fiscal Note (Dated February 24, 2021) NOT SIGNIFICANT
Senate Status 04/23/21 - Set for Senate Message 04/26/21.
House Status 04/21/21 - House non-concurred in Senate amendment 2 (007190) and concurred in Senate amendment 1 (006808).
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.
Amendment Summary Senate amendment 1 (006733) deletes all original language in the bill. Requires by December 1, 2023, and every eight years thereafter, administrative agencies to submit a report of their effective rules to the administrative department of state government's chairs. Specifies that the report is to include: (1) A brief description of the agency's operations that the rules affect; (2) Each rule's administrative history; (3) A determination of if each rule should be amended, repealed, reviewed further, and current with legal and any other standards that affect the rule; and (4) a determination of whether each rule adheres to current state and federal law, court rulings and any other standards that affect the rule. In the event that an agency or department intentionally makes a false statement in the report, this bill authorizes the government operations committees of the senate and the house of representatives meeting jointly or separately to vote to request the general assembly repeal the rule, or suspend any or all of the agency's or department's rulemaking authority.
Fiscal Note (Dated February 8, 2021) NOT SIGNIFICANT
Senate Status 04/14/21 - Senate passed with amendment 1 (006733).
House Status 04/19/21 - House concurred in Senate amendment 1 (006733), which deletes all original language in the bill. Requires by December 1, 2023, and every eight years thereafter, administrative agencies to submit a report of their effective rules to the administrative department of state government's chairs. Specifies that the report is to include: (1) A brief description of the agency's operations that the rules affect; (2) Each rule's administrative history; (3) A determination of if each rule should be amended, repealed, reviewed further, and current with legal and any other standards that affect the rule; and (4) a determination of whether each rule adheres to current state and federal law, court rulings and any other standards that affect the rule. In the event that an agency or department intentionally makes a false statement in the report, this bill authorizes the government operations committees of the senate and the house of representatives meeting jointly or separately to vote to request the general assembly repeal the rule, or suspend any or all of the agency's or department's rulemaking authority.
Executive Status 04/19/21 - Sent to the speakers for signatures.

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 Summary House amendment 1 (004236) deletes and rewrites all language after the enacting clause without making any substantive changes to the legislation.
Fiscal Note (Dated February 24, 2021) NOT SIGNIFICANT
Senate Status 04/15/21 - Senate passed.
House Status 03/08/21 - House passed with amendment 1 (004236).
Executive Status 04/21/21 - Sent to governor.
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.
Amendment Summary Senate amendment 1 (005572) provides for the disqualification of the treasurer in addition to the disqualification of the officers and specifies that this bill applies to the treasurer and officers "listed on the forms on file with the registry of election finance" under the present law requirement that a multicandidate political campaign certify the name and address of all officers of such committee to the registry. Senate amendment 2 (006717) adds a requirement that PAC campaign contribution limits be reset every two years for candidates for senate in the same manner the house of representatives' limit resets. This amendment specifies that a candidate for senate will have four years to accumulate the total amount allowed by having the limit reset every two years. This amendment further requires that any candidate running for senate must have the same limits as any candidate in the same race who has accumulated limits under this amendment.
Fiscal Note (Dated March 4, 2021) NOT SIGNIFICANT
Senate Status 04/08/21 - Senate passed with amendment 1 (005572) amendment 2 (006717).
House Status 04/22/21 - House deferred to 04/28/21.
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 03/29/21 - Enacted as Public Chapter 0037 effective March 23, 2021.
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.
Fiscal Note (Dated April 6, 2021) NOT SIGNIFICANT
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