

# VOTE. ACT. INVEST.

## 2021 STATE LEGISLATIVE HIGHLIGHTS

The 2021 Session of 112th General Assembly has adjourned. Among the highlights:

— The legislature passed a record \$42.6B budget. There were many items also included in the Governor's Supplemental Budget. As in the past few years, two of the big items concerned education and guns.

— The budget adds \$100M to the Rainy-Day Fund so it now totals \$2B, largest in state's history; and a one-time \$100M increase for high-speed broadband for every Tennessean, especially in underserved areas.

— The budget includes \$25M for a two-week sales tax holiday for groceries, \$75M for a two-week sales tax holiday for restaurants and all prepared food, and \$16M to reduce the professional privilege tax by 25 percent.

— It also contains \$40M for airports, \$85M for railways, and a \$5.5M recurring boost to the Tennessee Agriculture Enhancement Program.

### Key Bills:

- REALTOR®-championed SB569/HB605 (Sponsors: Ldr. Johnson/Ldr. Lamberth), which allows for real estate commission checks to be paid to a corporate entity, was passed, and went into effect April 1.
- REALTOR®-championed HB716/SB895 (Rep. Hurt/Sen. Stevens), which prohibits local governments in counties in which the Uniform Residential Landlord and Tenant Act applies from enacting or enforcing regulations that conflict with, or add to, the Act, was passed and take effects July 1.

### Defeated Legislation:

- **SB200 — Removes prohibition on local governments enacting rent control and inclusionary zoning regulations.** (Referred to State Senate & Local Government Committee.)
- **SB313 — Written notice of landlord's tenant selection criteria and the grounds for which a rental application may be denied.** (Referred to Senate Commerce & Labor Committee.)

- **SB315 — Removes statewide prohibition of local governments enacting inclusionary zoning regulations.** (Referred to Senate State & Local Government Committee.)
- **SB525/HB949 — Carbon monoxide alarms required for one and two-family rental units.** (House Business & Utilities Subcommittee deferred to the first calendar of 2022.)
- **SB814/HB593 — Tennessee Source of Income Protection and Fair Access to Housing Act.** (Taken off notice in Senate Commerce & Labor Committee and House Business & Utilities Subcommittee.)
- **SB820/HB919 — Evictions during public health emergency related to COVID-19.** (Taken off notice in Senate Commerce & Labor Committee and House Business & Utilities Subcommittee.)
- **SB899/HB510 — Innovation FastTrack Act.** (Taken off notice in Senate Commerce & Labor Committee and House Business & Utilities Subcommittee.)

*We continue to make progress on issues affecting REALTORS®!*

# VOTE. ACT. INVEST.

## 2021 STATE LEGISLATIVE HIGHLIGHTS

- **SB962/HB1555 — Security deposits accepted by landlords.** (Referred to Senate Commerce & Labor Committee and House Business & Utilities Subcommittee.)
- **SB981/HB690 — Landlords to inspect vacated residential property for abandoned animals.** (Referred to Senate Commerce & Labor Committee and House Business & Utilities Subcommittee.)
- **SB998/HB1070 — Taxation of real property platform transactions (Zillow Bill).** (Referred to Senate State & Local Government Committee and House Property & Planning Subcommittee.)
- **SB271/HB229 — Notice regarding location of natural gas pipelines.** (Signed by Gov. Lee.)
- **SB317/HB437 — Regulates the use of installment land contracts for the conveyance of real property.** (Taken off notice in Senate Commerce & Labor Committee Referred to House Property & Planning Subcommittee.)
- **SB456/HB43 — Prohibits law enforcement surveillance on private property.** (Taken off notice in Senate Judiciary Committee / Taken off notice in House Criminal Justice Committee.)
- **SB459/HB177 — Property managers bringing suit or testifying against tenants.** (Enacted as Public Chapter 0100 effective July 1, 2021.)
- **SB525/HB949 — Carbon monoxide alarms required for one and two-family rental units.** (Taken off notice in Senate Commerce & Labor Committee. / House Business & Utilities Subcommittee deferred to the first calendar of 2022.)
- **SB566/HB676 — Removes dollar limits to the aggregate value of homestead exemptions.** (Signed by Gov. Lee.)
- **SB682/HB407 — Selling of property prior to obtaining approval of final subdivision plat.** (Enacted as Public Chapter 0039 effective March 23, 2021.)
- **SB771/HB780 — Makes changes affecting professional boards, including court reporters, motor vehicle dealers, and barbers.** (Sent to the Speakers for signatures.)
- **SB790/HB1144 — Incentives the TN Board of Energy and Natural Resources may adopt for alternatives to discharges to surface waters.** (Enacted as Public Chapter 0263 effective April 28, 2021.)
- **SB803/HB1064 — Renting or leasing to a person who has been previously convicted of a criminal offense.** (Signed by Gov. Lee.)
- **SB1033/HB732 — Electronic notifications required by Uniform Residential Landlord and Tenant Act.** (Signed by Gov. Lee.)
- **SB1070/HB1451 — Limits foreign ownership of agricultural property in this state.** (Re-referred to Senate Calendar Committee / 03/30/21 - House Agriculture & Natural Resources Subcommittee deferred to summer study.)
- **SB1262/HB1172 — Time for collection of privilege tax on residential development.** (Enacted as Public Chapter 0273 effective April 30, 2021.)
- **SB1367/HB1233 — Tennessee Accommodations for All Children Act.** (5/04/21 - Sent to Gov. Lee.)
- **SB1507/HB1326 — Recordation of land sale contracts with the county register.** (Taken off notice in House Property & Planning Subcommittee after adopting Amendment 1 [005706].)

***We continue to make progress on issues affecting REALTORS®!***

