

# TN Realtors Weekly Bill Report

## SB149/HB170 UTILITIES: TACIR reporting - impact of the Competitive Wireless Broadband Investment, Deployment, and Safety Act.

**Sponsors:** Sen. Briggs, Richard , Rep. Zachary, Jason  
**Summary:** Deletes provision that requires TACIR to report to the chairs of the commerce committee of the house of representatives and commerce and labor committee of the senate by January 1, 2021, on the impact of the Competitive Wireless Broadband Investment, Deployment, and Safety Act of 2018 after the report is given. Broadly captioned.  
**Amendment** Senate Commerce & Labor Committee amendment 1, House Commerce Committee amendment 1 (013242) increases the maximum threshold of various fees which may be assessed by local authorities for the deployment of small wireless facilities (SWF) within rights-of-way (ROW). Makes various changes to the defined size of SWFs and potential support structures (PSS) for SWFs. Specifies that certain sections of the proposed legislation do not apply to a small cell installed prior to the effective date of the act, unless and until the small cell is physically modified.  
**Summary:** (Dated January 22, 2021) NOT SIGNIFICANT  
**Fiscal Note:** 02/15/22 - Senate Commerce & Labor Committee recommended with amendment 1 (013242). Sent to Senate Finance.  
**Senate Status:** 02/16/22 - Set for House Finance, Ways & Means Subcommittee 02/23/22.  
**House Status:** Deletes provision that requires TACIR to report to the chairs of the commerce committee of the house of representatives and commerce and labor committee of the senate by January 1, 2021, on the impact of the Competitive Wireless Broadband Investment, Deployment, and Safety Act of 2018 after the report is given. Broadly captioned.  
**Summary Or State** AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 12; Title 13; Title 65; Title 66 and Title 67, relative to telecommunications.  
**Caption:**

## SB150/HB343 UTILITIES: TACIR to report annually on impact of Competitive Wireless Broadband Investment, Deployment, and Safety Act.

**Sponsors:** Sen. Briggs, Richard , Rep. Wright, Dave  
**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.  
**Summary Or State** 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.  
**Summary:** Broadly captioned.  
**Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 13; Title 65 and Title 66, relative to wireless broadband.

## SB178/HB151 COMMERCIAL LAW: Nonprofit corporations - annual report for secretary of state.

**Sponsors:** Sen. Lundberg, Jon , Rep. Zachary, Jason  
**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.  
**Summary Or State** 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.  
**Summary:** 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.  
**Caption:**

## SB515/HB411 CAMPAIGNS & LOBBYING: Campaign signs or posters on private property.

**Sponsors:** Sen. Briggs, Richard , Rep. Jernigan, Darren  
**Summary:** Expands the period of time before an election during which state or local government is prohibited from regulating certain political or campaign signs or posters on private property from "60 days before a general election" to "60 days before the first day of voting begins pursuant to the provisions governing early voting for a general election." Broadly captioned.  
**Amendment** Senate amendment 2 (011372) extends, from 60 days before an election, to 60 days before early voting begins for an election, the regulations established for campaign posters under the Tennessee Freedom of Speech Act. Authorizes homeowners' associations to adopt rules regarding the removal of campaign posters.  
**Summary:** (Dated January 26, 2021) NOT SIGNIFICANT  
**Fiscal Note:** 01/24/22 - Senate passed with amendment 2 (011372).  
**Senate Status:** 02/17/22 - House concurred in Senate amendment 2 (011372).  
**House Status:** 02/17/22 - Sent to the speakers for signatures.  
**Executive Status:** Expands the period of time before an election during which state or local government is prohibited from regulating certain political or campaign signs or posters on private property from "60 days before a general election" to "60 days before the first day of voting begins pursuant to the provisions governing early voting for a general election." Broadly captioned.  
**Summary Or State** AN ACT to amend Tennessee Code Annotated, Section 2- 7-143, relative to elections.  
**Summary:**  
**Caption:**

## SB1160/HB1399 PROPERTY & HOUSING: Authority of county legislative body in Hamilton County to rezone properties conditionally or based upon contract.

**Sponsors:** Sen. Niceley, Frank , Rep. Campbell, Scotty  
**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.  
**Summary Or State** 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.  
**Summary:** AN ACT to amend Tennessee Code Annotated, Title 13, relative to county zoning.  
**Caption:**

## SB1192/HB1414 PROPERTY & HOUSING: Notice regarding public hearing for adopting or amending subdivision regulations.

**Sponsors:** Sen. Johnson, Jack , Rep. Casada, Glen  
**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.  
**Summary Or State** 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.  
**Summary:** AN ACT to amend Tennessee Code Annotated, Title 13 and Title 68, relative to subdivision regulations.  
**Caption:**

## SB1201/HB1412 LOCAL GOVERNMENT: Deletes requirements for cities and counties to develop comprehensive growth plans.

*Sponsors:* Sen. Southerland, Steve , Rep. Lafferty, Justin  
*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).  
*Summary Or State*  
*Summary:* Deletes requirements for cities and counties to develop comprehensive growth plans and establishes rules involving participation in the national flood insurance program.  
*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.

**SB1230/HB1107 TAXES BUSINESS: Quitclaim deeds and transfer taxes.**

*Sponsors:* Sen. Rose, Paul , Rep. Keisling, Kelly  
*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.  
*Summary Or State*  
*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.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 4, relative to transfer tax.

**SB1260/HB1185 ESTATES & TRUSTS: Increased value for homestead exemptions.**

*Sponsors:* Sen. Reeves, Shane , Rep. Garrett, Johnny  
*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.  
*Summary Or State*  
*Summary:* Increases the value of multiple homestead exemptions by either raising or removing any stated maximum value.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 26 and Title 30, relative to property tax exemptions.

**SB1282/HB1445 TAXES PROPERTY: Property taxes and number of acres of land.**

*Sponsors:* Sen. Niceley, Frank , Rep. Hicks, Tim  
*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.  
*Summary Or State*  
*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.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.

**SB1307/HB1361 PROPERTY & HOUSING: Right to Call for Help Act.**

*Sponsors:* Sen. Yarbro, Jeff , Rep. Mannis, Eddie  
*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.  
*Summary Or State*  
*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.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 66, relative to rental properties.

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

*Sponsors:* Sen. Gardenhire, Todd , Rep. Weaver, Terri  
*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:* 02/08/22 - House Civil Justice Subcommittee deferred to special calendar to be published with the final calendar.  
*Summary Or State*  
*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.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 16, Part 1, relative to real property.

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

*Sponsors:* Sen. Johnson, Jack , Rep. Reedy, Jay  
*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.  
*Summary Or State 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.  
*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.

#### SB1421/HB1090 **LOCAL GOVERNMENT: Valuing of property taken by eminent domain.**

*Sponsors:* Sen. Akbari, Raumesh , Rep. Cooper, Barbara  
*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.  
*Summary Or State 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.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 16 and Title 29, Chapter 17, relative to eminent domain.

#### SB1507/HB1326 **PROPERTY & HOUSING: Recordation of land sale contracts with the county register.**

*Sponsors:* Sen. Akbari, Raumesh , Rep. Hardaway, G.A.  
*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 county. 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).  
*Summary Or State 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 county. 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.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 66, relative to real property.

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

*Sponsors:* Sen. Bowling, Janice , Rep. Rudder, Iris  
*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.  
*Summary Or State 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.  
*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.

#### SB1533/HB1110 **TAXES PROPERTY: Agents of taxpayers - registration fee required.**

*Sponsors:* Sen. Roberts, Kerry , Rep. Smith, Robin  
*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.  
*Summary Or State 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.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, relative to property taxes.

#### SB1564/HB747 **ECONOMIC DEVELOPMENT: Broadband ready community's ordinance or policy for reviewing applications.**

*Sponsors:* Sen. Bailey, Paul , Rep. Boyd, Clark  
*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.  
*Summary Or State 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.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4, relative to broadband.

#### SB1604/HB366 **PROPERTY & HOUSING: Property located along existing rights-of-way.**

*Sponsors:* Sen. Bailey, Paul , Rep. Williams, Ryan  
*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.

*Summary Or State**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.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 13; Title 62 and Title 66, relative to property located along existing rights-of-way.

**HJR102 UTILITIES: Policies of TVA.***Sponsors:*

Rep. Reedy, Jay

*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.

*Summary Or State*

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

*Summary:***SB97/HB569 GOVERNMENT REGULATION: Requires periodic training for state agency heads.***Sponsors:*

Sen. Roberts, Kerry , Rep. Ragan, John

*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.

*Summary Or State*

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.

*Summary:*

AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 5, relative to the Uniform Administrative Procedures Act.

**SB113/HB199 ENVIRONMENT & NATURE: Stormwater management - abatement of fees owed by property owner.***Sponsors:*

Sen. Gardenhire, Todd , Rep. Vital, Greg

*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*

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).

*Summary Or State*

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.

*Summary:*

AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 221, relative to storm water management.

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

Sen. Bowling, Janice , Rep. Bricken, Rush

*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:*

04/26/21 - House passed.

*Summary Or State*

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.

*Summary:*

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.

**SB275/HB369 PROFESSIONS & LICENSURE: Contracting performed by unlicensed persons.***Sponsors:*

Sen. Rose, Paul , Rep. Williams, Ryan

*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.

*Summary Or State*

Sets requirements for exemptions from contractor licensing requirements for real property owners who intend to construct a residential building on that real property.

*Summary:*

Requires notice of construction made to the board for licensing contractors and the register of deeds.

*Caption:*

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

**SB287/HB618 PROPERTY & HOUSING: TACIR report on personal property exemption amounts.***Sponsors:*

Sen. Niceley, Frank , Rep. Rudder, Iris

*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.

*Summary Or State*

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.

*Summary:*

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

**SB294/HB198 TAXES PROPERTY: Property tax reimbursement for disabled veterans.***Sponsors:*

Sen. Briggs, Richard , Rep. Zachary, Jason

*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:*

01/26/22 - Taken off notice in House Finance, Ways & Means Subcommittee.

*Summary Or State*

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.

*Summary:*

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to disabled veterans.

**SB310/HB361 CRIMINAL LAW: Rescue of animals on abandoned property.**

*Sponsors:* Sen. Powers, Bill , Rep. Russell, Lowell

*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.

*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).

*Summary Or State:* 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.

*Summary:* AN ACT to amend Tennessee Code Annotated, Title 39, Chapter 14 and Title 44, relative to abandoned animals.

*Caption:*

**SB317/HB437 PROPERTY & HOUSING: Regulates the use of installment land contracts for the conveyance of real property.**

*Sponsors:* Sen. Walley, Page , Rep. Haston, Kirk

*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.

*Summary Or State:* 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.).

*Summary:* AN ACT to amend Tennessee Code Annotated, Title 66, relative to transfers of real property.

*Caption:*

**SB325/HB393 PROPERTY & HOUSING: Recommendations submitted by a regional historic zoning commission.**

*Sponsors:* Sen. Lundberg, Jon , Rep. Crawford, John

*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.

*Summary Or State:* 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.

*Summary:* 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.

*Caption:*

**SB330/HB381 LOCAL GOVERNMENT: Notice to taxpayer regarding decision of board of equalization.**

*Sponsors:* Sen. Lundberg, Jon , Rep. Crawford, John

*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.

*Summary Or State:* 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.

*Summary:* AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 9; Title 12 and Title 67, relative to local government.

*Caption:*

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

*Sponsors:* Sen. Yarbro, Jeff , Rep. Hawk, David

*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.

*Summary Or State:* 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.

*Summary:* AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.

*Caption:*

**SB436/HB230 TAXES PROPERTY: County boards of equalization - virtual complaint hearings.**

*Sponsors:* Sen. Rose, Paul , Rep. Vaughan, Kevin

*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 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.

*Summary:* (Dated January 20, 2021) NOT SIGNIFICANT

*Fiscal Note:* 02/10/21 - Referred to Senate State & Local Government Committee.

*Senate Status:* 03/25/21 - House passed with amendment 1 (004518).

*House Status:* 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.

*Summary Or State:* AN ACT to amend Tennessee Code Annotated, Section 67-5-1407, relative to personal appearance requirements.

*Summary:*

*Caption:*

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

*Sponsors:* Sen. Bell, Mike , Rep. Faison, Jeremy

*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.

(Dated January 11, 2021) NOT SIGNIFICANT

*Fiscal Note:*

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.

*Summary Or State*

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.

*Summary:*

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

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

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

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.

(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.

*Summary Or State*

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.

*Summary:*

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

**SB511/HB547 PROFESSIONS & LICENSURE: Registration required to operate as a commercial dog breeder.**

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

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.

(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.

*Summary Or State*

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.

*Summary:*

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

**SB525/HB949 PROPERTY & HOUSING: Carbon monoxide alarms required for one and two-family rental units.**

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

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.

(Dated March 12, 2021) NOT SIGNIFICANT

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

House Status: 02/02/22 - Taken off notice in House Business & Utilities Subcommittee.

*Summary Or State*

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.

*Summary:*

Caption: AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 102; Title 68, Chapter 11 and Title 68, Chapter 120, relative to alarm devices.

**SB546/HB664 TAXES GENERAL: Department of revenue - work of the state board of equalization on report to general assembly.**

Sponsors: Sen. Briggs, Richard , Rep. Crawford, John

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.

(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.

*Summary Or State*

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.

*Summary:*

Caption: AN ACT to amend Tennessee Code Annotated, Title 67, relative to property taxes.

**SB549/HB34 PROPERTY & HOUSING: Authorizes THDA to provide affordable housing to displaced tenants.**

Sponsors: Sen. Kyle, Sara , Rep. Cooper, Barbara

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.

(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.

*Summary Or State*

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.

*Summary:*

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.

**SB587/HB359 GOVERNMENT REGULATION: UAPA - agency rule exempt from public hearing requirement.**

Sponsors: Sen. Jackson, Ed , Rep. Lafferty, Justin

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.

(Dated January 26, 2021) NOT SIGNIFICANT

Senate Status: 03/19/21 - Taken off notice in Senate Government Operations Committee.

House Status: 03/08/21 - Taken off notice in House Government Operations Committee.

*Summary Or State*

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.

*Summary:*

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 5, relative to administrative procedure.

**SB660/HB1600 ESTATES & TRUSTS: Tennessee Uniform Real Property Transfer on Death Act.**

*Sponsors:* Sen. Massey, Becky , Rep. Mannis, Eddie

*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.

*Summary Or State:* 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.)

*Summary:* 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.

*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.

**SB678/HB1354 PROPERTY & HOUSING: Tennessee Historic Revitalization Act.**

*Sponsors:* Sen. Lundberg, Jon , Rep. Vaughan, Kevin

*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.

*Summary Or State:* 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.

*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.

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

**SB680/HB793 PROPERTY & HOUSING: Defines blighted property for purposes of redevelopment projects by housing authorities.**

*Sponsors:* Sen. Niceley, Frank , Rep. Carr, Dale

*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.

*Summary Or State:* 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.

*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.

*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.

**SB794/HB680 ESTATES & TRUSTS: Notice of foreclosure.**

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

*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:* 03/26/21 - Taken off notice in Senate Judiciary Committee.

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

*Summary Or State:* 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.

*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.

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

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

*Sponsors:* Sen. Yarbro, Jeff , Rep. Clemmons, John

*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.

*Summary Or State:* 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.

*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.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 28, relative to housing.

**SB820/HB919 PROPERTY & HOUSING: Evictions during public health emergency related to COVID-19.**

*Sponsors:* Sen. Yarbro, Jeff , Rep. Parkinson, Antonio

*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.

<i>Summary Or State Summary:</i>	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.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Title 66, relative to landlords.

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

<i>Sponsors:</i>	Sen. Bowling, Janice , Rep. Rudder, Iris
<i>Summary:</i>	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.
<i>Fiscal Note:</i>	(Dated March 24, 2021) NOT SIGNIFICANT
<i>Senate Status:</i>	04/06/21 - Senate Commerce & Labor Committee deferred to first calendar of 2022.
<i>House Status:</i>	03/31/21 - Taken off notice in House Business & Utilities Subcommittee.
<i>Summary Or State Summary:</i>	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.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 13 and Title 65, relative to wireless communications.

#### SB864/HB1409 **LOCAL GOVERNMENT: Incentives that promote the development of single-family housing.**

<i>Sponsors:</i>	Sen. Lundberg, Jon , Rep. Crawford, John
<i>Summary:</i>	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.
<i>Fiscal Note:</i>	(Dated February 19, 2021) NOT SIGNIFICANT
<i>Senate Status:</i>	02/22/21 - Referred to Senate State & Local Government Committee.
<i>House Status:</i>	03/01/21 - Referred to House Property & Planning Subcommittee.
<i>Summary Or State Summary:</i>	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.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 54 and Title 7, Chapter 53, relative to housing incentives.

#### SB871/HB645 **PROPERTY & HOUSING: Redefines "bed and breakfast establishment."**

<i>Sponsors:</i>	Sen. Stevens, John , Rep. Faison, Jeremy
<i>Summary:</i>	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.
<i>Fiscal Note:</i>	(Dated February 9, 2021) NOT SIGNIFICANT
<i>Senate Status:</i>	04/06/21 - Taken off notice in Senate Commerce & Labor Committee.
<i>House Status:</i>	02/09/22 - House Business & Utilities Subcommittee deferred to special calendar to be published with the final calendar.
<i>Summary Or State Summary:</i>	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.
<i>Caption:</i>	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.

#### SB876/HB373 **ENVIRONMENT & NATURE: Installation of monitoring devices on privately owned property.**

<i>Sponsors:</i>	Sen. Stevens, John , Rep. Casada, Glen
<i>Summary:</i>	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.
<i>Fiscal Note:</i>	(Dated February 5, 2021) NOT SIGNIFICANT
<i>Senate Status:</i>	02/22/21 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
<i>House Status:</i>	02/24/21 - Failed in House Criminal Justice Subcommittee.
<i>Summary Or State Summary:</i>	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.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Title 70, relative to evidence.

#### SB889/HB1189 **PROPERTY & HOUSING: Abolishes various estates and reversion interests in land.**

<i>Sponsors:</i>	Sen. Stevens, John , Rep. Garrett, Johnny
<i>Summary:</i>	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.
<i>Fiscal Note:</i>	(Dated February 24, 2021) NOT SIGNIFICANT
<i>Senate Status:</i>	02/22/21 - Referred to Senate Judiciary Committee.
<i>House Status:</i>	02/24/21 - Referred to House Children & Family Affairs Subcommittee.
<i>Summary Or State Summary:</i>	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.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 1, relative to real property.

#### SB892/HB625 **TAXES BUSINESS: Recordation tax on transfers related to entities.**

<i>Sponsors:</i>	Sen. Stevens, John , Rep. Darby, Tandy
<i>Summary:</i>	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.
<i>Fiscal Note:</i>	(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
<i>Senate Status:</i>	02/22/21 - Referred to Senate Finance, Ways & Means Committee.
<i>House Status:</i>	02/20/21 - Referred to House Finance, Ways & Means Subcommittee.
<i>Summary Or State Summary:</i>	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.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 4, relative to recordation tax on transfers related to entities.

#### SB894/HB1141 **ENVIRONMENT & NATURE: Published regulations involving cooperative agreements between the TWRA and federal agencies.**

<i>Sponsors:</i>	Sen. Stevens, John , Rep. Grills, Rusty
<i>Summary:</i>	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.
<i>Fiscal Note:</i>	(Dated February 12, 2021) NOT SIGNIFICANT
<i>Senate Status:</i>	02/22/21 - Referred to Senate Energy, Agriculture & Natural Resources Committee.



*House Status:* 02/24/21 - Referred to House Agriculture & Natural Resources Subcommittee.  
*Summary Or State 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.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4 and Title 70, relative to the wildlife resources agency.

**SB899/HB510 COMMERCIAL LAW: Innovation FastTrack Act.**

*Sponsors:* Sen. Stevens, John , Rep. Boyd, Clark  
*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.  
*Summary Or State 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).  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 56, Chapter 1; Title 62 and Title 63, relative to innovations.

**SB902/HB801 LABOR LAW: Use of e-verification program by employers.**

*Sponsors:* Sen. Stevens, John , Rep. Griffey, Bruce  
*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.  
*Summary Or State 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.)  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 50, Chapter 1, relative to employment.

**SB962/HB1555 PROPERTY & HOUSING: Security deposits accepted by landlords.**

*Sponsors:* Sen. Yarbro, Jeff , Rep. Mitchell, Bo  
*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.  
*Summary Or State 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.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Section 66-28-301, relative to security deposits.

**SB977/HB1032 TAXES PROPERTY: Assessors of property during disasters and emergencies.**

*Sponsors:* Sen. Kyle, Sara , Rep. Thompson, Dwayne  
*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.  
*Summary Or State 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.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 58, Chapter 2 and Title 67, Chapter 5, relative to property assessment.

**SB981/HB690 PROPERTY & HOUSING: Landlords to inspect vacated residential property for abandoned animals.**

*Sponsors:* Sen. Campbell, Heidi , Rep. Beck, Bill  
*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.  
*Summary Or State 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.  
*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.

**SB988/HB1192 PROPERTY & HOUSING: Availability of subdivision regulations.**

*Sponsors:* Sen. Gardenhire, Todd , Rep. Garrett, Johnny  
*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.

*Summary Or State 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.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 3 and Title 13, Chapter 4, relative to subdivision regulations.

#### SB998/HB1070 **TAXES PROPERTY: Taxation of real property platform transactions.**

*Sponsors:* Sen. Stevens, John , Rep. Marsh, Pat

*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.

*Summary Or State 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.

*Caption:* AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to taxation of real property platform transactions.

#### SB1002/HB1051 **TAXES BUSINESS: Annual report by division of property assessments to state board of equalization.**

*Sponsors:* Sen. Yager, Ken , Rep. Sexton, Cameron

*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.

*Summary Or State 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.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 1 and Title 67, Chapter 5, relative to property.

#### SB1020/HB703 **LOCAL GOVERNMENT: Time frame for respondent to file an answer to petition initiating a condemnation proceeding.**

*Sponsors:* Sen. Lundberg, Jon , Rep. Whitson, Sam

*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.

*Summary Or State 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.

*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.

#### SB1043/HB707 **ENVIRONMENT & NATURE: System of incentives for alternatives to discharges to surface waters.**

*Sponsors:* Sen. Southerland, Steve , Rep. Zachary, Jason

*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.

*Summary Or State 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.

*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.

#### SB1061/HB985 **PUBLIC FINANCE: Estimate of board fees for a fiscal year.**

*Sponsors:* Sen. Watson, Bo , Rep. Hazlewood, Patsy

*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.

*Summary Or State 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.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 9; Title 54; Title 55 and Title 67, relative to state funds.

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

*Sponsors:* Sen. Niceley, Frank , Rep. Sexton, Jerry

*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.

*Summary Or State 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.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 43; Title 44; Title 47; Title 48 and Title 66, relative to agricultural property.

#### SB1083/HB604 **PROFESSIONS & LICENSURE: Notification regarding change of address by licensed polygraph examiner or company.**

*Sponsors:* Sen. Roberts, Kerry , Rep. Calfee, Kent

*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.

*Summary Or State 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.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 62 and Title 63, relative to professions.

**SB1131/HB1174 EDUCATION: Creates the Tennessee rapid growth school district fund.**

*Sponsors:* Sen. White, Dawn , Rep. Baum, Charlie

*Summary:* Creates the Tennessee rapid growth school district (TRGSD) fund for LEAs experiencing rapid growth in student population. Defines a "Tennessee rapid growth school district" as an LEA with a minimum average growth of two percent in average daily membership over the five fiscal years immediately preceding 2021-2022. Provides grants to rapid growth districts for the 2021-2022 school year for the purposes of public school-related debt service and capital improvements. Requires the commissioner of education to establish a process for rewarding grants.

*Fiscal Note:* (Dated March 19, 2021) Increase State Revenue \$30,000,000/FY21-22/TRGSD Fund Increase State Expenditures \$30,000,000/FY21-22/General Fund \$30,000,000/FY21-22/TRGSD Fund Increase Local Revenue \$30,000,000/FY21-22

*Senate Status:* 05/03/21 - Taken off notice in Senate Finance, Ways & Means Committee.

*House Status:* 01/19/22 - House Education Administration Committee deferred to Special Calendar to be Published with Final Calendar.

*Summary Or State Summary:* Creates the Tennessee rapid growth school district (TRGSD) fund for LEAs experiencing rapid growth in student population. Defines a "Tennessee rapid growth school district" as an LEA with a minimum average growth of two percent in average daily membership over the five fiscal years immediately preceding 2021-2022. Provides grants to rapid growth districts for the 2021-2022 school year for the purposes of public school-related debt service and capital improvements. Requires the commissioner of education to establish a process for rewarding grants.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 49, Chapter 1; Title 49, Chapter 2; Title 49, Chapter 3 and Title 67, Chapter 6, relative to local education capital investment.

**SB1139/HB1162 PROPERTY & HOUSING: Licensed attorney - acknowledge the execution of an instrument affecting real property in this state.**

*Sponsors:* Sen. White, Dawn , Rep. Haston, Kirk

*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.

*Summary Or State Summary:* Adds licensed attorneys to those who are authorized to acknowledge the execution of an instrument affecting real property. Broadly captioned.

*Summary:*

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 5; Title 8 and Title 66, relative to real property.

**SB1140/HB1184 TAXES PROPERTY: Revises authorization and references to district assessors.**

*Sponsors:* Sen. White, Dawn , Rep. Sparks, Mike

*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.

*Summary Or State 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.

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

**SB1663/HB1647 TAXES PROPERTY: Commissions retained by registers of deeds.**

*Sponsors:* Sen. Gardenhire, Todd , Rep. Wright, Dave

*Summary:* Deletes the requirement for registers of deeds to remit 52 percent of their commission for the collection of the recordation tax to the state treasurer.

*Fiscal Note:* (Dated January 19, 2022) Decrease State Revenue \$11,279,900/FY22-23 and Subsequent Years Increase Local Revenue \$11,279,900/FY22-23 and Subsequent Years

*Senate Status:* 01/25/22 - Senate State & Local Government Committee recommended. Sent to Senate Finance.

*House Status:* 02/16/22 - Set for House Property & Planning Subcommittee 02/22/22.

*Summary Or State Summary:* Deletes the requirement for registers of deeds to remit 52 percent of their commission for the collection of the recordation tax to the state treasurer.

*Summary:*

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 4, relative to commissions retained by registers of deeds.

**SB1677/HB1729 TAXES PROPERTY: State board of equalization - powers and duties.**

*Sponsors:* Sen. Walley, Page , Rep. Leatherwood, Tom

*Summary:* Authorizes the executive secretary of the state board of equalization to manage appeals. Authorizes the board, the executive secretary, or the executive secretary's designee to determine if a property no longer qualifies for a property tax exemption or to modify the property's tax-exempt status.

*Amendment Summary:* House Property and Planning Subcommittee amendment 1 (013329) eliminates the executive secretary's authority to conduct preliminary hearings and make investigations for the state board regarding any appeals before the board from assessments of property, other than assessments made by the comptroller of the treasury.

*Fiscal Note:* (Dated January 21, 2022) NOT SIGNIFICANT

*Senate Status:* 02/16/22 - Set for Senate State & Local Government Committee 02/22/22.

*House Status:* 02/16/22 - Set for House Local Government Committee 02/22/22.

*Summary Or State Summary:* Authorizes the executive secretary of the state board of equalization to manage appeals. Authorizes the board, the executive secretary, or the executive secretary's designee to determine if a property no longer qualifies for a property tax exemption or to modify the property's tax-exempt status.

*Caption:* AN ACT to amend Tennessee Code Annotated, Section 4- 3-5105 and Title 67, Chapter 5, relative to the administration of the state board of equalization.

**SB1688/HB1858 TAXES PROPERTY: Requirements for land to be classified as forest land for assessment purposes.**

*Sponsors:* Sen. Crowe, Rusty , Rep. Darby, Tandy

*Summary:* Clarifies that the minimum size requirement of 15 acres for land to be eligible to be classified as forest land for purposes of assessment and reduced property taxes may be achieved with a single tract or with two noncontiguous tracts separated only by a road, body of water, or public or private easement.

*Fiscal Note:* (Dated January 30, 2022) NOT SIGNIFICANT

*Senate Status:* 02/16/22 - Set for Senate State & Local Government Committee 02/22/22.

*House Status:* 02/17/22 - Set for House floor on 02/24/22.

*Summary Or State Summary:* Clarifies that the minimum size requirement of 15 acres for land to be eligible to be classified as forest land for purposes of assessment and reduced property taxes may be achieved with a single tract or with two noncontiguous tracts separated only by a road, body of water, or public or private easement.

*Caption:* AN ACT to amend Tennessee Code Annotated, Section 67-5-1004, relative to forest land.

**SB1713/HB1794 GOVERNMENT ORGANIZATION: Sunset - housing development agency, board of directors.**

*Sponsors:* Sen. Roberts, Kerry , Rep. Ragan, John

*Summary:* Extends the housing development agency, board of directors to June 30, 2027.

*Senate Status:* 02/14/22 - Senate passed.

*House Status:* 01/24/22 - Referred to House Government Operations Committee.

*Summary Or State Summary:* Extends the housing development agency, board of directors to June 30, 2027.

*Summary:*

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29 and Title 13, Chapter 23, Part 1, relative to the housing development agency, board of directors.

**SB1760/HB1651 LOCAL GOVERNMENT: Outdoor advertising that uses illumination technologies.**

*Sponsors:* Sen. Massey, Becky , Rep. Howell, Dan  
*Summary:* Specifies that municipalities are to allow current structural and illumination technologies to be used when outdoor advertising devices are constructed, expanded, or rebuilt.  
*Amendment:* House Transportation Committee amendment 1 (013580) deletes all references to municipal "off-premise sign" and "off-site sign" and replaces the language with "outdoor advertising device." Requires municipalities, in the event of a zoning change, to allow current structural and illumination technologies to be used when outdoor advertising devices are constructed or expanded. Provides that any outdoor advertising device rebuilt on the site is not required to conform to existing zoning regulations or requirements.  
*Fiscal Note:* (Dated February 14, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/16/22 - Set for Senate State & Local Government Committee 02/22/22.  
*House Status:* 02/17/22 - Set for House floor on 02/24/22.  
*Summary Or State:* Specifies that municipalities are to allow current structural and illumination technologies to be used when outdoor advertising devices are constructed, expanded, or rebuilt.  
*Summary:*  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7; Title 29; Title 54, Chapter 17 and Title 54, Chapter 21, relative to outdoor advertising.

**SB1766/HB1709 LOCAL GOVERNMENT: Bradford special school district - property tax rate for district.**

*Sponsors:* Sen. Stevens, John , Rep. Halford, Curtis  
*Summary:* Pursuant to the request of the Bradford special school district, changes, from \$1.82 to \$1.98, the property tax rate for the Bradford special school district. Amends Chapter 153 of the Private Acts of 1917.  
*Senate Status:* 01/20/22 - Referred to Senate Education Committee.  
*House Status:* 02/17/22 - Set for House floor on 02/24/22.  
*Summary Or State:* Pursuant to the request of the Bradford special school district, changes, from \$1.82 to \$1.98, the property tax rate for the Bradford special school district. Amends Chapter 153 of the Private Acts of 1917.  
*Summary:*  
*Caption:* AN ACT to amend Chapter 153 of the Private Acts of 1917; as amended by Chapter 53 of the Private Acts of 1995; Chapter 54 of the Private Acts of 2001; Chapter 118 of the Private Acts of 2006 and Chapter 5 of the Private Acts of 2015; and any other acts amendatory thereto, relative to revising the tax rate in the Bradford Special School District.

**SB1771/HB1770 CRIMINAL LAW: Housing for persons with a prior criminal conviction.**

*Sponsors:* Sen. Gilmore, Brenda , Rep. Chism, Jesse  
*Summary:* Prohibits a landlord from refusing to rent, lease, or otherwise extend housing opportunities to a person solely because the person was previously convicted of a criminal offense if the conviction was for an offense other than a violent offense, sexual offense, or violent sexual offense and the conviction occurred more than five years before the refusal.  
*Fiscal Note:* (Dated January 21, 2022) NOT SIGNIFICANT  
*Senate Status:* 01/20/22 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 01/24/22 - Referred to House Business & Utilities Subcommittee.  
*Summary Or State:* Prohibits a landlord from refusing to rent, lease, or otherwise extend housing opportunities to a person solely because the person was previously convicted of a criminal offense if the conviction was for an offense other than a violent offense, sexual offense, or violent sexual offense and the conviction occurred more than five years before the refusal.  
*Summary:*  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 40 and Title 66, relative to housing for persons with a prior criminal conviction.

**SB1795/HB1846 TAXES PROPERTY: Property tax relief for disabled veteran homeowners.**

*Sponsors:* Sen. Powers, Bill , Rep. Johnson, Curtis  
*Summary:* Increases from \$175,000 to \$250,000 the first portion of home value for which property tax relief will be reimbursed to disabled veteran homeowners.  
*Fiscal Note:* (Dated February 2, 2022) Increase State Expenditures Exceeds \$5,917,200/FY22-23 and Subsequent Years Other Fiscal Impact The extent of any permissive impact on local government expenditures cannot reasonably be determined.  
*Senate Status:* 01/24/22 - Referred to Senate State & Local Government Committee.  
*House Status:* 01/25/22 - Referred to House Property & Planning Subcommittee.  
*Summary Or State:* Increases from \$175,000 to \$250,000 the first portion of home value for which property tax relief will be reimbursed to disabled veteran homeowners.  
*Summary:*  
*Caption:* AN ACT to amend Tennessee Code Annotated, Section 67-5-704, relative to tax relief for disabled veterans.

**SB1798/HB1884 TRANSPORTATION GENERAL: Easements on private property.**

*Sponsors:* Sen. Stevens, John , Rep. Rudd, Tim  
*Summary:* Allows a court, upon a showing of good cause, to grant an additional width of 15 feet for a private easement or right-of-way for the purpose of extending utility lines, including electric, natural gas, water, sewage, telephone, or cable television.  
*Amendment:* House Civil Justice Subcommittee amendment 1 (013400) adds a new subsection along with the previous section. Requires that if a person who already possesses a private easement or right-of-way of less than twenty-five feet granted and determines that additional land is needed for the purpose of extending utility lines, including, but not limited to, electric, natural gas, water, sewage, telephone, or cable television, to the enclosed land, then the person must file a new petition requesting additional land.  
*Summary:* Allow the court, upon receipt of a petition requesting additional land for the extension of utility lines, to grant the petitioner's request and direct a jury of view to lay off and mark an additional area for utility lines provided that the total private easement or right-of-way does not exceed fifteen feet in counties with a metropolitan form of government or twenty-five feet in all other areas.  
*Fiscal Note:* (Dated January 24, 2022) NOT SIGNIFICANT  
*Senate Status:* 01/24/22 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/16/22 - Set for House Civil Justice Committee 02/23/22.  
*Summary Or State:* Allows a court, upon a showing of good cause, to grant an additional width of 15 feet for a private easement or right-of-way for the purpose of extending utility lines, including electric, natural gas, water, sewage, telephone, or cable television.  
*Summary:*  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 16 and Title 54, Chapter 14, relative to easements on private property.

**SB1801/HB1876 CONSTRUCTION: Building construction standards and use of equipment with refrigerants.**

*Sponsors:* Sen. Powers, Bill , Rep. Johnson, Curtis  
*Summary:* Specifies that a statewide building construction standard or another standard or requirement adopted by a local government shall not prohibit or limit the use of equipment with refrigerants, if the equipment contains a refrigerant listed in accordance with safety standards imposed by federal law or rule and is installed in accordance with the use conditions imposed by federal law or rule.  
*Fiscal Note:* (Dated January 30, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/16/22 - Set for Senate Commerce & Labor Committee Consent Calendar 02/22/22.  
*House Status:* 01/26/22 - Referred to House Business & Utilities Subcommittee.  
*Summary Or State:* Specifies that a statewide building construction standard or another standard or requirement adopted by a local government shall not prohibit or limit the use of equipment with refrigerants, if the equipment contains a refrigerant listed in accordance with safety standards imposed by federal law or rule and is installed in accordance with the use conditions imposed by federal law or rule.  
*Summary:*  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 120, relative to building regulations.

**SB1809/HB1835 LABOR LAW: Volunteer rescue squad worker may leave work to respond to emergency without loss of pay.**

*Sponsors:* Sen. Jackson, Ed , Rep. Grills, Rusty  
*Summary:* Permits an employee who is an active volunteer firefighter or volunteer rescue squad worker to respond to fire or emergency calls during the employee's regular work hours without loss of pay, vacation time, sick leave or earned overtime accumulation. Allows the employee to use a vacation or sick leave day without loss of pay for the next scheduled shift within 12 hours following the response if the incident required more than four hours of work. Provides that the employee may take off without pay, the next scheduled work period within 12 hours if the employee was not entitled to pay. Allows the employer to require a written statement from the employee's supervisor verifying the incident and the employee's role in the response.  
*Fiscal Note:* (Dated February 12, 2022) NOT SIGNIFICANT  
*Senate Status:* 01/24/22 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/16/22 - Set for House Banking & Consumer Affairs Subcommittee 02/23/22.  
*Summary Or State Summary:* Permits an employee who is an active volunteer firefighter or volunteer rescue squad worker to respond to fire or emergency calls during the employee's regular work hours without loss of pay, vacation time, sick leave or earned overtime accumulation. Allows the employee to use a vacation or sick leave day without loss of pay for the next scheduled shift within 12 hours following the response if the incident required more than four hours of work. Provides that the employee may take off without pay, the next scheduled work period within 12 hours if the employee was not entitled to pay. Allows the employer to require a written statement from the employee's supervisor verifying the incident and the employee's role in the response.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Section 4- 21-401; Section 50-1-307 and Section 50-1-309, relative to rescue squad workers.

**SB1832/HB1664 COMMERCIAL LAW: False reviews about a business posted on internet.**

*Sponsors:* Sen. Hensley, Joey , Rep. Byrd, David  
*Summary:* Prohibits posting a review on the internet about a business that is factually false with the intent to defraud the public.  
*Fiscal Note:* (Dated January 15, 2022) NOT SIGNIFICANT  
*Senate Status:* 01/27/22 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 01/12/22 - Referred to House Banking & Consumer Affairs Subcommittee.  
*Summary Or State Summary:* Prohibits posting a review on the internet about a business that is factually false with the intent to defraud the public.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 39 and Title 47, relative to posting reviews on the internet.

**SB1840/HB1675 TAXES BUSINESS: Impact fees on residential development in the county.**

*Sponsors:* Sen. Hensley, Joey , Rep. Cepicky, Scott  
*Summary:* Authorizes a county legislative body to impose an impact fee on residential development in the county.  
*Fiscal Note:* (Dated January 30, 2022) Increase Local Revenue Exceeds \$74,950,100/FY22-23 and Subsequent Years/Permissive Other Fiscal Impact - The proposed legislation earmarks revenues from the impact fee for investment in the area of the new development. These collections will be spent for these purposes and could allow for other local funds to be spent elsewhere.  
*Senate Status:* 02/16/22 - Set for Senate State & Local Government Committee 02/22/22.  
*House Status:* 02/16/22 - Set for House Property & Planning Subcommittee 02/22/22.  
*Summary Or State Summary:* Authorizes a county legislative body to impose an impact fee on residential development in the county.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 5 and Title 67, Chapter 4, Part 29, relative to impact fees.

**SB1854/HB1906 TAXES PROPERTY: Lien for taxes in favor of state.**

*Sponsors:* Sen. Stevens, John , Rep. Curcio, Michael  
*Summary:* Specifies that, in addition to deeds of trust, deeds recorded prior to state liens for taxes or fees are superior to the state lien.  
*Fiscal Note:* (Dated February 1, 2022) NOT SIGNIFICANT  
*Senate Status:* 01/27/22 - Referred to Senate Judiciary Committee.  
*House Status:* 02/16/22 - Set for House Civil Justice Committee 02/23/22.  
*Summary Or State Summary:* Specifies that, in addition to deeds of trust, deeds recorded prior to state liens for taxes or fees are superior to the state lien.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 1, relative to liens.

**SB1867/HB1958 PROFESSIONS & LICENSURE: Real estate brokers - distance education courses for licensees.**

*Sponsors:* Sen. Powers, Bill , Rep. Alexander, Rebecca  
*Summary:* Removes the requirement that a distance education course using computer-based or online materials or formats be certified by the Association of Real Estate License Law Officials (ARELLO) or another certifying body in order to be approved by the Tennessee real estate commission as qualifying continuing education if the course is a synchronous course.  
*Fiscal Note:* (Dated January 24, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/15/22 - Senate Commerce & Labor Committee recommended. Sent to Senate Calendar Committee.  
*House Status:* 02/16/22 - Set for House Business & Utilities Subcommittee 02/23/22.  
*Summary Or State Summary:* Removes the requirement that a distance education course using computer-based or online materials or formats be certified by the Association of Real Estate License Law Officials (ARELLO) or another certifying body in order to be approved by the Tennessee real estate commission as qualifying continuing education if the course is a synchronous course.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 13, relative to distance education courses for licensees.

**SB1874/HB1937 TAXES BUSINESS: Extension of time for filing or payment.**

*Sponsors:* Sen. Watson, Bo , Rep. Hazlewood, Patsy  
*Summary:* Extends the amount of time the commissioner of revenue, upon good cause shown, may grant a person liable for the business tax to file that person's tax return and pay the tax shown to be due from 30 to 45 days. Broadly captioned.  
*Fiscal Note:* (Dated January 30, 2022) NOT SIGNIFICANT  
*Senate Status:* 01/27/22 - Referred to Senate Finance, Ways & Means Committee.  
*House Status:* 02/16/22 - Set for House Finance, Ways & Means Subcommittee 02/23/22.  
*Summary Or State Summary:* Extends the amount of time the commissioner of revenue, upon good cause shown, may grant a person liable for the business tax to file that person's tax return and pay the tax shown to be due from 30 to 45 days. Broadly captioned.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 7, relative to business tax.

**SB1907/HB1955 TAXES PROPERTY: Purchase of land by municipality at delinquent tax sale.**

*Sponsors:* Sen. Lundberg, Jon , Rep. Crawford, John  
*Summary:* Authorizes a municipality to waive, compromise, remit, prorate, apportion, or release property taxes, penalty, interest, or court costs when the municipality purchases land at a delinquent tax sale for municipal taxes.  
*Fiscal Note:* (Dated February 10, 2022) NOT SIGNIFICANT  
*Senate Status:* 01/27/22 - Referred to Senate State & Local Government Committee.  
*House Status:* 02/16/22 - Set for House Local Government Committee 02/22/22.  
*Summary Or State Summary:* Authorizes a municipality to waive, compromise, remit, prorate, apportion, or release property taxes, penalty, interest, or court costs when the municipality purchases land at a delinquent tax sale for municipal taxes.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 25 and Title 67, Chapter 5, Part 28, relative to property taxes.

**SB1910/HB2023 CRIMINAL LAW: Landlord to provide address of child alleged to be abused to DCS investigator.**

*Sponsors:* Sen. Jackson, Ed , Rep. Littleton, Mary

*Summary:* Requires a landlord or person in control of a residential rental property to provide an investigator from the department of children's services or a child protective investigation team with information on the address or location of a child who has been alleged to be abused or neglected and resides or is located on the residential rental property. Broadly captioned.

*Fiscal Note:* (Dated January 30, 2022) NOT SIGNIFICANT

*Senate Status:* 01/27/22 - Referred to Senate Judiciary Committee.

*House Status:* 02/16/22 - Set for House Children & Family Affairs Subcommittee 02/23/22.

*Summary Or State Summary:* Requires a landlord or person in control of a residential rental property to provide an investigator from the department of children's services or a child protective investigation team with information on the address or location of a child who has been alleged to be abused or neglected and resides or is located on the residential rental property. Broadly captioned.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 37 and Title 39, relative to child abuse.

**SB1915/HB1989 GOVERNMENT ORGANIZATION: Interstate compact between Arkansas, Mississippi, and Tennessee.**

*Sponsors:* Sen. Walley, Page , Rep. Vaughan, Kevin

*Summary:* Enacts the Interstate Compact Between the States of Arkansas, Mississippi, and Tennessee creating the RegionSmart Development District and the RegionSmart Development Agency of the Greater Memphis Region. Specifies that the governing authority of RegionSmart Development is to be a board of commissioners consisting of 15 members who are all residents of the district. Establishes appointment process and terms for commissioners. Requires the commissioners to adopt bylaws and to govern the operation of the board and requires the commissioners to establish a conflicts of interest policy and code of ethics. Specifies powers of RegionSmart Development including developing and implementing marketing strategies, applying for grants and other funding, and charging and collecting of fees for use of facilities owned by RegionSmart Development. Establishes other provisions regarding RegionSmart Development (14 pp).

*Fiscal Note:* (Dated February 11, 2022) Other Fiscal Impact Due to multiple unknown variables, including which entities will provide funding, the rate and timing of any fees charged, the amount of any funds to be disbursed, the amount of money to be borrowed, or the timing in which this may become effective, the extent of any state and local fiscal impact cannot reasonably be determined. SB 1915 - HB 1989

*Senate Status:* 02/16/22 - Senate Government Operations Committee deferred to 03/02/22.

*House Status:* 02/16/22 - Set for House Commerce Committee 02/22/22.

*Summary Or State Summary:* Enacts the Interstate Compact Between the States of Arkansas, Mississippi, and Tennessee creating the RegionSmart Development District and the RegionSmart Development Agency of the Greater Memphis Region. Specifies that the governing authority of RegionSmart Development is to be a board of commissioners consisting of 15 members who are all residents of the district. Establishes appointment process and terms for commissioners. Requires the commissioners to adopt bylaws and to govern the operation of the board and requires the commissioners to establish a conflicts of interest policy and code of ethics. Specifies powers of RegionSmart Development including developing and implementing marketing strategies, applying for grants and other funding, and charging and collecting of fees for use of facilities owned by RegionSmart Development. Establishes other provisions regarding RegionSmart Development (14 pp).

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 13; Title 54 and Title 67, relative to an interstate compact between the states of Arkansas, Mississippi, and Tennessee.

**SB1916/HB1851 ENVIRONMENT & NATURE: Issuance of water quality state operating permit for a pump and haul system.**

*Sponsors:* Sen. Walley, Page , Rep. Hurt, Chris

*Summary:* Requires commissioner of environment and conservation to receive approval from the legislative body of a municipality to issue a water quality state operating permit for a pump and haul system that is within the urban growth boundary of that municipality. Defines "pump and haul system" as sewerage system with a holding tank that is pumped and hauled to a nearby treatment facility.

*Fiscal Note:* (Dated February 10, 2022) NOT SIGNIFICANT

*Senate Status:* 02/16/22 - Set for Senate Energy, Agriculture & Natural Resources Committee 02/23/22.

*House Status:* 01/25/22 - Referred to House Agriculture & Natural Resources Subcommittee.

*Summary Or State Summary:* Requires commissioner of environment and conservation to receive approval from the legislative body of a municipality to issue a water quality state operating permit for a pump and haul system that is within the urban growth boundary of that municipality. Defines "pump and haul system" as sewerage system with a holding tank that is pumped and hauled to a nearby treatment facility.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 6; Title 7; Title 13 and Title 69, Chapter 3, relative to pump and haul systems.

**SB1922/HB1668 BANKING & CREDIT: Unique identifier required of mortgage lender, mortgage loan broker.**

*Sponsors:* Sen. Walley, Page , Rep. Moon, Jerome

*Summary:* Requires the sponsoring mortgage lender or mortgage loan broker to ensure that each application for a residential mortgage loan contains the unique identifier, instead of the license number, of the applicable mortgage lender, mortgage loan broker, and mortgage loan originator.

*Fiscal Note:* (Dated January 19, 2022) NOT SIGNIFICANT

*Senate Status:* 02/15/22 - Senate Commerce & Labor Committee recommended. Sent to Senate Calendar Committee.

*House Status:* 02/14/22 - House passed.

*Summary Or State Summary:* Requires the sponsoring mortgage lender or mortgage loan broker to ensure that each application for a residential mortgage loan contains the unique identifier, instead of the license number, of the applicable mortgage lender, mortgage loan broker, and mortgage loan originator.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 45, Chapter 13, relative to the Tennessee Residential Lending, Brokerage, and Servicing Act.

**SB1926/HB1972 LOCAL GOVERNMENT: Petitions to reclassify residential property to commercial property.**

*Sponsors:* Sen. Kyle, Sara , Rep. Lamar, London

*Summary:* Prohibits a governmental entity authorized to regulate zoning from approving a petition by a person for a zoning reclassification of residential property to commercial use unless 70 percent or more of the households located within a half mile radius of the property that is the subject of the petition approve the proposed zoning reclassification. Requires the governmental entity to give 60 days notice to the households in the effected error prior to a meeting regarding the petition for such zoning reclassification. Broadly captioned.

*Senate Status:* 01/27/22 - Referred to Senate State & Local Government Committee.

*House Status:* 01/28/22 - Referred to House Property & Planning Subcommittee.

*Summary Or State Summary:* Prohibits a governmental entity authorized to regulate zoning from approving a petition by a person for a zoning reclassification of residential property to commercial use unless 70 percent or more of the households located within a half mile radius of the property that is the subject of the petition approve the proposed zoning reclassification. Requires the governmental entity to give 60 days notice to the households in the effected error prior to a meeting regarding the petition for such zoning reclassification. Broadly captioned.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7 and Title 13, relative to zoning.

**SB1931/HB2047 COMMERCIAL LAW: Members and proxyholders of nonprofit corporations may meet remotely.**

*Sponsors:* Sen. Johnson, Jack , Rep. Hazlewood, Patsy

*Summary:* Authorizes the members and proxyholders of nonprofit corporations to participate in regular or special meetings through the use of remote communication under certain circumstances.

*Fiscal Note:* (Dated February 2, 2022) NOT SIGNIFICANT

*Senate Status:* 02/16/22 - Set for Senate Commerce & Labor Committee Consent Calendar 02/22/22.

*House Status:* 02/16/22 - Set for House Business & Utilities Subcommittee 02/23/22.

*Summary Or State Summary:* Authorizes the members and proxyholders of nonprofit corporations to participate in regular or special meetings through the use of remote communication under certain circumstances.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 48, Chapter 57, relative to meetings.

**SB1935/HB1995 LOTTERY: Certification of documents by department of state.**

*Sponsors:* Sen. Jackson, Ed , Rep. Vital, Greg

*Summary:* Deletes requirement that certain statements submitted by nonprofit organizations when filing annual event applications, charitable solicitations applications, and athlete agent applications with the secretary of state be sworn under penalty of perjury. Revises other related provisions.

*Senate Status:* 01/27/22 - Referred to Senate State & Local Government Committee.

*House Status:* 02/01/22 - Referred to House Department & Agencies Subcommittee.

*Summary Or State Summary:* Deletes requirement that certain statements submitted by nonprofit organizations when filing annual event applications, charitable solicitations applications, and athlete agent applications with the secretary of state be sworn under penalty of perjury. Revises other related provisions.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 17, Part 1; Title 48, Chapter 101, Part 5 and Title 49, Chapter 7, Part 21, relative to the certification of certain documents of the department of state.

**SB1936/HB1997 GOVERNMENT REGULATION: Administrative procedure requirements.**

*Sponsors:* Sen. Jackson, Ed , Rep. Cochran, Mark

*Summary:* Allows an administrative judge or hearing officer render decision on procedural questions of law without a prior motion. Updates parameters for remote hearing, allowing for contested case hearings be conducted telephonically, electronically, or by audio-visual means provided each participant has an opportunity to hear, and, if technically feasible, see the entire proceedings in real time. Permits an administrative judge or hearing officer to allow remote witness testimony under certain circumstances. Outlines requirements for final orders.

*Senate Status:* 02/16/22 - Set for Senate Government Operations Committee 02/23/22.

*House Status:* 02/16/22 - Set for House Department & Agencies Subcommittee 02/22/22.

*Summary Or State Summary:* Allows an administrative judge or hearing officer render decision on procedural questions of law without a prior motion. Updates parameters for remote hearing, allowing for contested case hearings be conducted telephonically, electronically, or by audio-visual means provided each participant has an opportunity to hear, and, if technically feasible, see the entire proceedings in real time. Permits an administrative judge or hearing officer to allow remote witness testimony under certain circumstances. Outlines requirements for final orders.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 5, Part 3, relative to the Uniform Administrative Procedures Act.

**SB1945/HB1946 PROPERTY & HOUSING: Cancellation of contract - unsolicited offer to purchase property.**

*Sponsors:* Sen. Hensley, Joey , Rep. Haston, Kirk

*Summary:* Authorizes an offeree to cancel a written agreement or contract to purchase a real property that was entered into through an unsolicited offer without the assistance of a broker. Allows the offeree up to 30 days after the confirmation letter to cancel the agreement or contract. Makes the offeree's right to cancellation without penalty and specifies that such right may not be waived. Following cancellation of the contract, the offeree must return all payments made by the offeror within 30 days.

*Fiscal Note:* (Dated January 27, 2022) NOT SIGNIFICANT

*Senate Status:* 01/27/22 - Referred to Senate Commerce & Labor Committee.

*House Status:* 02/17/22 - Set for House floor on 02/24/22.

*Summary Or State Summary:* Authorizes an offeree to cancel a written agreement or contract to purchase a real property that was entered into through an unsolicited offer without the assistance of a broker. Allows the offeree up to 30 days after the confirmation letter to cancel the agreement or contract. Makes the offeree's right to cancellation without penalty and specifies that such right may not be waived. Following cancellation of the contract, the offeree must return all payments made by the offeror within 30 days.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 8; Title 13; Title 39; Title 47; Title 66 and Title 71, relative to real property.

**SB1953/HB2328 ENERGY & MINING: Reclamation plans for fill or borrow material from state highway construction projects.**

*Sponsors:* Sen. Southerland, Steve , Rep. Grills, Rusty

*Summary:* Exempts reclamations of formerly operating borrow excavations, surface mining operations, or quarries, including a limestone quarry, from local or regional zoning or planning regulations or other restrictions, that agrees to receive fill or borrow material from state highway construction projects, as long as the necessary requirements are met.

*Senate Status:* 02/16/22 - Set for Senate Energy, Agriculture & Natural Resources Committee 02/23/22.

*House Status:* 02/07/22 - Referred to House Agriculture & Natural Resources Subcommittee.

*Summary Or State Summary:* Exempts reclamations of formerly operating borrow excavations, surface mining operations, or quarries, including a limestone quarry, from local or regional zoning or planning regulations or other restrictions, that agrees to receive fill or borrow material from state highway construction projects, as long as the necessary requirements are met.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7; Section 54-1-128; Title 59 and Title 69, Chapter 3, Part 1, relative to reclamation plans for fill or borrow material from state highway construction projects.

**SB1983/HB1979 LOTTERY: Fees collected by the secretary of state.**

*Sponsors:* Sen. Hensley, Joey , Rep. Bricken, Rush

*Summary:* Changes the fee amount and extends the period of reduced fees payable to the secretary of state relating to nonprofit charitable gaming and the solicitation of charitable funds.

*Fiscal Note:* (Dated February 5, 2022) Decrease State Revenue - \$2,186,300/FY22-23 /Division of Charitable Solicitations and Gaming

*Senate Status:* 02/16/22 - Set for Senate State & Local Government Committee 02/22/22.

*House Status:* 02/16/22 - Set for House Finance, Ways & Means Subcommittee 02/23/22.

*Summary Or State Summary:* Changes the fee amount and extends the period of reduced fees payable to the secretary of state relating to nonprofit charitable gaming and the solicitation of charitable funds.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 17, Part 1 and Title 48, Chapter 101, Part 5, relative to certain fees collected by the secretary of state.

**SB1990/HB2033 PROPERTY & HOUSING: Revisions to Commercial Property Assessed Clean Energy and Resilience Act.**

*Sponsors:* Sen. Rose, Paul , Rep. Freeman, Bob

*Summary:* Revises the threshold at which assessments and indebtedness, as a percentage of the fair market value of a subject property, affect the eligibility of the property to participate under the Commercial Property Assessed Clean Energy and Resilience Act (C-PACER). Revises definition of "commercial property" for purposes of the C-PACER program to include property owned by the state or a local government entity but leased to a privately owned entity, including industrial development corporations, housing authorities, or health, educational and housing facility boards. Also revises definition of "program administrator" to include a quasi-governmental organization such as an industrial development corporation, housing authority, or health, educational and housing facility board or a capital provider. Makes other revisions to the C-PACER Act.

*Senate Status:* 02/16/22 - Set for Senate Energy, Agriculture & Natural Resources Committee 02/23/22.

*House Status:* 02/01/22 - Referred to House Agriculture & Natural Resources Subcommittee.

*Summary Or State Summary:* Revises the threshold at which assessments and indebtedness, as a percentage of the fair market value of a subject property, affect the eligibility of the property to participate under the Commercial Property Assessed Clean Energy and Resilience Act (C-PACER). Revises definition of "commercial property" for purposes of the C-PACER program to include property owned by the state or a local government entity but leased to a privately owned entity, including industrial development corporations, housing authorities, or health, educational and housing facility boards. Also revises definition of "program administrator" to include a quasi-governmental organization such as an industrial development corporation, housing authority, or health, educational and housing facility board or a capital provider. Makes other revisions to the C-PACER Act.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 205, relative to the Commercial Property Assessed Clean Energy and Resilience Act.

**SB1994/HB2443 PROPERTY & HOUSING: Requirement for tenant when judgement rendered in favor of landlord.**

*Sponsors:* Sen. Bell, Mike , Rep. Farmer, Andrew

*Summary:* Provides that a plaintiff landlord is not required to post a bond to obtain immediate possession if a defendant tenant appeals a judgment without executing a bond, posting a cash deposit or irrevocable letter of credit from a financial institution or providing personal sureties in the amount of one year's rent. Removes the requirement that the action was brought due to the tenant's failure to pay rent. Provides that the plaintiff is entitled to interest on the judgement if the appeal fails.

*Fiscal Note:* (Dated January 31, 2022) NOT SIGNIFICANT

*Senate Status:* 02/02/22 - Referred to Senate Judiciary Committee.

*House Status:* 02/07/22 - Referred to House Civil Justice Subcommittee.

*Summary Or State Summary:* Provides that a plaintiff landlord is not required to post a bond to obtain immediate possession if a defendant tenant appeals a judgment without executing a bond, posting a cash deposit or irrevocable letter of credit from a financial institution or providing personal sureties in the amount of one year's rent. Removes the requirement that the action was brought due to the tenant's failure to pay rent. Provides that the plaintiff is entitled to interest on the judgement if the appeal fails.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 29 and Title 66, relative to forcible entry and detainer.

#### SB2002/HB1730 **JUDICIARY: Forcible entry and detainer - postponement of trial.**

*Sponsors:* Sen. Bell, Mike , Rep. Curcio, Michael

*Summary:* Specifies that for purposes of postponement of trial in forcible entry and detainer proceedings, the term "civil court" includes diversionary courts created for special civil proceedings.

*Fiscal Note:* (Dated January 13, 2022) NOT SIGNIFICANT

*Senate Status:* 02/02/22 - Referred to Senate Judiciary Committee.

*House Status:* 01/19/22 - Referred to House Civil Justice Subcommittee.

*Summary Or State Summary:* Specifies that for purposes of postponement of trial in forcible entry and detainer proceedings, the term "civil court" includes diversionary courts created for special civil proceedings.

*Caption:* AN ACT to amend Tennessee Code Annotated, Section 29-18-118, relative to eviction proceedings.

#### SB2015/HB2063 **ESTATES & TRUSTS: Homestead - assignment out of sale proceeds.**

*Sponsors:* Sen. Bell, Mike , Rep. Mannis, Eddie

*Summary:* Increases the amount that must be held as homestead from real estate sales so situated that homestead cannot not be set apart from \$5,000 to \$35,000. Broadly captioned.

*Fiscal Note:* (Dated February 2, 2022) NOT SIGNIFICANT

*Senate Status:* 02/16/22 - Set for Senate Judiciary Committee 02/22/22.

*House Status:* 02/16/22 - Set for House Civil Justice Subcommittee 02/22/22.

*Summary Or State Summary:* Increases the amount that must be held as homestead from real estate sales so situated that homestead cannot not be set apart from \$5,000 to \$35,000. Broadly captioned.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 26, Chapter 2, Part 3 and Title 30, Chapter 2, Part 2, relative to homestead exemptions.

#### SB2044/HB2749 **ESTATES & TRUSTS: Real estate held as part of a trust.**

*Sponsors:* Sen. Yarbro, Jeff , Rep. Towns Jr., Joe

*Summary:* Increases, from 30 to 35 days, the period of time after which a successor or remaining trustee must execute and record an instrument for real estate held as part of a trust if the resigning or removed trustee fails to do so during that period. Broadly captioned.

*Fiscal Note:* (Dated January 30, 2022) NOT SIGNIFICANT

*Senate Status:* 02/02/22 - Referred to Senate Judiciary Committee.

*House Status:* 02/07/22 - Caption bill held on House clerk's desk.

*Summary Or State Summary:* Increases, from 30 to 35 days, the period of time after which a successor or remaining trustee must execute and record an instrument for real estate held as part of a trust if the resigning or removed trustee fails to do so during that period. Broadly captioned.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 13; Title 35; Title 45; Title 47 and Title 66, relative to property.

#### SB2047/HB1831 **PROPERTY & HOUSING: Fuel Gas Detector Act.**

*Sponsors:* Sen. Jackson, Ed , Rep. Lamar, London

*Summary:* Enacts the "Fuel Gas Detector Act," which requires a building owner to install and maintain at least one fuel gas detector in every room containing an appliance fueled by propane, natural gas, or a liquefied petroleum gas in each unit in a building of multi-family occupancy and in a residential property under a lease agreement and intended for single family use.

*Fiscal Note:* (Dated February 6, 2022) Increase State Expenditures - \$153,300/FY22-23/ Locally Governed Institutions and University of Tennessee System

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

*House Status:* 02/09/22 - House Business & Utilities Subcommittee deferred to summer study.

*Summary Or State Summary:* Enacts the "Fuel Gas Detector Act," which requires a building owner to install and maintain at least one fuel gas detector in every room containing an appliance fueled by propane, natural gas, or a liquefied petroleum gas in each unit in a building of multi-family occupancy and in a residential property under a lease agreement and intended for single family use.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 47; Title 49; Title 66 and Title 68, relative to building safety.

#### SB2055/HB1698 **CONSTRUCTION: Makes changes to blasting requirements.**

*Sponsors:* Sen. Haile, Ferrell , Rep. Jernigan, Darren

*Summary:* Makes revisions to the "Tennessee Blasting Standards Act," including adding safety processes and protocols for blasting (11 pp.).

*Fiscal Note:* (Dated January 30, 2022) NOT SIGNIFICANT

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

*House Status:* 02/16/22 - Set for House Business & Utilities Subcommittee 02/23/22.

*Summary Or State Summary:* Makes revisions to the "Tennessee Blasting Standards Act," including adding safety processes and protocols for blasting (11 pp.).

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 68, relative to blasting.

#### SB2065/HB2403 **PROPERTY & HOUSING: Disclosures by sellers of residential property.**

*Sponsors:* Sen. Campbell, Heidi , Rep. Mitchell, Bo

*Summary:* Requires sellers to make disclosure within contract as to whether maintenance of the road, water pumping station, or sewer pumping station is the sole responsibility of the property owner.

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

*House Status:* 02/07/22 - Referred to House Business & Utilities Subcommittee.

*Summary Or State Summary:* Requires sellers to make disclosure within contract as to whether maintenance of the road, water pumping station, or sewer pumping station is the sole responsibility of the property owner.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 66, relative to the transfer of real property.

#### SB2077/HB2246 **ECONOMIC DEVELOPMENT: Study of the current infrastructure of utilities operating in this state.**

*Sponsors:* Sen. Yager, Ken , Rep. Vaughan, Kevin

*Summary:* Requires the department of economic and community development to conduct a study of the current infrastructure of utilities operating in this state, including pipelines or transmission lines used to produce or distribute a source of energy such as gas or oil, to determine what improvements to the infrastructure are needed to attract development and investment to this state. Broadly captioned.

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



*House Status:* 02/15/22 - Referred to House Business & Utilities Subcommittee.  
*Summary Or State Summary:* Requires the department of economic and community development to conduct a study of the current infrastructure of utilities operating in this state, including pipelines or transmission lines used to produce or distribute a source of energy such as gas or oil, to determine what improvements to the infrastructure are needed to attract development and investment to this state. Broadly captioned.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 13; Title 65 and Title 68, relative to development.

#### **SB2086/HB2196 TAXES BUSINESS: Deeds and transfer tax.**

*Sponsors:* Sen. Rose, Paul , Rep. Keisling, Kelly  
*Summary:* Clarifies that a deed is treated as a quitclaim deed for transfer tax purposes if the deed only conveys the grantor's interest to the grantee, and that a deed containing language evidencing an intent to convey the property itself or warranties of title is taxed as a transfer of a freehold estate.  
*Senate Status:* 02/02/22 - Referred to Senate State & Local Government Committee.  
*House Status:* 02/16/22 - Set for House Finance, Ways & Means Subcommittee 02/23/22.  
*Summary Or State Summary:* Clarifies that a deed is treated as a quitclaim deed for transfer tax purposes if the deed only conveys the grantor's interest to the grantee, and that a deed containing language evidencing an intent to convey the property itself or warranties of title is taxed as a transfer of a freehold estate.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 5, Part 1 and Title 67, Chapter 4, Part 4, relative to transfer tax.

#### **SB2096/HB2199 LABOR LAW: Disclosure of an individual's health record as discriminatory practice.**

*Sponsors:* Sen. Pody, Mark , Rep. Keisling, Kelly  
*Summary:* Removes the ability for an employer to compel disclosure of a health record by an individual, unless said disclosure is required by federal law. Makes required disclosure a discriminatory practice. Broadly captioned.  
*Fiscal Note:* (Dated February 16, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/02/22 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/07/22 - Referred to House Banking & Consumer Affairs Subcommittee.  
*Summary Or State Summary:* Removes the ability for an employer to compel disclosure of a health record by an individual, unless said disclosure is required by federal law. Makes required disclosure a discriminatory practice. Broadly captioned.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 33; Title 50; Title 63 and Title 68, relative to disclosure of health records.

#### **SB2105/HB2552 PROPERTY & HOUSING: Exemption of retention of a portion of contract price is escrow.**

*Sponsors:* Sen. Yager, Ken , Rep. Mannis, Eddie  
*Summary:* Exempts a person from having to retain a certain amount or percentage of the price of a contract for the improvement of real property in a separate interest-bearing, escrow account with a third party if the party withholding the retained funds and the contractor to whom the funds are owed agree on another arrangement.  
*Senate Status:* 02/03/22 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/17/22 - Withdrawn in House.  
*Summary Or State Summary:* Exempts a person from having to retain a certain amount or percentage of the price of a contract for the improvement of real property in a separate interest-bearing, escrow account with a third party if the party withholding the retained funds and the contractor to whom the funds are owed agree on another arrangement.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Section 66-34-104, relative to retention of a portion of contract price in escrow.

#### **SB2115/HB2205 GOVERNMENT REGULATION: Removal of discrimination based on creed in human rights complaints.**

*Sponsors:* Sen. Bell, Mike , Rep. Todd, Chris  
*Summary:* Removes allegations of discrimination based on creed as a basis for asserting an action for discriminatory employment practices in a human rights complaint.  
*Fiscal Note:* (Dated February 16, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/03/22 - Referred to Senate Judiciary Committee.  
*House Status:* 02/07/22 - Referred to House Banking & Consumer Affairs Subcommittee.  
*Summary Or State Summary:* Removes allegations of discrimination based on creed as a basis for asserting an action for discriminatory employment practices in a human rights complaint.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 21, relative to human rights.

#### **SB2116/HB2435 PROPERTY & HOUSING: Private Property Protection Act.**

*Sponsors:* Sen. Bell, Mike , Rep. Farmer, Andrew  
*Summary:* Enacts the "Private Property Protection Act" which provides a method for a property owner to seek just compensation for a diminution of value of the property caused by the enactment or enforcement of land use regulations on the property.  
*Senate Status:* 02/03/22 - Referred to Senate Judiciary Committee.  
*House Status:* 02/07/22 - Referred to House Civil Justice Subcommittee.  
*Summary Or State Summary:* Enacts the "Private Property Protection Act" which provides a method for a property owner to seek just compensation for a diminution of value of the property caused by the enactment or enforcement of land use regulations on the property.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 29, relative to compensation for the diminution in value of private property.

#### **SB2123/HB2418 ESTATES & TRUSTS: Revision of the probate process for a will.**

*Sponsors:* Sen. Gardenhire, Todd , Rep. Smith, Robin  
*Summary:* Revises the process through which the will of a deceased person may be admitted to probate for the limited purpose of serving as a muniment of title to real or personal property of the deceased person; requires all beneficiaries named in the will and all heirs-at-law to be identified in the petition for muniment of title and be mailed a copy of the petition.  
*Fiscal Note:* (Dated February 11, 2022) Increase Local Expenditures \$1,103,600/FY22-23 and Subsequent Years"  
*Senate Status:* 02/15/22 - Senate Judiciary Committee deferred to 03/01/22.  
*House Status:* 02/16/22 - Set for House Children & Family Affairs Subcommittee 02/23/22.  
*Summary Or State Summary:* Revises the process through which the will of a deceased person may be admitted to probate for the limited purpose of serving as a muniment of title to real or personal property of the deceased person; requires all beneficiaries named in the will and all heirs-at-law to be identified in the petition for muniment of title and be mailed a copy of the petition.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 32, relative to probate of a will as a muniment of title.

#### **SB2144/HB2364 LOCAL GOVERNMENT: Municipal legislative bodies to designate a committee of the legislative body as the planning commission.**

*Sponsors:* Sen. Walley, Page , Rep. Hurt, Chris  
*Summary:* Authorizes the chief legislative body of a municipality to designate a committee of the legislative body as the planning commission.  
*Fiscal Note:* (Dated February 16, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/16/22 - Set for Senate State & Local Government Committee 02/22/22.  
*House Status:* 02/03/22 - Caption bill held on House clerk's desk.  
*Summary Or State Summary:* Authorizes the chief legislative body of a municipality to designate a committee of the legislative body as the planning commission.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7 and Title 13, Chapter 4, relative to municipal planning.

#### **SB2166/HB2353 ESTATES & TRUSTS: Notice - activities of fiduciaries.**

*Sponsors:* Sen. Stevens, John , Rep. Garrett, Johnny  
*Summary:* Changes requirements for providing various types of notice concerning activities of fiduciaries. Revises manner to authorize trustees and others to vote stock that is a trust asset. Makes other changes concerning administration of trusts with timing and notices. Adds language regarding fiduciary attorney client privilege (13pp.).  
*Senate Status:* 02/03/22 - Referred to Senate Judiciary Committee.  
*House Status:* 02/14/22 - Referred to House Children & Family Affairs Subcommittee.  
*Summary Or State:* Changes requirements for providing various types of notice concerning activities of fiduciaries. Revises manner to authorize trustees and others to vote stock that is a trust asset. Makes other changes concerning administration of trusts with timing and notices. Adds language regarding fiduciary attorney client privilege (13pp.).  
*Summary:*  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 35 and Title 48, relative to trusts.

**SB2167/HB2612 PROPERTY & HOUSING: Uniform Partition of Heirs Property Act.**

*Sponsors:* Sen. Stevens, John , Rep. Farmer, Andrew  
*Summary:* Enacts the "Uniform Partition of Heirs Property Act," which applies to partition actions filed on or after July 1, 2022. Requires the court, in an action to partition real property under this chapter, to determine whether the property is heirs property. If the court determines that the property is heirs property, then the property must be partitioned unless all of the cotenants otherwise agree in a record. Requires the court, after determining that the property that is the subject of a partition action is heirs property, to determine the fair market value of the property by ordering an appraisal. Specifies other requirements for determination of value. Specifies process for a cotenant buyout and specifies partition alternatives. Establishes process for open-market sale of property, sale of property by sealed bids, and sale of property by auction (12 pp.).  
*Senate Status:* 02/03/22 - Referred to Senate Judiciary Committee.  
*House Status:* 02/03/22 - Introduced in the House  
*Summary Or State:* Enacts the "Uniform Partition of Heirs Property Act," which applies to partition actions filed on or after July 1, 2022. Requires the court, in an action to partition real property under this chapter, to determine whether the property is heirs property. If the court determines that the property is heirs property, then the property must be partitioned unless all of the cotenants otherwise agree in a record. Requires the court, after determining that the property that is the subject of a partition action is heirs property, to determine the fair market value of the property by ordering an appraisal. Specifies other requirements for determination of value. Specifies process for a cotenant buyout and specifies partition alternatives. Establishes process for open-market sale of property, sale of property by sealed bids, and sale of property by auction (12 pp.).  
*Summary:*  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 27 and Title 66, relative to property.

**SB2202/HB2221 PROPERTY & HOUSING: Fees assessed by HOAs.**

*Sponsors:* Sen. Yarbro, Jeff , Rep. Hodges, Jason  
*Summary:* Prohibits homeowner's associations from charging convenience fees to the residents of a community. Convenience fees are defined as added fees charged for using electronic payment methods. Broadly captioned.  
*Fiscal Note:* (Dated February 10, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/03/22 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/07/22 - Referred to House Property & Planning Subcommittee.  
*Summary Or State:* Prohibits homeowner's associations from charging convenience fees to the residents of a community. Convenience fees are defined as added fees charged for using electronic payment methods. Broadly captioned.  
*Summary:*  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 18 and Title 66, Chapter 27, relative to homeowners' associations.

**SB2206/HB2498 ECONOMIC DEVELOPMENT: Reporting requirement for department of economic and community development.**

*Sponsors:* Sen. Swann, Art , Rep. Moon, Jerome  
*Summary:* Removes a reporting requirement due by February 15, 2013. Requires the department of economic and community development to annually report to the chairs of the commerce and labor committee of the senate and the commerce committee of the house of representatives concerning the usage of the web page created to aid persons seeking to start businesses in this state, along with recommendations to improve the web page's functionality and visibility. Broadly captioned.  
*Fiscal Note:* (Dated February 3, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/03/22 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/03/22 - Caption bill held on House clerk's desk.  
*Summary Or State:* Removes a reporting requirement due by February 15, 2013. Requires the department of economic and community development to annually report to the chairs of the commerce and labor committee of the senate and the commerce committee of the house of representatives concerning the usage of the web page created to aid persons seeking to start businesses in this state, along with recommendations to improve the web page's functionality and visibility. Broadly captioned.  
*Summary:*  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 12; Title 13; Title 42; Title 43; Title 44; Title 45; Title 46; Title 47; Title 48; Title 50; Title 53; Title 54; Title 55; Title 56; Title 61; Title 62; Title 65; Title 66; Title 67 and Title 68, relative to commerce.

**SB2210/HB2373 PROPERTY & HOUSING: Timeframe for inspection of rental property due to complaint.**

*Sponsors:* Sen. Swann, Art , Rep. Russell, Lowell  
*Summary:* Reduces from 14 to 10 days the period by which a building inspector or representative from a county health department must inspect the rented premises of a tenant who files a complaint that such premises are unfit for human habitation. Broadly captioned.  
*Fiscal Note:* (Dated February 1, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/03/22 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/03/22 - Caption bill held on House clerk's desk.  
*Summary Or State:* Reduces from 14 to 10 days the period by which a building inspector or representative from a county health department must inspect the rented premises of a tenant who files a complaint that such premises are unfit for human habitation. Broadly captioned.  
*Summary:*  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 8; Title 14; Title 38; Title 39; Title 41; Title 49; Title 55; Title 59; Title 65; Title 68; Title 69 and Title 70, relative to safety.

**SB2214/HB2475 ENVIRONMENT & NATURE: Prohibits employees of the TWRA from purchasing surplus property from the agency.**

*Sponsors:* Sen. Campbell, Heidi , Rep. Calfee, Kent  
*Summary:* Prohibits employees of TWRA from purchasing surplus property from the agency. Restricts employees' immediate family members and other persons who attempt to purchase such property on the employees' behalf. Increases notice requirement for the sale of such surplus property prior to disposal.  
*Fiscal Note:* (Dated February 10, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/16/22 - Set for Senate Energy, Agriculture & Natural Resources Committee 02/23/22.  
*House Status:* 02/07/22 - Referred to House Agriculture & Natural Resources Subcommittee.  
*Summary Or State:* Prohibits employees of TWRA from purchasing surplus property from the agency. Restricts employees' immediate family members and other persons who attempt to purchase such property on the employees' behalf. Increases notice requirement for the sale of such surplus property prior to disposal.  
*Summary:*  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 12, Chapter 2; Title 39 and Title 70, relative to Tennessee wildlife resources agency employees.

**SB2222/HB2391 UTILITIES: Offering of advanced broadband services.**

*Sponsors:* Sen. Southerland, Steve , Rep. Alexander, Rebecca  
*Summary:* Requires certain persons holding a franchise, and certificated providers electing market regulation, to file a map or other information indicating the specific locations where the person or provider offered advanced broadband internet service as of January 1, 2022. Broadly captioned.  
*Fiscal Note:* (Dated February 8, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/03/22 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/16/22 - Set for House Business & Utilities Subcommittee 02/23/22.  
*Summary Or State:* Requires certain persons holding a franchise, and certificated providers electing market regulation, to file a map or other information indicating the specific locations where the person or provider offered advanced broadband internet service as of January 1, 2022. Broadly captioned.  
*Summary:*  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 7 and Title 65, relative to advanced broadband services.

**SB2312/HB2260 PROPERTY & HOUSING: Notification to neighbor regarding intent to trim, cut, or remove tree.**

*Sponsors:* Sen. Gilmore, Brenda , Rep. Harris, Torrey  
*Summary:* Expands responsibilities of owners or residents of real property by requiring the notification of a neighbor on contiguous real property of the owner's intent to trim, cut, prune or remove a tree greater than 36 feet in height if the distance from the base of the tree to the neighbor's real property line is equal to or less than the tree's height. Requires notice be given at least 48 hours in advance of altering the tree. Provides that notice may include telephone, mail or email notification, the posting of a notice on the neighbor's door or another appropriate method. Requires debris to be removed within five days.  
*Fiscal Note:* (Dated February 10, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/03/22 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/16/22 - Set for House Property & Planning Subcommittee 02/22/22.  
*Summary Or State Summary:* Expands responsibilities of owners or residents of real property by requiring the notification of a neighbor on contiguous real property of the owner's intent to trim, cut, prune or remove a tree greater than 36 feet in height if the distance from the base of the tree to the neighbor's real property line is equal to or less than the tree's height. Requires notice be given at least 48 hours in advance of altering the tree. Provides that notice may include telephone, mail or email notification, the posting of a notice on the neighbor's door or another appropriate method. Requires debris to be removed within five days.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 39; Title 66 and Title 68, relative to trees.

**SB2334/HB2134 PROPERTY & HOUSING: Deed for conveyance of real property.**

*Sponsors:* Sen. Kyle, Sara , Rep. Beck, Bill  
*Summary:* Requires that a deed for the conveyance of real property be prepared and filed by a licensed attorney, title insurance agent, or the owner of the property. Requires the county register to verify that an affidavit on a deed of conveyance of real property was duly signed and notarized stating under oath the name and address of the preparer. Requires the register to refuse to register any deed of conveyance of real property that is not prepared by a licensed attorney, title insurance agent, or the owner of the real property.  
*Senate Status:* 02/03/22 - Referred to Senate Judiciary Committee.  
*House Status:* 02/07/22 - Referred to House Property & Planning Subcommittee.  
*Summary Or State Summary:* Requires that a deed for the conveyance of real property be prepared and filed by a licensed attorney, title insurance agent, or the owner of the property. Requires the county register to verify that an affidavit on a deed of conveyance of real property was duly signed and notarized stating under oath the name and address of the preparer. Requires the register to refuse to register any deed of conveyance of real property that is not prepared by a licensed attorney, title insurance agent, or the owner of the real property.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 13; Title 23, Chapter 3; Title 66, Chapter 5, Part 1 and Title 66, Chapter 24, relative to conveyances of real property.

**SB2371/HB2497 TAXES BUSINESS: Establishes a high-volume recordation tax.**

*Sponsors:* Sen. Yarbro, Jeff , Rep. Clemmons, John  
*Summary:* Establishes a high-volume recordation tax to be levied on the purchase of a second or subsequent single-family home in a county per quarter by or on behalf of a real estate investment trust when the purchase is for an amount that is less than or equal to the median sales price of a single-family home in the county for the prior month. Requires revenues from the high-volume recordation tax to be kept in the county and used solely for affordable or workforce housing or for rental or housing assistance programs.  
*Senate Status:* 02/03/22 - Referred to Senate State & Local Government Committee.  
*House Status:* 02/07/22 - Referred to House Property & Planning Subcommittee.  
*Summary Or State Summary:* Establishes a high-volume recordation tax to be levied on the purchase of a second or subsequent single-family home in a county per quarter by or on behalf of a real estate investment trust when the purchase is for an amount that is less than or equal to the median sales price of a single-family home in the county for the prior month. Requires revenues from the high-volume recordation tax to be kept in the county and used solely for affordable or workforce housing or for rental or housing assistance programs.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 5; Title 7; Title 67, Chapter 4, Part 5 and Title 67, Chapter 4, Part 4, relative to recordation taxes.

**SB2376/HB2252 CRIMINAL LAW: Neighborhood Protection Act - offenses of criminal littering.**

*Sponsors:* Sen. Rose, Paul , Rep. Parkinson, Antonio  
*Summary:* Expands the Neighborhood Protection Act by adding the offenses of criminal littering and aggravated criminal littering to the list of offenses for which a homeowners' or neighborhood association may seek relief, including a restraining order prohibiting a repeat offender from entering the boundaries of a residential area.  
*Fiscal Note:* (Dated February 16, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/03/22 - Referred to Senate Judiciary Committee.  
*House Status:* 02/16/22 - Set for House Criminal Justice Subcommittee 02/23/22.  
*Summary Or State Summary:* Expands the Neighborhood Protection Act by adding the offenses of criminal littering and aggravated criminal littering to the list of offenses for which a homeowners' or neighborhood association may seek relief, including a restraining order prohibiting a repeat offender from entering the boundaries of a residential area.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Section 40-35-123, relative to the Neighborhood Protection Act.

**SB2394/HB2141 PUBLIC EMPLOYEES: Allows electronic meetings for governing bodies of the executive branch.**

*Sponsors:* Sen. Johnson, Jack , Rep. Lamberth, William  
*Summary:* Allows a board, agency, or commission of the executive branch of state government to meet through electronic communication methods in some circumstances. Requires the governing body to meet in person at least once each calendar year and to submit a report if unable to do so. Broadly captioned. Part of Administration Package.  
*Senate Status:* 02/03/22 - Referred to Senate State & Local Government Committee.  
*House Status:* 02/07/22 - Referred to House Public Service Subcommittee.  
*Summary Or State Summary:* Allows a board, agency, or commission of the executive branch of state government to meet through electronic communication methods in some circumstances. Requires the governing body to meet in person at least once each calendar year and to submit a report if unable to do so. Broadly captioned. Part of Administration Package.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 44, Part 1; Title 62 and Title 63, relative to open meetings.

**SB2428/HB2178 CRIMINAL LAW: Use of drones by TEMA.**

*Sponsors:* Sen. Johnson, Jack , Rep. Lamberth, William  
*Summary:* Permits TEMA to use unmanned aircraft to capture images at catastrophe scenes or other damage for the purposes of determining whether or not to declare a state of emergency, coordinating a disaster response and assessing preliminary damages of real property and infrastructure. Images of persons or objects captured on private property for these purposes are deemed incidental to the lawful capturing of images for purposes of disclosure. Part of Administration Package.  
*Fiscal Note:* (Dated February 10, 2022) Increase State Expenditures \$53,300/FY22-23 The Governors proposed budget for FY22-23, on page A-33, recognizes a one-time increase in state expenditures to the General Fund in the amount of \$53,300.  
*Senate Status:* 02/16/22 - Set for Senate Judiciary Committee 02/22/22.  
*House Status:* 02/07/22 - Referred to House Criminal Justice Subcommittee.  
*Summary Or State Summary:* Permits TEMA to use unmanned aircraft to capture images at catastrophe scenes or other damage for the purposes of determining whether or not to declare a state of emergency, coordinating a disaster response and assessing preliminary damages of real property and infrastructure. Images of persons or objects captured on private property for these purposes are deemed incidental to the lawful capturing of images for purposes of disclosure. Part of Administration Package.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Section 39-13-902, relative to images captured by the Tennessee emergency management agency.

**SB2468/HB2596 TRANSPORTATION GENERAL: Storage of personal property encroachments removed from highway rights-of-way.**

*Sponsors:* Sen. Powers, Bill , Rep. Hodges, Jason  
*Summary:* Increases from 30 days to 60 days the amount of time the department of transportation must store, and during which time the owner may claim, personal property encroachments on the rights-of-way of highways that are removed by the department and determined to have value to the public.

*Fiscal Note:* (Dated February 3, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/16/22 - Set for Senate Transportation & Safety Committee 02/23/22.  
*House Status:* 02/16/22 - Referred to House Civil Justice Subcommittee.  
*Summary Or State* Increases from 30 days to 60 days the amount of time the department of transportation must store, and during which time the owner may claim, personal property encroachments on the rights-of-way of highways that are removed by the department and determined to have value to the public.  
*Summary:*  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 7; Title 28; Title 29; Title 54; Title 55; Title 64; Title 65; Title 66 and Title 69, relative to rights-of-way.

#### SB2469/HB2562 **TAXES SALES: Local option sales tax on single articles in excess of \$1,600.**

*Sponsors:* Sen. Powers, Bill , Rep. Hicks, Gary  
*Summary:* Deletes the additional state tax of 2.75 percent applied to the amount of single articles in excess of \$1,600 but less than or equal to \$3,200. Authorizes local governments to impose a local tax up to 2.75 percent on such amount.  
*Senate Status:* 02/07/22 - Referred to Senate Finance, Ways & Means Committee.  
*House Status:* 02/08/22 - Referred to House Finance, Ways & Means Subcommittee.  
*Summary Or State* Deletes the additional state tax of 2.75 percent applied to the amount of single articles in excess of \$1,600 but less than or equal to \$3,200. Authorizes local governments to impose a local tax up to 2.75 percent on such amount.  
*Summary:*  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.

#### SB2472/HB2474 **UTILITIES: Broadband Resiliency, Public Safety, and Quality Act.**

*Sponsors:* Sen. Bowling, Janice , Rep. Calfee, Kent  
*Summary:* Enacts the "Broadband Resiliency, Public Safety, and Quality Act," which allows TPUC exercise oversight in regards to broadband and VoIP service. Requires TPUC to promulgate rules necessary to implement effective oversight of broadband and VoIP service in this state. Requires TPUC to conduct evaluations and audits of facilities and infrastructure used to provide high-speed internet service and evaluate facilities and infrastructure in regards to areas of public safety, resiliency, broadband, and other items the commission deems relevant. Requires the commission to annually report by January 1 to the members of the general assembly on progress towards achieving goals of resiliency, public safety, and quality of broadband and VoIP service.  
*Senate Status:* 02/07/22 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/07/22 - Referred to House Business & Utilities Subcommittee.  
*Summary Or State* Enacts the "Broadband Resiliency, Public Safety, and Quality Act," which allows TPUC exercise oversight in regards to broadband and VoIP service. Requires TPUC to promulgate rules necessary to implement effective oversight of broadband and VoIP service in this state. Requires TPUC to conduct evaluations and audits of facilities and infrastructure used to provide high-speed internet service and evaluate facilities and infrastructure in regards to areas of public safety, resiliency, broadband, and other items the commission deems relevant. Requires the commission to annually report by January 1 to the members of the general assembly on progress towards achieving goals of resiliency, public safety, and quality of broadband and VoIP service.  
*Summary:*  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 9; Title 65 and Title 67, relative to telecommunications.

#### SB2474/HB2501 **LABOR LAW: Prohibits discrimination based on a person's vaccination status for COVID-19.**

*Sponsors:* Sen. Bowling, Janice , Rep. Rudd, Tim  
*Summary:* Prohibits employers or other specified places of public accommodation to discriminate or refuse service based on a person COVID-19 vaccination status or possession of a vaccine passport. Does not apply to nursing home facilities or contest laws in place for school children. Violations can receive a fine of \$5,000.  
*Fiscal Note:* (Dated February 16, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/07/22 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/09/22 - Referred to House Civil Justice Subcommittee.  
*Summary Or State* Prohibits employers or other specified places of public accommodation to discriminate or refuse service based on a person COVID-19 vaccination status or possession of a vaccine passport. Does not apply to nursing home facilities or contest laws in place for school children. Violations can receive a fine of \$5,000.  
*Summary:*  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 21; Title 50; Title 58, Chapter 2 and Title 68, relative to discriminatory practices.

#### SB2480/HB2608 **UTILITIES: Tennessee Broadband Investment Maximization Act of 2022.**

*Sponsors:* Sen. Lundberg, Jon , Rep. Hazlewood, Patsy  
*Summary:* Enacts the "Tennessee Broadband Investment Maximization Act of 2022" that maximize the impact of the historic public and private sector investments in broadband anticipated to be made in this state during the next five years.  
*Senate Status:* 02/07/22 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/08/22 - Referred to House Business & Utilities Subcommittee.  
*Summary Or State* Enacts the "Tennessee Broadband Investment Maximization Act of 2022" that maximize the impact of the historic public and private sector investments in broadband anticipated to be made in this state during the next five years.  
*Summary:*  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 65 and Title 67, Chapter 6, to enact the "Tennessee Broadband Investment Maximization Act of 2022."

#### SB2490/HB2639 **TAXES PROPERTY: Eligibility for property tax freeze program.**

*Sponsors:* Sen. Watson, Bo , Rep. Hazlewood, Patsy  
*Summary:* Increases the amount of real property eligible for the property tax freeze program from five acres to six acres.  
*Senate Status:* 02/07/22 - Referred to Senate State & Local Government Committee.  
*House Status:* 02/07/22 - Caption bill held on House clerk's desk.  
*Summary Or State* Increases the amount of real property eligible for the property tax freeze program from five acres to six acres.  
*Summary:*  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property tax relief.

#### SB2493/HB2638 **LOTTERY: Charitable gaming.**

*Sponsors:* Sen. Akbari, Raumesh , Rep. Gillespie, John  
*Summary:* Authorizes qualified nonprofit organizations to file an application to operate an annual event in the July 1, 2022, to June 30, 2023, fiscal year.  
*Fiscal Note:* (Dated February 10, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/07/22 - Referred to Senate State & Local Government Committee.  
*House Status:* 02/16/22 - Set for House State Government Committee 02/22/22.  
*Summary Or State* Authorizes qualified nonprofit organizations to file an application to operate an annual event in the July 1, 2022, to June 30, 2023, fiscal year.  
*Summary:*  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 17, relative to charitable gaming.

#### SB2494 **LOCAL GOVERNMENT: Incentives for employees in certain professions to live and work within local government boundaries.**

*Sponsors:* Sen. Akbari, Raumesh ,  
*Summary:* Authorizes a local government to create a program to incentivize medical professionals, police officers, firefighters, and teachers to live and work within the boundaries of the local government by providing grants to such professionals in an amount that is equal to the amount of property tax due on such person's principal residence. Requires the local government to obtain approval of the program by the comptroller of the treasury which will ensure that the program complies with the state constitution, eligibility criteria is equitable and that clawback provisions are in place in order to reclaim funds if the recipient moves outside the local boundaries or otherwise becomes ineligible. Requires recipients to provide an itemized accounting of expenditures made utilizing grant funds to the county trustee or the designee on or before the date on which real property taxes are due.  
*Senate Status:* 02/07/22 - Referred to Senate State & Local Government Committee.

*Summary Or State Summary:* Authorizes a local government to create a program to incentivize medical professionals, police officers, firefighters, and teachers to live and work within the boundaries of the local government by providing grants to such professionals in an amount that is equal to the amount of property tax due on such person's principal residence. Requires the local government to obtain approval of the program by the comptroller of the treasury which will ensure that the program complies with the state constitution, eligibility criteria is equitable and that clawback provisions are in place in order to reclaim funds if the recipient moves outside the local boundaries or otherwise becomes ineligible. Requires recipients to provide an itemized accounting of expenditures made utilizing grant funds to the county trustee or the designee on or before the date on which real property taxes are due.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 51, relative to grants by local governments.

**SB2526/HB2304 BANKING & CREDIT: Employees of mortgage lender or mortgage loan broker working from remote locations.**

*Sponsors:* Sen. Southerland, Steve , Rep. Boyd, Clark

*Summary:* Specifies the conditions under which an employee of a licensed mortgage lender, mortgage loan broker, or mortgage loan servicer may perform licensable activities at an unlicensed or unregistered remote location. The employee's remote location must allow access to the company's secure systems, including, but not limited to, a laptop, phone, desktop computer, or tablet, via a virtual private network (VPN) or comparable system that ensures secure connectivity. Specifies other security requirements. Defines remote location.

*Senate Status:* 02/07/22 - Referred to Senate Commerce & Labor Committee.

*House Status:* 02/17/22 - Set for House Banking & Consumer Affairs Subcommittee 02/23/22.

*Summary Or State Summary:* Specifies the conditions under which an employee of a licensed mortgage lender, mortgage loan broker, or mortgage loan servicer may perform licensable activities at an unlicensed or unregistered remote location. The employee's remote location must allow access to the company's secure systems, including, but not limited to, a laptop, phone, desktop computer, or tablet, via a virtual private network (VPN) or comparable system that ensures secure connectivity. Specifies other security requirements. Defines remote location.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 45, Chapter 13, Part 2, relative to working from remote locations.

**SB2528/HB2791 PROPERTY & HOUSING: Uniform Partition of Heirs Property Act.**

*Sponsors:* Sen. Yarbro, Jeff , Rep. Shaw, Johnny

*Summary:* Enacts the "Uniform Partition of Heirs Property Act" to determine the rightful heirs to property. Gives a ten day notice to object to the court's decision to award property with oversight done by a commission. Determination of value is done by a court with respect to fair market value or an agreed upon different method of valuation by all cotenants. Allows the cotenants to be bought out and partition alternatives to take place. Allows for open market sale of property received by an heir (12pp).

*Senate Status:* 02/07/22 - Referred to Senate Judiciary Committee.

*House Status:* 02/08/22 - Referred to House Children & Family Affairs Subcommittee.

*Summary Or State Summary:* Enacts the "Uniform Partition of Heirs Property Act" to determine the rightful heirs to property. Gives a ten day notice to object to the court's decision to award property with oversight done by a commission. Determination of value is done by a court with respect to fair market value or an agreed upon different method of valuation by all cotenants. Allows the cotenants to be bought out and partition alternatives to take place. Allows for open market sale of property received by an heir (12pp).

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 27 and Title 66, relative to property.

**SB2554/HB2133 COMMERCIAL LAW: Nonprofit entity disclosure requirements.**

*Sponsors:* Sen. Jackson, Ed , Rep. Calfee, Kent

*Summary:* Requires certain charitable organizations to disclose the legal name of the organization, each trade name the organization uses and each distinctive name used for the purpose of contribution solicitation, as each name appears on file with the secretary of state. Requires certain information to be disclosed at the time of solicitation, including the program(s) for which funding is sought and the percentage of contributions in a fiscal year to remain in the state. Requires a specified disclosure statement be printed on each solicitation and in a specific manner. Updates responsibilities for new charitable organizations and professional solicitors.

*Senate Status:* 02/07/22 - Referred to Senate Commerce & Labor Committee.

*House Status:* 02/07/22 - Referred to House Department & Agencies Subcommittee.

*Summary Or State Summary:* Requires certain charitable organizations to disclose the legal name of the organization, each trade name the organization uses and each distinctive name used for the purpose of contribution solicitation, as each name appears on file with the secretary of state. Requires certain information to be disclosed at the time of solicitation, including the program(s) for which funding is sought and the percentage of contributions in a fiscal year to remain in the state. Requires a specified disclosure statement be printed on each solicitation and in a specific manner. Updates responsibilities for new charitable organizations and professional solicitors.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 48, relative to charitable organizations.

**SB2573/HB2536 LOCAL GOVERNMENT: Annexation of property used for agricultural purposes.**

*Sponsors:* Sen. Crowe, Rusty , Rep. Hicks, Tim

*Summary:* Requires that the written consent needed for the annexation of property primarily used for agricultural purposes be notarized.

*Fiscal Note:* (Dated February 15, 2022) NOT SIGNIFICANT

*Senate Status:* 02/07/22 - Referred to Senate State & Local Government Committee.

*House Status:* 02/16/22 - Set for House Property & Planning Subcommittee 02/22/22.

*Summary Or State Summary:* Requires that the written consent needed for the annexation of property primarily used for agricultural purposes be notarized.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 51 and Title 6, Chapter 58, relative to the change of municipal boundaries for farms.

**SB2588/HB2718 LOCAL GOVERNMENT: Petition for annexation.**

*Sponsors:* Sen. Hensley, Joey , Rep. Warner, Todd

*Summary:* Increases the number of signatures required on a petition to request that a larger municipality annex a smaller municipality, from 20 percent of the qualified voters of the smaller municipality who voted in the last general election to 30 percent of the qualified voters of the smaller municipality who voted in the last general election. Broadly captioned.

*Fiscal Note:* (Dated February 3, 2022) NOT SIGNIFICANT

*Senate Status:* 02/07/22 - Referred to Senate State & Local Government Committee.

*House Status:* 02/07/22 - Caption bill held on House clerk's desk.

*Summary Or State Summary:* Increases the number of signatures required on a petition to request that a larger municipality annex a smaller municipality, from 20 percent of the qualified voters of the smaller municipality who voted in the last general election to 30 percent of the qualified voters of the smaller municipality who voted in the last general election. Broadly captioned.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 6; Title 12; Title 66; Title 67, Chapter 5 and Title 132, relative to annexation.

**SB2677/HB2782 PROPERTY & HOUSING: Publication requirement for petition to correct an error in a deed of conveyance.**

*Sponsors:* Sen. Stevens, John , Rep. Holsclaw, Jr., John

*Summary:* Extends the length of time from 30 to 45 days prior to the petition being heard for the petition to correct an error in a deed of conveyance. Broadly captioned.

*Fiscal Note:* (Dated February 3, 2022) NOT SIGNIFICANT

*Senate Status:* 02/07/22 - Referred to Senate Commerce & Labor Committee.

*House Status:* 02/07/22 - Caption bill held on House clerk's desk.

*Summary Or State Summary:* Extends the length of time from 30 to 45 days prior to the petition being heard for the petition to correct an error in a deed of conveyance. Broadly captioned.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 11; Title 12; Title 13; Title 29; Title 54; Title 64; Title 65 and Title 66, relative to property.

**SB2691/HB2548 PROPERTY & HOUSING: Notification by landlord of change in ownership of property.**

*Sponsors:* Sen. Pody, Mark , Rep. Alexander, Rebecca  
*Summary:* Increases the time, from 30 days to 45 days, in which a landlord must notify the department or agency responsible for enforcing building codes that ownership of the landlord's property has changed. Broadly captioned.  
*Fiscal Note:* (Dated February 2, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/07/22 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/07/22 - Caption bill held on House clerk's desk.  
*Summary Or State:* Increases the time, from 30 days to 45 days, in which a landlord must notify the department or agency responsible for enforcing building codes that ownership of the landlord's property has changed. Broadly captioned.  
*Summary:* Increases the time, from 30 days to 45 days, in which a landlord must notify the department or agency responsible for enforcing building codes that ownership of the landlord's property has changed. Broadly captioned.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 29; Title 39 and Title 66, relative to real property.

**SB2712/HB2810 PROPERTY & HOUSING: Advance on redemption price by redeeming creditor.**

*Sponsors:* Sen. Kyle, Sara , Rep. Hardaway, G.A.  
*Summary:* Increases from 20 to 25 days the amount of time a creditor may advance upon a bid any sum to the extent of that creditor's debt or debts after redeeming land from the original purchaser. Broadly captioned.  
*Fiscal Note:* (Dated February 7, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/07/22 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/15/22 - Referred to House Criminal Justice Subcommittee.  
*Summary Or State:* Increases from 20 to 25 days the amount of time a creditor may advance upon a bid any sum to the extent of that creditor's debt or debts after redeeming land from the original purchaser. Broadly captioned.  
*Summary:* Increases from 20 to 25 days the amount of time a creditor may advance upon a bid any sum to the extent of that creditor's debt or debts after redeeming land from the original purchaser. Broadly captioned.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 13; Title 35; Title 39, Chapter 17; Title 45; Title 47; Title 66 and Section 67-4-409, relative to property.

**SB2759/HB2618 PROPERTY & HOUSING: Storage of possessions of tenant who has abandoned property.**

*Sponsors:* Sen. Akbari, Raumesh , Rep. Harris, Torrey  
*Summary:* Increases the required time a landlord must store the possessions of a tenant who has abandoned a property from no less than 30 days to no less than 45 days. Broadly captioned.  
*Fiscal Note:* (Dated February 3, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/07/22 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/16/22 - Set for House Business & Utilities Subcommittee 02/23/22.  
*Summary Or State:* Increases the required time a landlord must store the possessions of a tenant who has abandoned a property from no less than 30 days to no less than 45 days. Broadly captioned.  
*Summary:* Increases the required time a landlord must store the possessions of a tenant who has abandoned a property from no less than 30 days to no less than 45 days. Broadly captioned.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 29; Title 66 and Title 71, relative to landlords.

**SB2765/HB2831 PROPERTY & HOUSING: Landlord electronic mail requirements for tenant communication.**

*Sponsors:* Sen. Akbari, Raumesh , Rep. Thompson, Dwayne  
*Summary:* Requires a landlord subject to the Uniform Residential Landlord and Tenant Act to use a tenant's updated electronic mail address to deliver any required notifications. Broadly captioned.  
*Senate Status:* 02/07/22 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/07/22 - Caption bill held on House clerk's desk.  
*Summary Or State:* Requires a landlord subject to the Uniform Residential Landlord and Tenant Act to use a tenant's updated electronic mail address to deliver any required notifications. Broadly captioned.  
*Summary:* Requires a landlord subject to the Uniform Residential Landlord and Tenant Act to use a tenant's updated electronic mail address to deliver any required notifications. Broadly captioned.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 66, relative to property.

**SB2772/HB2467 TAXES PROPERTY: County trustee tax deposits - deadline extension.**

*Sponsors:* Sen. Rose, Paul , Rep. Hulsey, Bud  
*Summary:* Increases the amount of time for a county trustee's designated bank to provide evidence of taxes deposited into the trustee's account, from 3 to 5 days. Broadly captioned.  
*Fiscal Note:* (Dated February 2, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/07/22 - Referred to Senate State & Local Government Committee.  
*House Status:* 02/16/22 - Referred to House State Government Committee.  
*Summary Or State:* Increases the amount of time for a county trustee's designated bank to provide evidence of taxes deposited into the trustee's account, from 3 to 5 days. Broadly captioned.  
*Summary:* Increases the amount of time for a county trustee's designated bank to provide evidence of taxes deposited into the trustee's account, from 3 to 5 days. Broadly captioned.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 5; Title 8, Chapter 11; Title 66 and Title 67, relative to property taxes.

**SB2821/HB1721 TAXES PROPERTY: Tax relief for victims of certain natural disasters.**

*Sponsors:* Sen. Roberts, Kerry , Rep. Reedy, Jay  
*Summary:* Authorizes local governing bodies, by a two-thirds vote, to prorate the 2021 tax assessment for a homeowner's real property or business owner's personal property, if the property was damaged as a result of a FEMA certified disaster between August 20, 2021, and December 31, 2021. Expires on December 31, 2022.  
*Senate Status:* 02/07/22 - Referred to Senate State & Local Government Committee.  
*House Status:* 02/16/22 - Set for House Local Government Committee 02/22/22.  
*Summary Or State:* Authorizes local governing bodies, by a two-thirds vote, to prorate the 2021 tax assessment for a homeowner's real property or business owner's personal property, if the property was damaged as a result of a FEMA certified disaster between August 20, 2021, and December 31, 2021. Expires on December 31, 2022.  
*Summary:* Authorizes local governing bodies, by a two-thirds vote, to prorate the 2021 tax assessment for a homeowner's real property or business owner's personal property, if the property was damaged as a result of a FEMA certified disaster between August 20, 2021, and December 31, 2021. Expires on December 31, 2022.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5 and Title 67, Chapter 6, relative to tax relief for victims of certain natural disasters.

**SB2835/HB2242 PROPERTY & HOUSING: Nosing of stairs.**

*Sponsors:* Sen. Hensley, Joey , Rep. Ogles, Brandon  
*Summary:* Decreases the amount of time from 90 days to 75 days for the nosing of stairs to be modified after a public building is constructed, renovated, or purchased, as applicable. Broadly captioned.  
*Fiscal Note:* (Dated February 1, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/07/22 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/03/22 - Caption bill held on House clerk's desk.  
*Summary Or State:* Decreases the amount of time from 90 days to 75 days for the nosing of stairs to be modified after a public building is constructed, renovated, or purchased, as applicable. Broadly captioned.  
*Summary:* Decreases the amount of time from 90 days to 75 days for the nosing of stairs to be modified after a public building is constructed, renovated, or purchased, as applicable. Broadly captioned.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 68, relative to building codes.

**SB2840/HB2804 LOCAL GOVERNMENT: Signatures required on petition for annexation.**

*Sponsors:* Sen. Hensley, Joey , Rep. Warner, Todd  
*Summary:* Increases the percentage of signatures required from 20% to 30% to petition for a larger municipality to annex a smaller municipality. Broadly captioned.  
*Fiscal Note:* (Dated February 3, 2022) NOT SIGNIFICANT  
*Senate Status:* 02/07/22 - Referred to Senate State & Local Government Committee.  
*House Status:* 02/07/22 - Caption bill held on House clerk's desk.  
*Summary Or State:* Increases the percentage of signatures required from 20% to 30% to petition for a larger municipality to annex a smaller municipality. Broadly captioned.  
*Summary:* Increases the percentage of signatures required from 20% to 30% to petition for a larger municipality to annex a smaller municipality. Broadly captioned.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 6; Title 12; Title 13; Title 66 and Title 67, Chapter 5, relative to annexation.

**SB2846/HB2372 PROPERTY & HOUSING: Notice to HOA regarding change in contact info or transfer of ownership of property.**

*Sponsors:* Sen. Bailey, Paul , Rep. Russell, Lowell

*Summary:* Increases time, from 30 business days to 45 business days, within which a business entity that owns residential property must send notice to a homeowners' association that there has been a change in contact information or transfer of ownership of the property. Broadly captioned.

*Fiscal Note:* (Dated February 1, 2022) NOT SIGNIFICANT

*Senate Status:* 02/07/22 - Referred to Senate Commerce & Labor Committee.

*House Status:* 02/03/22 - Caption bill held on House clerk's desk.

*Summary Or State Summary:* Increases time, from 30 business days to 45 business days, within which a business entity that owns residential property must send notice to a homeowners' association that there has been a change in contact information or transfer of ownership of the property. Broadly captioned.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 13; Title 45; Title 47; Title 48; Title 56 and Title 66, relative to homeowners' associations.

**SB2849/HB2274 PROPERTY & HOUSING: Notification to operator regarding natural gas transmission pipeline.**

*Sponsors:* Sen. Bailey, Paul , Rep. Williams, Ryan

*Summary:* Increases from 10 to 14 days, the time period within which a developer must, beginning from the date of application for approval of a planned new residential or nonresidential development, notify the operator of a natural gas transmission pipeline that the development is located in whole or in part within 660 feet of the center point of the pipeline.

*Fiscal Note:* (Dated February 1, 2022) NOT SIGNIFICANT

*Senate Status:* 02/07/22 - Referred to Senate Commerce & Labor Committee.

*House Status:* 02/03/22 - Caption bill held on House clerk's desk.

*Summary Or State Summary:* Increases from 10 to 14 days, the time period within which a developer must, beginning from the date of application for approval of a planned new residential or nonresidential development, notify the operator of a natural gas transmission pipeline that the development is located in whole or in part within 660 feet of the center point of the pipeline.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 29, Chapter 17; Title 29, Chapter 16; Title 62; Title 65 and Title 66, relative to regulation of property development.

**SB2850/HB2434 PROPERTY & HOUSING: Redefines bed and breakfast establishment.**

*Sponsors:* Sen. Bailey, Paul , Rep. Farmer, Andrew

*Summary:* Redefines the meaning of "Bed and Breakfast," to include both private homes and single condominiums. Broadly captioned.

*Fiscal Note:* (Dated February 2, 2022) NOT SIGNIFICANT

*Senate Status:* 02/07/22 - Referred to Senate Commerce & Labor Committee.

*House Status:* 02/03/22 - Caption bill held on House clerk's desk.

*Summary Or State Summary:* Redefines the meaning of "Bed and Breakfast," to include both private homes and single condominiums. Broadly captioned.

*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 property.

**SB2853/HB1889 PROFESSIONS & LICENSURE: Continuing education requirement for licensure as real estate broker.**

*Sponsors:* Sen. Bailey, Paul , Rep. Keisling, Kelly

*Summary:* Exempts eligible real estate brokers from the continuing education requirements of completing 120 hours of education, and 16 hours of real estate education every two years. Permits eligibility to those who are in good standing with the commission, have been licensed for a period of 10 or more years, and have completed a minimum of 200 hours of continuing education in real estate courses at an approved university by the commission.

*Fiscal Note:* (Dated January 30, 2022) NOT SIGNIFICANT

*Senate Status:* 02/07/22 - Referred to Senate Commerce & Labor Committee.

*House Status:* 01/26/22 - Referred to House Business & Utilities Subcommittee.

*Summary Or State Summary:* Exempts eligible real estate brokers from the continuing education requirements of completing 120 hours of education, and 16 hours of real estate education every two years. Permits eligibility to those who are in good standing with the commission, have been licensed for a period of 10 or more years, and have completed a minimum of 200 hours of continuing education in real estate courses at an approved university by the commission.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 13, Part 3, relative to continuing education requirements.