



#### 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.  
**Position:** Monitor

#### SB2922/HB2904 LOCAL GOVERNMENT: Lewisburg - changes regarding public utility systems.

**Sponsors:** Sen. Reeves, Shane , Rep. Warner, Todd  
**Summary:** Local bill for Lewisburg that grants the City of Lewisburg the power to make various changes regarding public utility systems, telecommunications systems, public infrastructure, and impose fees from new land developments by ordinance. Amends Chapter 36 of the Private Acts of 1961, as amended.  
**Senate Status:** 03/21/22 - Local bill held on Senate clerk's desk.  
**House Status:** 03/29/22 - Failed in House Local Government Committee.  
**Position:** Oppose

#### 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:** 03/15/22 - Taken off notice in Senate Commerce & Labor Committee.  
**House Status:** 01/26/22 - Referred to House Business & Utilities Subcommittee.  
**Position:** Oppose

#### 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.  
**Amendment:** Senate Commerce & Labor Committee amendment 1, House Commerce Committee amendment 1 (015712) creates the Residential Amenities Sharing Act, which bans local governing bodies from prohibiting the use of a property as a residential amenities sharing unit, unless the unit has been in violation of a generally applicable local law. Allows local governing bodies to regulate residential amenities sharing unit providers by requiring registration, an annual fee, liability insurance, and the enforcement of generally applicable local laws and bylaws. Allows for a local governing body to maintain a website that lists addresses of each residential amenities sharing unit. States that pools on the property of residential amenities sharing units are not subject to the Hotel and Public Swimming Pool Inspection Act. Specifies this legislation does not apply to property under the Short-Term Rental Unit Act, a local governing body regulation of the rental of residential property other than short-term rental units that was in effect before the effective date of this act, or contracts or agreements between or among individuals or private entities related to the use of or restrictions upon real property.  
**Fiscal Note:** (Dated February 2, 2022) NOT SIGNIFICANT  
**Senate Status:** 03/15/22 - Senate Commerce & Labor Committee recommended with amendment 1 (015712). Sent to Senate Calendar Committee.  
**House Status:** 03/30/22 - Set for House Local Government Committee 04/05/22.  
**Position:** Monitor

#### 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.  
**Amendment:** Senate Commerce & Labor Committee amendment 1, House Local Government Committee amendment 1 (015089) prohibits regional and municipal planning commissions (Planning Commissions) from requiring an owner of private property to dedicate real property to the public or pay money to a public entity in an amount that is determined on an individual and discretionary basis, unless there is an essential nexus between the dedication or payment and a legitimate local governmental interest, and the dedication or payment is roughly proportional both in nature and extent to the impact of the proposed use or development of the property. Requires that regulations adopted by such Planning Commissions include the aforementioned prohibition. Authorizes an owner of private property required to make a dedication or pay money in violation of this prohibition to seek relief through a common law writ of certiorari in chancery court.  
**Fiscal Note:** (Dated February 1, 2022) NOT SIGNIFICANT  
**Senate Status:** 03/15/22 - Senate Commerce & Labor Committee recommended with amendment 1 (015089). Sent to Senate Calendar Committee.  
**House Status:** 03/30/22 - Set for House Finance, Ways & Means Subcommittee 04/06/22.

Position: Monitor

**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:* 03/15/22 - Taken off notice in Senate Commerce & Labor Committee.

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

*Position:* Monitor

**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:* 03/15/22 - Taken off notice in Senate State & Local Government Committee.

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

*Position:* Monitor

**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.

*Amendment Summary:* Senate Commerce & Labor Committee amendment 1, House amendment 1 (014399) deletes all language after the enacting clause and substitutes that provisions for multi-level commercial and residential structures relative to mitigating structural collapse that may result from explosive devices, including, but not limited to, methods to deter entry into a structure by a motor vehicle must be included with state fire marshal shall, in conjunction with the department of safety, promulgating rules in accordance with this act. Requires the rules must be promulgated in accordance with the Uniform Administrative Procedures Act.

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

*Senate Status:* 03/15/22 - Senate Commerce & Labor Committee recommended with amendment 1 (014399). Sent to Senate Calendar Committee.

*House Status:* 03/28/22 - House passed with amendment 1 (014399).

*Position:* Monitor

**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.

*Amendment Summary:* House Local Government Committee amendment 1 (013693) authorizes local governing bodies, by a two-thirds vote, to prorate tax year 2021 assessments for real personal, commercial, and industrial property and tangible personal property demolished, destroyed, or substantially damaged in a Federal Emergency Management Agency (FEMA) certified disaster occurring between August 20, 2021 and December 31, 2021. Deletes provision on December 31, 2022. Increases, from \$2,500 to \$3,500, the maximum amount of sales and use tax refund for natural disaster claimants for a federally declared natural disaster that occurred on or about August 21, 2021 in Humphreys County. Establishes that purchases of major appliances, residential furniture, or residential building supplies used in a claimant's secondary residence that was damaged or destroyed as a result of the natural disaster are also eligible for the sales and use tax refund, in addition to those used in the claimant's primary residence.

*Fiscal Note:* (Dated January 24, 2022) FISCAL IMPACT: Decrease Local Revenue \$1,100/Cheatham County/FY22-23/Permissive \$1,100/Decatur County/FY22-23/Permissive \$1,100/Dickson County/FY22-23/Permissive \$1,100/Dyer County/FY22-23/Permissive \$1,100/Gibson County/FY22-23/Permissive \$1,200/Lake County/FY22-23/Permissive \$1,100/Obion County/FY22-23/Permissive \$1,100/Stewart County/FY22-23/Permissive \$1,200/Weakley County/FY22-23/Permissive

*Senate Status:* 03/30/22 - Set for Senate State & Local Government Committee 04/05/22.

*House Status:* 03/02/22 - House Finance Subcommittee placed behind the budget.

*Position:* Support

**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.

*Amendment Summary:* Senate State & Local Government Committee amendment 1, House amendment 1 (013395) authorizes a county trustee (Trustee) to accept prepayments of property taxes (Prepayments) in addition to partial payments of property taxes (Partial Payments) and specifies that such payments shall be held by the Trustee in a designated revenue account. Requires a Trustee to file a plan with the Comptroller of the Treasury prior to the acceptance of any Prepayment. Provides that the delinquent date for property taxes and interest applicable to such taxes is not affected by the application of a prepayment system, and that if a Prepayment is accepted, it is non-refundable and does not release the tax lien on the property upon which the taxes were assessed. Removes the requirement for a county legislative body to adopt a resolution by two-thirds vote and certify a copy of said resolution to the Secretary of State.

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

*Senate Status:* 03/22/22 - Senate State & Local Government Committee recommended with amendment 1 (013395). Sent to Senate Calendar Committee.

*House Status:* 03/14/22 - House passed with amendment 1 (013395).

*Position:* Monitor

**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.

*Fiscal Note:* (Dated February 24, 2022) NOT SIGNIFICANT

*Senate Status:* 03/15/22 - Taken off notice in Senate Commerce & Labor Committee.

*House Status:* 03/15/22 - Taken off notice in House Property & Planning Subcommittee.

*Position:* Support

**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:* 03/15/22 - Taken off notice in Senate Commerce & Labor Committee.

*House Status:* 03/16/22 - Taken off notice in House Business & Utilities Subcommittee.

*Position:* Monitor

**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.

**Amendment**

**Summary:** House Criminal Justice Subcommittee Amendment 1 (013914) raises the penalty for fraudulent defiling from a class E felony to a class D felony. Creates an opportunity to set in place a framework for a statewide property fraud alert program to combat property and mortgage fraud. Outlines that a county office of register of deeds has the option to implement this program if they choose to allocate the general funds for it.

**Fiscal Note:** (Dated February 7, 2022) NOT SIGNIFICANT

**Senate Status:** 03/15/22 - Taken off notice in Senate Commerce & Labor Committee.

**House Status:** 03/23/22 - Taken off notice in House Criminal Justice Committee.

**Position:** Monitor

#### 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:** 03/08/22 - Senate Commerce & Labor Committee deferred to 03/15/22.

**House Status:** 03/15/22 - Taken off notice in House Civil Justice Subcommittee.

**Position:** Monitor

#### 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:** 03/15/22 - Taken off notice in Senate Commerce & Labor Committee.

**House Status:** 03/02/22 - Failed in House Business & Utilities Subcommittee after adopting amendment 1 (013674).

**Position:** Monitor

#### SB2622/HB2740 **AGRICULTURE: Categorization of construction for dairy creameries and slaughterhouses.**

**Sponsors:** Sen. Niceley, Frank , Rep. Holsclaw, Jr., John

**Summary:** Exempts the construction and operation of dairy creameries, milk bottling plants, and slaughterhouses killing 100 animal units or less per week from local zoning requirements when located on agriculture land.

**Amendment**

**Summary:** House Agriculture & Natural Resources Committee amendment 1 (015252) prohibits a municipality or corporation from issuing a bond for a project located in an industrial park in which the siting of an agricultural processing operation that complies with all applicable environmental and food safety laws, rules, and regulations is prohibited. Defines the parameters of "agricultural processing operation," which includes, but is not limited to, a slaughterhouse, meat processing facility, winery, dairy bottler, and creamery. Senate State & Local Government Committee amendment 1 (016071) exempts from local zoning requirements the construction and operation of certain custom slaughterers (Slaughterers) or commercial slaughterhouses (Slaughterhouses) that are subject to inspection under the federal Meat Inspection Act. Authorizes certain operators of Slaughterers or Slaughterhouses to process both animals that are raised on the same premises as the Slaughterer or Slaughterhouse and animals that are delivered from other premises. Authorizes certain operators of Slaughterhouses to offer for retail sale to the public meat from animals processed at the Slaughterhouse. Exempts the following counties: Davidson, Shelby, Hamilton, and Knox.

**Fiscal Note:** (Dated February 17, 2022) NOT SIGNIFICANT

**Senate Status:** 03/22/22 - Senate State & Local Government Committee recommended with amendment 1 (016071). Sent to Senate Calendar Committee.

**House Status:** 03/30/22 - Set for House Local Government Committee 04/05/22.

**Position:** Oppose

#### 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:** 03/15/22 - Taken off notice in Senate State & Local Government Committee.

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

**Position:** Monitor

#### 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.

**Amendment**

**Summary:** Senate State & Local Government amendment 1, House Property & Planning Subcommittee Amendment 1 (014789) allows owners of real property used primarily for agricultural purposes who reside in territory previously by ordinance to petition the municipality to deannex such property if it lies within 1 mile of existing municipal boundaries. Requires the municipality to determine debts owed within 30 days upon receiving the petition for deannexation. Specifies where municipalities retain jurisdiction.

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

**Senate Status:** 03/30/22 - Set for Senate State & Local Government Committee 04/05/22.

**House Status:** 03/30/22 - Set for House Local Government Committee 04/05/22.

**Position:** Monitor

#### 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.

**Fiscal Note:** (Dated February 23, 2022) NOT SIGNIFICANT

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

**House Status:** 03/15/22 - Taken off notice in House Department & Agencies Subcommittee.

**Position:** Monitor

#### 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).

**Fiscal Note:** (Dated March 5, 2022) NOT SIGNIFICANT

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

*House Status:* 03/09/22 - Taken off notice in House Children & Family Affairs Subcommittee.  
*Position:* Monitor

**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.  
*Amendment Summary:* House amendment 1 (015069) revises the conditions for remote work under this bill to clarify that access to "licensee" platforms, instead of "company" platforms must be in accordance with the licensee's security plan; to require that data, in addition to customer interactions and conversations about consumers, be in compliance with federal law; and to require that the licensee's principal place of business, instead of the corporate headquarters, be designated as the originator's licensed location. This amendment also deletes the following three of the conditions that were specified in this bill: (1) The employee working at the remote location must access the company's secure systems, including a cloud-based system, directly from an out-of-office device, 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 and requires passwords or other forms of authentication to access; (2) The licensee ensures that appropriate security updates, patches, or other alterations to the security of all devices used by the employee at the remote location are installed and maintained; and (3) The licensee has the ability to remotely lock or erase company-related contents of any device described above in (1) or otherwise remotely limit all access to a company's secure systems.  
*Fiscal Note:* (Dated February 18, 2022) NOT SIGNIFICANT  
*Senate Status:* 03/21/22 - Senate passed.  
*House Status:* 03/14/22 - House passed with amendment 1 (015069).  
*Executive Status:* 03/28/22 - Sent to governor.  
*Position:* Monitor

**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.  
*Amendment Summary:* House amendment 1 (014411) changes the filing deadline for an application under this bill from "three calendar days after March 9, 2022" to "three calendar days after March 30, 2022."  
*Fiscal Note:* (Dated February 10, 2022) NOT SIGNIFICANT  
*Senate Status:* 03/23/22 - Senate State & Local Government Committee recommended with amendments 1 and 2. Sent to Senate Calendar Committee.  
*House Status:* 02/28/22 - House passed with amendment 1 (014411).  
*Position:* Monitor

**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.  
*Fiscal Note:* TENNESSEE GENERAL ASSEMBLY FISCAL REVIEW COMMITTEE FISCAL NOTE HB 2639 - SB 2490 March 16, 2022 SUMMARY OF BILL: Increases, from five acres to six acres, the maximum size of realproperty that is eligible for the property tax freeze program. FISCAL IMPACT: Decrease Local Revenue \$38,500/FY22-23 and Subsequent Years  
*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.  
*Position:* Monitor

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

*Sponsors:* Sen. Lundberg, Jon , Rep. Vaughan, Kevin  
*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.  
*Amendment Summary:* Senate Commerce & Labor Committee amendment 1, House Commerce Committee amendment 1 (013742) deletes all the language after the enacting clause and substitutes the creation of the "Tennessee Broadband Investment Maximization Act of 2022" which is the intent of the general assembly to 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. Allows the exemption from the sales and use tax imposed by this chapter purchases and leases of all equipment, machinery, software, ancillary components, appurtenances, accessories, or other infrastructure that is used in whole or in part to provide broadband communication services and internet services.  
*Fiscal Note:* (Dated February 25, 2022) Decrease State Revenue - Exceeds \$25,000,000/FY22-23 Exceeds \$50,000,000/Each Year FY23-24 through FY27-28 Exceeds \$25,000,000/FY28-29. Decrease Local Revenue - Exceeds \$9,000,000/FY22-23/Permissive Exceeds \$18,000,000/Each Year FY23-24 through FY27-28/Permissive Exceeds \$9,000,000/FY28-29/Permissive. Other Fiscal Impact - A precise increase in state revenue from payment of Franchise & Excise taxes by rural electric cooperatives providing broadband service outside their current service area and from such cooperatives obtaining alarm contractor certification or licensure cannot reasonably be determined. Passage of this legislation could result in an estimated \$1,300,000,000 in potentially taxable expenditures in the state becoming tax exempt.  
*Senate Status:* 03/01/22 - Senate Commerce & Labor Committee recommended with amendment 1 (013742). Sent to Senate Finance.  
*House Status:* 03/16/22 - House Finance Subcommittee placed behind the budget.  
*Position:* Monitor

**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:* 03/08/22 - Taken off notice in Senate Commerce & Labor Committee.  
*House Status:* 03/08/22 - Failed in House Civil Justice Subcommittee due to the lack of a second motion.  
*Position:* Monitor

**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.  
*Fiscal Note:* (Dated February 27, 2022) Increase State Expenditures \$1,913,200/FY22-23/Tennessee Public Utility Commission \$1,412,200/FY23-24 and Subsequent Years/ Tennessee Public Utility Commission \$400,000/FY27-28 and Every Five Years Thereafter/ Tennessee Public Utility Commission Other Fiscal Impact The Tennessee Public Utility Commission is a self-funded entity. To the extent fees cannot be increased to cover the required expenditures, it is assumed funding from the General Fund will be necessary; however, the extent of such funding cannot be determined.  
*Senate Status:* 03/08/22 - Taken off notice in Senate Commerce & Labor Committee.

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

**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.  
**Fiscal Note:** (Dated March 3, 2022) Decrease State Revenue Net Impact \$83,467,400/FY22-23 and Subsequent Years Increase Local Revenue \$75,859,100/FY22-23 and Subsequent Years  
**Senate Status:** 03/08/22 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation.  
**House Status:** 02/08/22 - Referred to House Finance, Ways & Means Subcommittee.  
**Position:** Support

**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.  
**Amendment Summary:** Senate amendment 1 (013413) exempts from civil liability any owner, tenant, or lessee for injuries to a person that occur when the person is on the land of such owner, tenant, or lessee without paying the valuable consideration for use of such land for the purpose of entering or exiting from or using a public greenway, unless such injuries were caused by the gross negligence or willful and wanton misconduct of the owner, tenant, or lessee. Establishes that such release from liability applies regardless of whether the person had obtained permission from the owner, tenant, or lessee to use the land for the purpose entering or exiting from or using a public greenway.  
**Fiscal Note:** (Dated February 3, 2022) NOT SIGNIFICANT  
**Senate Status:** 03/03/22 - Senate passed with amendment 1 (013413).  
**House Status:** 03/21/22 - House passed.  
**Executive Status:** 03/29/22 - Sent to governor.  
**Position:** Monitor

**SB2433/HB2183 TAXES GENERAL: New database for tracking tax liens.**

**Sponsors:** Sen. Johnson, Jack , Rep. Lamberth, William  
**Summary:** Allows the department of revenue to establish and maintain a public database available over the internet known as the state tax lien registry for purposes of recording state tax lien notices. This act does not invalidate a lien filed by the department with a county register of deeds prior to the effective date of this act, which is January 1, 2023. Part of Administration Package.  
**Fiscal Note:** (Dated February 19, 2022) Increase State Expenditures Net Impact \$60,000/FY22-23 Decrease State Expenditures \$180,000/FY23-24 and Subsequent Years The Governors proposed budget for FY22-23, on Page A-33, recognizes a one- time increase in state expenditures from the General Fund in the amount of \$150,000.  
**Senate Status:** 03/10/22 - Senate passed.  
**House Status:** 03/02/22 - Taken off notice in House Finance, Ways & Means Subcommittee.  
**Position:** Monitor

**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.  
**Amendment Summary:** Senate amendment 1, House Criminal Justice Committee amendment 1 (014658) authorizes the Tennessee Emergency Management Agency (TEMA) to use unmanned aircraft systems (UASs) to capture images for the emergency management purposes including surveying the scene of a catastrophe or other damage to determine whether a state of emergency should be declared, coordinating a disaster response, and conducting preliminary damage assessments of real property and infrastructure following a disaster. Establishes that any image collected or obtained by TEMA through the use of a drone for the purpose of damage assessment may be retained by the Agency for no longer than one year, or, if the disaster is declared a major disaster by the President of the United States, for the retention period required by the Federal Emergency Management Agency for data related to damage assessment. All images captured for any other purposes must be deleted within 15 business days.  
**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:** 03/31/22 - Senate passed with amendment 1 (014658), which authorizes the Tennessee Emergency Management Agency (TEMA) to use unmanned aircraft systems (UASs) to capture images for the emergency management purposes including surveying the scene of a catastrophe or other damage to determine whether a state of emergency should be declared, coordinating a disaster response, and conducting preliminary damage assessments of real property and infrastructure following a disaster. Establishes that any image collected or obtained by TEMA through the use of a drone for the purpose of damage assessment may be retained by the Agency for no longer than one year, or, if the disaster is declared a major disaster by the President of the United States, for the retention period required by the Federal Emergency Management Agency for data related to damage assessment. All images captured for any other purposes must be deleted within 15 business days.  
**House Status:** 03/30/22 - Set for House Finance, Ways & Means Committee 04/05/22.  
**Position:** Monitor

**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.  
**Fiscal Note:** (Dated March 2, 2022) NOT SIGNIFICANT  
**Senate Status:** 03/30/22 - Set for Senate State & Local Government Committee 04/05/22.  
**House Status:** 03/09/22 - Taken off notice in House Public Service Subcommittee.  
**Position:** Monitor

**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.  
**Amendment Summary:** Senate Judiciary Committee amendment 1, House Criminal Justice Committee amendment 1 (013913) adds certain aggravated criminal littering convictions to the list of offenses for which a homeowners' or neighborhood association may seek an injunction or restraining order prohibiting a repeat offender from entering the boundaries of the residential area.  
**Fiscal Note:** (Dated February 16, 2022) NOT SIGNIFICANT  
**Senate Status:** 03/29/22 - Senate Judiciary Committee recommended with amendment 1 (013913). Sent to Senate Calendar Committee.  
**House Status:** 03/31/22 - Set for House Floor on 04/04/22.  
**Position:** Monitor

**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.

*Position:* Oppose

#### **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.

*Fiscal Note:* (Dated February 24, 2022) NOT SIGNIFICANT.

*Senate Status:* 02/03/22 - Referred to Senate Judiciary Committee.

*House Status:* 03/15/22 - Taken off notice in House Property & Planning Subcommittee.

*Position:* Monitor

#### **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:* 02/22/22 - Failed in House Property & Planning Subcommittee.

*Position:* Oppose

#### **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:* 03/15/22 - Taken off notice in Senate Commerce & Labor Committee.

*House Status:* 03/09/22 - Taken off notice in House Business & Utilities Subcommittee.

*Position:* Monitor

#### **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:* 03/02/22 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.

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

*Position:* Monitor

#### **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:* 03/08/22 - Taken off notice in Senate Commerce & Labor Committee.

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

*Position:* Monitor

#### **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:* 03/08/22 - Taken off notice in Senate Commerce & Labor Committee.

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

*Position:* Monitor

#### **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.

*Position:* Oppose

#### **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.).

*Amendment* Senate Judiciary Committee amendment 1, House Children and Family Affairs Subcommittee amendment 1 (015819) enacts the Uniform Partition of Heirs Property Act.  
*Summary:* Establishes numerous requirements governing the process by which heirs' real property may be partitioned.  
*Fiscal Note:* (Dated March 5, 2022) NOT SIGNIFICANT  
*Senate Status:* 03/29/22 - Senate Judiciary Committee recommended with amendment 1 (015819). Sent to Senate Calendar Committee.  
*House Status:* 03/30/22 - Set for House Civil Justice Committee 04/06/22.  
*Position:* Monitor

**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.).  
*Amendment* Senate amendment 1, House Civil Justice Committee amendment 1 (014900) makes various changes and additions to this bill, as follows: (1) Adds, for purposes of the provisions described in (4) of the Bill Summary, that if the person entitled to the trust property is the trustee of another trust, or the successor trustee of the same trust, and there is a vacancy in the office of that trustee, then the otherwise applicable provisions of the Tennessee Uniform Trust Code apply; (2) Deletes the provisions described in (5) of the Bill Summary; (3) Deletes the present law requirement that a special purpose entity provide a copy of the annual report that it files with the secretary of state to the department of financial institutions; (4) Changes the period within which a special purpose entity must provide notice to the department and pay the \$1,000 fee in order to be exempt from certain provisions of present law concerning banks and financial institutions from "within 30 days of beginning operations as a trust protector or trust advisor" to "on or before the date that is 60 days after the date on which the entity's initial formation documents are filed with the secretary of state". This amendment also changes some of the content requirements for such notice; (5) Deletes the present law requirement that a special purpose entity submit to the department an annual fee of \$1,000, an updated list of the name of the corporate trustee for each separate trust for which such entity is engaged as a trust protector or trust advisor, and a certification concerning the status of the corporate trustee and special purpose entity; and (6) Adds that an entity that fails to meet any of the requirements to be a special purpose entity is not authorized to act as a special purpose entity in this state; provided, that an entity that meets all of the requirements other than the notice and fee requirements will be deemed to be a special purpose entity if the entity provides the notice and fee to the department on or before August 1, 2022.  
*Fiscal Note:* (Dated February 24, 2022) NOT SIGNIFICANT  
*Senate Status:* 03/17/22 - Senate passed with amendment 1 (014900).  
*House Status:* 03/31/22 - Set for House Floor on 04/04/22.  
*Position:* Monitor

**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:* 03/15/22 - Taken off notice in Senate State & Local Government Committee.  
*House Status:* 03/02/22 - Referred to House Property & Planning Subcommittee.  
*Position:* Monitor

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

*Sponsors:* Sen. Gardenhire, Todd , Rep. Smith, Robin - RESIGNED 03-07-22  
*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.  
*Amendment* House Civil Justice Committee amendment 1 (013992) deletes everything after the enacting clause and substitutes that after the expiration of one year from the date of the decedent's death, a will when duly proven, whether of a resident or nonresident decedent, may be admitted to probate for the limited purpose of establishing a muniment of title to real and personal property, without the necessity of granting letters testamentary or otherwise proceeding with administration. Allows a petition based on a will to establish muniment of title to real or personal property and allows the court to place restrictions on the transfer of property or sale proceeds to protect the interests of the beneficiaries, heirs at law, creditors, and the bureau of TennCare.  
*Fiscal Note:* (Dated February 11, 2022) Increase Local Expenditures - \$1,103,600/FY22-23 and Subsequent Years.  
*Senate Status:* 03/01/22 - Senate Judiciary Committee recommended. Sent to Senate Finance.  
*House Status:* 03/02/22 - House Civil Justice Committee deferred to summer study after adopting amendment 1 (013992).  
*Position:* Monitor

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

*Sponsors:* Sen. Bell, Mike , Rep. Curcio, Michael  
*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.  
*Amendment* House Civil Justice Subcommittee amendment 1 (015409) requires a public entity that enacts or enforces a new land use regulation that restricts or prohibits uses of a parcel of private real property to provide compensation to the private property owner if that restriction has caused a loss of at least 10% in fair market value. Allows a private property owner to demand compensation by written notice by certified mail to the chief executive officer of the public entity and must include a written appraisal or other evidence of a loss in market value. Requires the public entity to remove the regulation, provide compensation, or deny the compensation within 180 days of written notice. Provides the owner a cause of action against the public entity in the local circuit court if the entity continues to enforce the regulation or denies compensation after the 180 days of written notice.  
*Fiscal Note:* (Dated February 25, 2022) Increase Local Expenditures Exceeds \$50,000/FY22-23 and Subsequent Years\*. Other Fiscal Impact - Due to multiple unknown factors, the extent of any additional impacts on local government revenue and expenditures cannot be reasonably determined.  
*Senate Status:* 03/30/22 - Set for Senate Judiciary Committee 04/06/22.  
*House Status:* 03/30/22 - Set for House Civil Justice Committee 04/06/22.  
*Position:* Support

**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:* 03/09/22 - Taken off notice in House Banking & Consumer Affairs Subcommittee.  
*Position:* Monitor

**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.  
*Position:* Monitor

**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.  
*Position:* Monitor

**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.  
*Amendment* House amendment 1 (014371) clarifies that a deed that contains language evidencing an intent to convey a deed in fee with general warranty must be taxed as a transfer of a freehold estate and specifies that the recordation tax provisions do not affect the validity of the underlying transfer or conveyance.  
*Summary:*  
*Fiscal Note:* (Dated February 18, 2022) NOT SIGNIFICANT  
*Senate Status:* 03/31/22 - Senate passed.  
*House Status:* 03/17/22 - House passed with amendment 1 (014371).  
*Executive Status:* 03/31/22 - Sent to the speakers for signatures.  
*Position:* Monitor

**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.  
*Amendment* Senate amendment 1 (015738) prohibits a political subdivision from restricting, prohibiting, or otherwise impairing the development and implementation of the types or sources of energy that may be used, delivered, converted, or supplied by specified entities. Voids local action if such action is, or acts as: a de facto prohibition of the siting, or a restriction, prohibition, or impairment of construction, expansion, or maintenance, of energy, industrial or related transportation infrastructure; regulation or enforcement of safety standards for pipeline facilities or pipeline transportation; a moratorium, or a categorical prohibition, of the siting, construction, expansion, or maintenance of energy, industrial, or related transportation infrastructure; or a prohibition or restriction on the ability of a distributor, retailer, wholesaler, or other energy or industrial infrastructure entity to exercise its rights related to the siting of energy infrastructure or related industrial infrastructure. House Commerce Committee amendment 1 (016609) prohibits a political subdivision from prohibiting the development and implementation of the types or sources of energy that may be used, delivered, converted, or supplied by specified entities. Voids local action if such action is, or acts as: a de facto prohibition of the siting, or a prohibition of construction, expansion, or maintenance, of energy, industrial or related transportation infrastructure; regulation or enforcement of safety standards for pipeline facilities or pipeline transportation; or a prohibition on the ability of a distributor, retailer, wholesaler, or other energy or industrial infrastructure entity to exercise its rights related to the siting of energy infrastructure or industrial infrastructure.  
*Summary:*  
*Fiscal Note:* (Dated February 25, 2022) Increase State Expenditures Exceeds \$950,000/FY22-23  
*Senate Status:* 03/24/22 - Senate passed with amendment 1 (015738).  
*House Status:* 03/30/22 - Set for House Finance, Ways & Means Subcommittee 04/06/22.  
*Position:* Monitor

**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.  
*Fiscal Note:* (Dated February 25, 2022) NOT SIGNIFICANT  
*Senate Status:* 03/08/22 - Taken off notice in Senate Commerce & Labor Committee.  
*House Status:* 02/07/22 - Referred to House Business & Utilities Subcommittee.  
*Position:* Oppose

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

*Sponsors:* Sen. Haile, Ferrell , Rep. Jernigan, Darren  
*Summary:* Reorganizes and revises various provisions governing blasting. The revisions are as follows: (1) Present law provides that blasting operations without instrumentation are considered as being within the limits set forth in the law, if such blasting operations are conducted in accordance with blasting standards set out in statute (the statute establishes peak velocity limits and other specifications) and such other rules and regulations as may be promulgated by the department. This bill removes this provision; (2) Present law contains a peak particle velocity limit table and provides that in lieu of utilizing the table, a blaster has the option to utilize a graph contained in present law to limit peak particle velocity based upon the frequency of the blast vibration. This bill replaces the tables in present law with the graph and specifies that, generally, the maximum ground vibration may not exceed the limitations specified in the graph to limit peak particle velocity based upon the frequency of the blast vibration; (3) Under present law, a person holding a limited blaster's registration is prohibited from conducting a blasting operation in which more than five pounds total of explosives are used in a blast. This bill specifies that this provision applies to surface blasting operations and adds a prohibition on such a person using explosives as a blaster in underground mining operation; and (4) Present law provides for, a 12-member advisory council on the commercial explosives industry, with members appointed by the commissioner of commerce and insurance. Membership includes manufacturers, distributors and users of commercial explosives who are engaged in commercial mining, construction and demolition activities. A minimum of six members must be registered blasters and three members must be representatives from other interested agencies. Members serve three-year terms. Adds that the industry members of the council will elect a chair of the advisory council for three-year term (11 pp.).  
*Amendment* Senate amendment 1 (015023) revises a present law provision regarding notice of blasting. Under present law, whenever blasting operations are to be conducted within 100 feet of any pipeline distributing liquefied or liquid petroleum or manufactured, mixed or natural gas, the person who will conduct such blasting operations must notify the department of commerce and insurance and the utility company having control of such pipeline at least three full working days, except Sundays and holidays, prior to blasting. Whenever blasting operations are to be conducted on a single project for a period of more than one day, a single notification of intention constitutes compliance with this requirement. This amendment revises the above provision so that it applies to blasting within 100 feet of a pipeline distributing manufactured, mixed, or natural gas, and to blasting within 200 feet of an interstate pipeline distributing liquefied or liquid petroleum.  
*Summary:*  
*Fiscal Note:* (Dated January 30, 2022) NOT SIGNIFICANT  
*Senate Status:* 03/14/22 - Senate passed with amendment 1 (015023).  
*House Status:* 03/31/22 - House passed.  
*Executive Status:* 03/31/22 - Sent to the speakers for signatures.  
*Position:* Monitor

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

*Sponsors:* Sen. Jackson, Ed , Sen. 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.  
*Position:* Oppose

**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:* 03/15/22 - Taken off notice in House Property & Planning Subcommittee.  
*Position:* Oppose

**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:* 02/28/22 - Senate passed.  
*House Status:* 03/17/22 - House passed.  
*Executive Status:* 03/31/22 - Signed by governor.  
*Position:* Monitor

**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:* 03/21/22 - Senate passed.  
*House Status:* 03/28/22 - House passed.  
*Executive Status:* 03/28/22 - Sent to the speakers for signatures.  
*Position:* Monitor

**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:* 03/24/22 - Senate passed.  
*House Status:* 03/17/22 - House passed.  
*Executive Status:* 03/31/22 - Sent to governor.  
*Position:* Support

**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.  
*Amendment Summary:* Senate amendment 1 (014093) adds a requirement that, prior to approval of financing on a leasehold owned by this state or a local government, but leased to a privately owned entity (such as an industrial housing development corporation or housing authority), the consent of this state or the local government must be obtained. A change to the leasehold must be approved by this state or the local government, as applicable. This amendment also requires that the state or a local government must be held harmless if the privately owned entity to which the leasehold is leased defaults on a financing agreement for a leasehold changed in accordance with this amendment.  
*Fiscal Note:* (Dated February 19, 2022) NOT SIGNIFICANT  
*Senate Status:* 03/10/22 - Senate passed with amendment 1 (014093).  
*House Status:* 03/28/22 - House passed.  
*Executive Status:* 03/28/22 - Sent to the speakers for signatures.  
*Position:* Monitor

**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:* 03/21/22 - Senate passed.  
*House Status:* 03/28/22 - House passed.  
*Executive Status:* 03/28/22 - Sent to the speakers for signatures.  
*Position:* Monitor

**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.  
*Amendment Summary:* House Agriculture & Natural Resources Subcommittee amendment 1 (013718) defines the term reclaim as filling a previously evacuated area and the term site as an excavation area or pit, mine, quarry or other previously excavated area.  
*Fiscal Note:* (Dated February 19, 2022) NOT SIGNIFICANT  
*Senate Status:* 03/02/22 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.  
*House Status:* 03/08/22 - Taken off notice in House Agriculture & Natural Resources Subcommittee.  
*Position:* Monitor

**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.  
*Amendment Summary:* Senate amendment 1 (016028) authorizes an offeree to cancel without penalty a contract or agreement that was entered into as the result of an unsolicited offer to purchase the offeree's real property that was sent through the mail. Requires a sworn affidavit executed by the offeree contemporaneously with the offeree's execution of the deed and other documents of conveyance of the title for the offeree's right of cancellation to be waived. Any such affidavit is conclusive evidence of an offeree's waiver of the right to cancellation. Establishes a violation of such is an unfair and deceptive act or practice under the Consumer Protection Act of 1977.  
*Fiscal Note:* (Dated January 27, 2022) NOT SIGNIFICANT  
*Senate Status:* 03/31/22 - Senate deferred to 04/07/22.  
*House Status:* 02/24/22 - House passed.  
*Position:* Monitor

**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.  
*Amendment Summary:* House amendment 1 (014321) removes requirements that an administrative judge or hearing officer make or hear a motion prior to deciding a procedural question of law or directing parties to appear for a prehearing conference. Authorizes the director of the Administrative Procedures Division (Division) of the Secretary of State's (SOS) office to issue subpoenas on behalf of an administrative judge employed by the SOS. Authorizes administrative hearings to be conducted by audio-visual means under certain circumstances. Specifies that records are not required to be made of prehearing conferences. Prohibits a petition for reconsideration of a final order from becoming a final order by operation of law when no party timely filed a petition for reconsideration of an initial order or when the petition for reconsideration of an initial order was denied. Allows a final order to be delivered to a party or a party's attorney by electronic means. Removes the requirement that the Division maintain a pool of court reporters for agency administrative hearing proceedings before certain licensing boards.  
*Fiscal Note:* (Dated February 11, 2022) NOT SIGNIFICANT.  
*Senate Status:* 03/31/22 - Senate passed.  
*House Status:* 03/14/22 - House passed with amendment 1 (014321).  
*Executive Status:* 03/31/22 - Sent to the speakers for signatures.  
*Position:* Monitor

**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.  
*Fiscal Note:* (Dated February 22, 2022) NOT SIGNIFICANT  
*Senate Status:* 03/14/22 - Senate passed.  
*House Status:* 03/21/22 - House passed.  
*Executive Status:* 03/29/22 - Sent to governor.  
*Position:* Monitor

**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:* 02/28/22 - Senate passed.  
*House Status:* 03/07/22 - House passed.  
*Executive Status:* 03/18/22 - Signed by governor.  
*Position:* Support

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

*Sponsors:* Sen. Kyle, Sara , Sen. 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.  
*Fiscal Note:* TENNESSEE GENERAL ASSEMBLY FISCAL REVIEW COMMITTEE FISCAL NOTE HB 1972 - SB 1926 March 23, 2022SUMMARY OF BILL: Requires that petitions to reclassify property under local zoningregulations first be approved by 70 percent of households affected by the proposedreclassification. Establishes a vote-by-mail system for zoning reclassifications.Prohibits local legislative bodies from approving a petition to reclassify residential property tocommercial use if 60 percent of the residents living in the affected area submit a petitiondisapproving the reclassification, and requires the legislative bodies to develop a uniformprocess to confirm the accuracy of each petition.Requires municipal and county legislative bodies to develop and maintain a system for personsto register complaints about zoning matters.FISCAL IMPACT: Other Fiscal Impact Due to multiple unknown factors, a precise increase in forgone local revenue cannot reasonably be determined. The extent and timing of any recurring, mandatory increase in local government expenditures cannot reasonably be determined. \*  
*Senate Status:* 01/27/22 - Referred to Senate State & Local Government Committee.  
*House Status:* 01/28/22 - Referred to House Property & Planning Subcommittee.  
*Position:* Oppose

**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:* 02/24/22 - Senate passed.  
*House Status:* 02/14/22 - House passed.  
*Executive Status:* 03/21/22 - Enacted as Public Chapter 0659 effective July 1, 2022.  
*Position:* Monitor

**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:* 02/23/22 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.

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

*Position:* Monitor

**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.

*Senate Status:* 03/09/22 - Taken off notice in Senate Government Operations Committee.

*House Status:* 03/08/22 - Taken off notice in House Commerce Committee.

*Position:* Monitor

**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.

*Amendment Summary:* Senate amendment 1, House Civil Justice Committee amendment 1 (013942) requires landlords or a person in control of a rental property to provide the address and any known information about a child who is allegedly being abused or neglected to a case manager from the department of children's services or a child protective investigation team. Declares the landlord not liable in any civil or criminal action when cooperating with investigations, except in cases of intentional wrongdoing.

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

*Senate Status:* 03/07/22 - Senate passed with amendment1 (013942).

*House Status:* 03/31/22 - Set for House Floor on 04/04/22.

*Position:* Monitor

**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:* 03/07/22 - Senate passed.

*House Status:* 03/03/22 - House passed.

*Executive Status:* 03/30/22 - Enacted as Public Chapter 0672 effective March 18, 2022.

*Position:* Monitor

**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.

*Amendment Summary:* House amendment 1 (013766) requires the Department of Revenue to make available a certificate that states whether a vendor's customer reported the business tax due for a location at the wholesaler rate or retailer rate to every taxpayer filing a business tax return. The certificate must be in a format that enables the vendor's customer to show proof of whether the tax was paid at the wholesaler rate or retailer rate. Effective January 1, 2023.

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

*Senate Status:* 03/14/22 - Senate passed.

*House Status:* 03/10/22 - House passed with amendment 1 (013766).

*Executive Status:* 03/30/22 - Enacted as Public Chapter 0683 effective January 1, 2023.

*Position:* Monitor

**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:* 02/24/22 - Senate passed.

*House Status:* 03/14/22 - House passed.

*Executive Status:* 03/28/22 - Signed by governor.

*Position:* Support

**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:* 03/10/22 - Senate passed.

*House Status:* 03/07/22 - House passed.

*Executive Status:* 03/30/22 - Enacted as Public Chapter 0681 effective March 28, 2022.

*Position:* Monitor

**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.

*Amendment**Summary:*

Senate State & Local Government Committee amendment 1 (013232) authorizes the county legislative body of Maury County to impose an impact fee on residential development in the county. Earmarks the revenues for this fee for investment in the area of the new development. House Property & Planning Subcommittee amendment 1, Senate State & Local Government Committee amendment 2 (014403) authorizes the county legislative body of Maury County to impose an impact fee on residential development in the county. Establishes a maximum initial impact fee of \$3.00 per square foot, which may not be increased for four years after the impact fee is imposed. Prohibits the CLB of Maury County from increasing the rate of the impact fee by more than 10 percent. Earmarks the revenues for this fee to pay the costs of construction or renovation of schools, public facilities, and other related infrastructure.

*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:*

03/01/22 - Senate State & Local Government Committee recommended with previously adopted amendment 1 (013232) and amendment 2 (014403). Sent to Senate Finance.

*House Status:*

03/15/22 - Returned to House clerk's desk.

*Position:*

Oppose

**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.

*Amendment**Summary:*

Senate Commence & Labor Committee amendment 1, House amendment 1 (014433) establishes that it is an unfair or deceptive practice affecting the conduct of any trade or commerce to post a review on the internet about a business that is factually false. Requires a court to award a petitioner three times the actual damages sustained for a willful or knowing violation in a private right of action.

*Fiscal Note:*

(Dated January 15, 2022) NOT SIGNIFICANT

*Senate Status:*

03/30/22 - Set for Senate Judiciary Committee 04/06/22.

*House Status:*

03/28/22 - House passed with amendment 1 (014433).

*Position:*

Support

**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:*

02/23/22 - Taken off notice in House Banking & Consumer Affairs Subcommittee.

*Position:*

Monitor

**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:*

02/28/22 - Senate passed.

*House Status:*

03/21/22 - House passed.

*Executive Status:*

03/29/22 - Sent to governor.

*Position:*

Monitor

**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**Summary:*

House 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. 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:*

03/28/22 - Senate passed.

*House Status:*

03/07/22 - House passed with amendment 1 (013400).

*Executive Status:*

03/31/22 - Sent to governor.

*Position:*

Monitor

**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.

*Amendment**Summary:*

Senate State & Local Government Committee amendment 1, House Local Government Committee amendment 1 (014366) increases the property value threshold for determining the extent of any property tax relief payments to disabled veterans and their surviving spouses from \$175,000 of the full market value of the property to \$200,000 of the full market value of the property.

*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:*

03/08/22 - Senate State & Local Government Committee recommended with amendment 1 (014366). Sent to Senate Finance.

*House Status:*

03/23/22 - House Finance Subcommittee placed behind the budget.

*Position:*

Support

**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:*

03/15/22 - Taken off notice in Senate Commerce & Labor Committee.

*House Status:*

03/09/22 - Taken off notice in House Business & Utilities Subcommittee.

Position: Oppose

**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:** 03/14/22 - Senate passed.  
**House Status:** 02/24/22 - House passed.  
**Executive Status:** 03/30/22 - Enacted as Private Chapter 40 effective March 28, 2022.  
**Position:** Monitor

**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."  
**Summary:** 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:** 03/08/22 - Taken off notice in Senate State & Local Government Committee.  
**House Status:** 03/10/22 - Held on House clerk's desk.  
**Position:** Monitor

**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:** 03/14/22 - House passed.  
**Executive Status:** 03/24/22 - Signed by governor.  
**Position:** Monitor

**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:** 02/28/22 - Senate passed.  
**House Status:** 02/24/22 - House passed.  
**Executive Status:** 03/21/22 - Enacted as Public Chapter 0658 effective March 15, 2022.  
**Position:** Monitor

**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:** Senate 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.  
**Summary:**  
**Fiscal Note:** (Dated January 21, 2022) NOT SIGNIFICANT  
**Senate Status:** 02/28/22 - Senate passed with amendment 1 (013329).  
**House Status:** 02/28/22 - House passed.  
**Executive Status:** 03/18/22 - Signed by governor.  
**Position:** Monitor

**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:** 03/16/22 - House Finance Subcommittee placed behind the budget.  
**Position:** Support

**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.  
**Position:** Monitor

**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.  
**Position:** Monitor

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

**Sponsors:** Sen. Roberts, Kerry , Rep. Smith, Robin - RESIGNED 03-07-22

*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.

*Position:* Monitor

#### 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/FY22-24/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.

*Position:* Monitor

#### 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).

*Position:* Oppose

#### 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.

*Position:* Monitor

#### 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.

*Position:* Monitor

#### 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:* 03/09/22 - House Civil Justice Subcommittee deferred to 03/15/21.

*Position:* Monitor

#### 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.

*Position:* Monitor

#### 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:* 03/22/22 - Taken off notice in Senate State & Local Government Committee.

*House Status:* 03/15/22 - Taken off notice in House Property & Planning Subcommittee.

Position: Monitor

**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:** 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.  
**Position:** Monitor

**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.  
**Position:** Monitor

**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:** 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).  
**Position:** Monitor

**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.  
**Position:** Monitor

**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.  
**Position:** Monitor

**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.  
**Position:** Monitor

**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.  
**Position:** Monitor

**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.  
*Position:* Monitor

**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.  
*Position:* Monitor

**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.  
*Position:* Oppose

**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.  
*Position:* Monitor

**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.  
*Position:* Monitor

**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.  
*Position:* Monitor

**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.  
*Position:* Monitor

**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.  
*Position:* Oppose

**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.  
*Position:* Monitor

**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.  
*Position:* Oppose

**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:* 03/15/22 - Taken off notice in House Property & Planning Subcommittee.  
*Position:* Monitor

**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.  
*Position:* Oppose

**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.  
*Position:* Monitor

**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.  
*Position:* Oppose

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

*Sponsors:* Sen. Stevens, John , Rep. Grills, Rusty  
*Summary:* Extends the effective date for newly published regulations involving cooperative agreements between the TWRA and federal agencies from 30 days to 45 days after the publication date by the TWRA and changes the date by which the executive director must prepare and present the annual report on the agency from September 15 to September 30. Broadly captioned.  
*Fiscal Note:* (Dated February 12, 2021) NOT SIGNIFICANT  
*Senate Status:* 02/22/21 - Referred to Senate Energy, Agriculture & Natural Resources Committee.  
*House Status:* 02/24/21 - Referred to House Agriculture & Natural Resources Subcommittee.  
*Position:* Monitor

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

*Sponsors:* Sen. Stevens, John , Rep. Darby, Tandy  
*Summary:* Exempts property transfers to a limited liability company, corporation or partnership when the transferor is a member, stockholder or partner as a capital contribution to the business entity and transfers from mentioned entities to an existing member, stockholder or partner as a distribution from the business entity from recordation taxes.  
*Fiscal Note:* (Dated March 25, 2021) Decrease State Revenue - \$3,567,800/FY21-22 and Subsequent Years Decrease Local Revenue - \$91,000/FY21-22 and Subsequent Years  
*Senate Status:* 02/22/21 - Referred to Senate Finance, Ways & Means Committee.  
*House Status:* 02/20/21 - Referred to House Finance, Ways & Means Subcommittee.  
*Position:* Monitor

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

*Sponsors:* Sen. Stevens, John , Rep. Garrett, Johnny  
*Summary:* Abolishes provisions establishing the common law estates of fee simple determinable, fee simple subject to condition subsequent, and fee simple subject to executory limitation executed more than twenty-five (25) years. Abolishes provision contained in a deed, will, or another document conveying an interest in real property and purporting to establish the common law estates of fee simple determinable, fee simple subject to condition subsequent, and fee simple subject to executory limitation.  
*Fiscal Note:* (Dated February 24, 2021) NOT SIGNIFICANT  
*Senate Status:* 02/22/21 - Referred to Senate Judiciary Committee.  
*House Status:* 02/24/21 - Referred to House Children & Family Affairs Subcommittee.  
*Position:* Monitor

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

*Sponsors:* Sen. Stevens, John , Rep. Casada, Glen  
*Summary:* Prohibits wildlife resources officers from entering private property to install monitoring device without a search warrant, order for electronic surveillance, or written permission of the landowner or lessee of the property.

*Fiscal Note:* (Dated February 5, 2021) NOT SIGNIFICANT  
*Senate Status:* 02/22/21 - Referred to Senate Energy, Agriculture & Natural Resources Committee.  
*House Status:* 02/24/21 - Failed in House Criminal Justice Subcommittee.  
*Position:* Monitor

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

*Sponsors:* Sen. Stevens, John , Rep. Faison, Jeremy  
*Summary:* Expands the definition of "bed and breakfast establishment" to include single condominiums for the purposes of the Bed and Breakfast Establishment Inspection Act of 1990. Broadly captioned.  
*Amendment:* Senate Commerce & Labor Committee amendment 1 (016017) rewrites the bill and clarifies certain portions of the "Short-Term Rental Unit Act." Adds that if a local governing body expressly authorized property for use as a short-term rental unit prior to May 1, 2015, then the local governing body shall not prohibit, effectively prohibit, or otherwise limit the ability of a person to use an owner-occupied property as a short-term rental unit unless violations occur. Allows removal of permits or applications and allow challenges to the permit or application removal through civil court. House Commerce Committee amendment 1 (016138) prohibits a local governing body (LGB) that expressly authorized property for use as a short-term rental unit (STRU) prior to May 1, 2015, from prohibiting, effectively prohibiting, or otherwise limiting the ability of a person to use an owner-occupied property (OOP), or property that is commercially zoned, as a STRU with exceptions. Requires LGBs that authorize the use of OOP or commercially zoned property as a STRU through a permitting or application process under current law to send permit or application renewal notices by mail at least 90 days prior to any expiration date and to issue, approve, or deny a permit or application within 30 days of receipt of a permit application; failure of the LGB to approve or deny the permit or application within 30 days will result in the permit or application being deemed approved. Requires LGBs to provide written notice by mail to denied applicants detailing lawful reasons for the denial and prohibits LGBs from preventing a denied applicant from reapplying. Specifies that a violation of a generally applicable local law must occur three or more times within a twelve-month period in order for an LGB to prohibit the use of property, OOP, or commercially zoned property as a STRU. Requires a court to award litigation costs and fees to a plaintiff who prevails in a civil action brought to challenge an LGB's prohibition, effective prohibition, suspension, or regulation of an OOP or commercially zoned property used as a STRU. Changes the statutory definition of an LGB to include new requirements and, thus, exclude certain LGBs from the Short-Term Rental Unit Act, including the provisions of the proposed legislation.  
*Fiscal Note:* (Dated February 9, 2021) NOT SIGNIFICANT  
*Senate Status:* 03/15/22 - Senate Commerce & Labor Committee recommended with amendment 1 (015360) and amendment 1-1 (015777). Sent to Senate Calendar Committee.  
*House Status:* 03/30/22 - Set for House Local Government Committee 04/05/22.  
*Position:* Monitor

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

*Sponsors:* Sen. Lundberg, Jon , Rep. Crawford, John  
*Summary:* Specifies that in counties recognized as tier three and four by the department of economic and community development that economic development includes providing incentives approved by the local governing body to promote the development of single-family housing.  
*Fiscal Note:* (Dated February 19, 2021) NOT SIGNIFICANT  
*Senate Status:* 02/22/21 - Referred to Senate State & Local Government Committee.  
*House Status:* 03/01/21 - Referred to House Property & Planning Subcommittee.  
*Position:* Support

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

*Sponsors:* Sen. Bowling, Janice , Rep. Rudder, Iris  
*Summary:* Adds definitions of "school" and "private residence" for the purposes of zoning classifications. Specifies that local authorities are authorized to prevent the installation of wireless facilities within 1,500 feet of a school or private residence and prevent the installation of wireless facilities within an area with existing internet coverage. Changes the timeline for application procedures for local authorities regarding wireless facilities. Requires applicants to annually inspect their wireless facilities and report their findings to the local authority that approved their application.  
*Fiscal Note:* (Dated March 24, 2021) NOT SIGNIFICANT  
*Senate Status:* 04/06/21 - Senate Commerce & Labor Committee deferred to first calendar of 2022.  
*House Status:* 03/31/21 - Taken off notice in House Business & Utilities Subcommittee.  
*Position:* Monitor

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

*Sponsors:* Sen. Yarbrow, 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.  
*Position:* Oppose

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

*Sponsors:* Sen. Yarbrow, 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 renter'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.  
*Position:* Oppose

#### 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.  
*Position:* Monitor

#### 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.

*Position:* Monitor

#### 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.

*Position:* Monitor

#### 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.

*Position:* Monitor

#### 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.

*Fiscal Note:* (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.

*Position:* Monitor

#### 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.

*Fiscal Note:* (Dated March 10, 2021) NOT SIGNIFICANT

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

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

*Position:* Monitor

#### 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.

*Fiscal Note:* (Dated February 10, 2021) NOT SIGNIFICANT

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

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

*Position:* Monitor

#### 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.

*Fiscal Note:* (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.

*Position:* Oppose

#### 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 Summary:* 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.

*Fiscal Note:* (Dated January 26, 2021) NOT SIGNIFICANT

*Senate Status:* 01/24/22 - Senate passed with amendment 2 (011372).

*House Status:* 02/17/22 - House concurred in Senate amendment 2 (011372).

*Executive Status:* 03/11/22 - Enacted as Public Chapter 0626 effective July 1, 2022.

*Position:* Monitor

#### 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.  
*Fiscal Note:* (Dated March 11, 2021) NOT SIGNIFICANT  
*Senate Status:* 03/17/21 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.  
*House Status:* 02/10/21 - Referred to House Agriculture & Natural Resources Subcommittee.  
*Position:* Monitor

**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.  
*Fiscal Note:* (Dated March 30, 2021) Increase State Expenditures - \$200/FY21-22 and Subsequent Years /Division of Charitable Gaming  
*Senate Status:* 04/13/21 - Taken off notice in Senate State & Local Government Committee.  
*House Status:* 02/11/21 - Caption bill held on House clerk's desk.  
*Position:* Monitor

**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.  
*Fiscal Note:* (Dated January 11, 2021) NOT SIGNIFICANT  
*Senate Status:* 04/13/21 - Taken off notice in Senate Judiciary Committee.  
*House Status:* 03/31/21 - Taken off notice in House Criminal Justice Committee.  
*Position:* Support

**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 Summary:* 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.  
*Fiscal Note:* (Dated January 20, 2021) NOT SIGNIFICANT  
*Senate Status:* 02/10/21 - Referred to Senate State & Local Government Committee.  
*House Status:* 03/25/21 - House passed with amendment 1 (004518).  
*Position:* Monitor

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

*Sponsors:* Sen. Yarbrow, 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:* 03/30/22 - Set for Senate Finance, Ways & Means Committee 04/05/22.  
*House Status:* 03/30/22 - Set for House Finance, Ways & Means Subcommittee 04/06/22.  
*Position:* Monitor

**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.  
*Position:* Monitor

**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.  
*Position:* Monitor

**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.  
*Position:* Oppose

**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**  
**Summary:** 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).  
**Position:** Monitor

**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.  
**Position:** Support

**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.  
**Position:** Monitor

**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.  
**Position:** Monitor

**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.  
**Position:** Monitor

**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.  
**Position:** Monitor

**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.  
**Position:** Monitor

**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**  
**Summary:** House 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.  
**Fiscal Note:** (Dated January 22, 2021) NOT SIGNIFICANT  
**Senate Status:** 03/17/22 - Senate passed.  
**House Status:** 03/10/22 - House passed with amendment 1 (013242).  
**Executive Status:** 03/28/22 - Sent to governor.  
**Position:** Monitor

**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*

*Summary:*

*Fiscal Note:*

*Senate Status:*

*House Status:*

*Position:*

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.

(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. \*

03/17/21 - Senate Energy, Agriculture & Natural Resources Committee recommended with amendment 1 (004699). Sent to Senate Calendar Committee.

03/23/21 - House Agriculture & Natural Resources Subcommittee deferred to summer study after adopting amendment 1 (004699).

Support

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

*Sponsors:*

*Summary:*

*Fiscal Note:*

*Senate Status:*

*House Status:*

*Position:*

Sen. Roberts, Kerry , Rep. Ragan, John

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.

(Dated January 8, 2021) NOT SIGNIFICANT

01/13/21 - Referred to Senate Government Operations Committee.

02/10/21 - Referred to House Department & Agencies Subcommittee.

Monitor