



RAMSEY FARRAR RUSSELL & SMITH
GOVERNMENT RELATIONS

TN Realtors Weekly Calendar

Mon 3/20/23 1:00pm - Senate Hearing Rm I, Senate Commerce & Labor Committee

Final Calendar. The committee will meet to take up some bills and will take up the remaining bills on Tuesday. MEMBERS: CHAIR P. Bailey (R); VICE CHAIR A. Swann (R); 2ND VICE CHAIR F. Niceley (R); R. Akbari (D); J. Johnson (R); S. Reeves (R); S. Southerland (R); B. Watson (R); K. Yager (R)

2. **SB1444** **CONSTRUCTION: Contractor licenses minimum project cost.** Increases the minimum total project cost amount for which a license as a contractor is required from \$25,000 to \$40,928. Roberts K. Ties the minimum total project cost amount to the United States Bureau of Labor Statistics' Producer Price Index by Industry: Building Materials and Supplies Dealers. Requires the board for licensing contractors to update the amount at least annually and publish the amount on its public website. **Fiscal Note:** (Dated February 8, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 6, relative to contractors. HB655 - D. Howell - 03/15/23 - Set for House Business & Utilities Subcommittee 03/21/23.
5. **SB1109** **LABOR LAW: Religious exemption to immunization requirement.** Requires an employer that requires an immunization as a condition of employment or continued employment to exempt from the immunization requirement a person who files a signed, written statement that the immunization conflicts with the person's religious tenets or practices; prohibits an employer from taking adverse action against a person who files a statement of religious objection. Broadly captioned. **Amendment Summary:** Senate Commerce and Labor Committee amendment 1 (005236) defines "employer" to mean a person or entity that employs one or more persons. Clarifies that the definition of employer does not include a medicare or medicaid certified healthcare provider but only to the extent such healthcare provider is subject to a valid and enforceable medicare or medicaid condition or requirement of participation that imposes a requirement contrary to this section. **Fiscal Note:** (Dated February 14, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 8; Title 14; Title 37; Title 50 and Title 68, relative to religious exemptions for immunizations. HB637 - J. Barrett - 03/15/23 - Set for House Banking & Consumer Affairs Subcommittee 03/21/23.
7. **SB717** **PROPERTY & HOUSING: Notice of termination of tenancy for the purpose of eviction.** Makes provisions for the termination of tenancy to allow for new property development for certain situations. Requires a landlord to provide a tenant with 90 days' notice of termination of tenancy for the purpose of eviction of a residential tenant if the tenant is 62 years of age or older, has paid the tenant's due rent and is not in arrears. **Amendment Summary:** House Commerce Committee amendment 1 (005152) requires landlords to provide a tenant above the age of 55 with a 90 days' notice of eviction. **Fiscal Note:** (Dated February 15, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 29 and Title 66, relative to landlord obligations. **Subcommittee Amendments:** Business_Sub_Amendments_03.07.23.pdf
HB988 - B. Beck - 03/16/23 - Set for House Floor on 03/20/23.
15. **SB642** **PROPERTY & HOUSING: Manufactured home connection to septic system.** Requires an affidavit of affixation for a manufactured home affixed to a parcel of real property to contain a statement that the manufactured home is permanently connected to a functioning septic system, not just a septic system. Broadly captioned. **Fiscal Note:** (Dated March 8, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 39; Title 47; Title 55; Title 66; Title 68 and Title 69, Chapter 3, relative to septic systems. HB833 - J. Burkhart - 03/15/23 - Set for House Agriculture & Natural Resources Subcommittee 03/21/23.
16. **SB707** **LOCAL GOVERNMENT: Municipalities agreeing to jointly engage one building inspector.** Lowers the population threshold, from 25,000 to 20,000, below which two or more cities may agree to jointly engage one building inspector. **Fiscal Note:** (Dated March 1, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7 and Title 68, Chapter 120, relative to governmental approval. HB1010 - R. Grills - 03/15/23 - Set for House Property & Planning Subcommittee 03/22/23.
20. **SB1276** **PROPERTY & HOUSING: Landlord disclosures to residential tenants.** Requires a landlord, or another person authorized to enter into a rental agreement on the landlord's behalf, to disclose to a residential tenant certain contact information for the agent authorized to manage the premises and an owner of the premises, or a person or agent authorized to act for and on behalf of the owner for the acceptance of service of process and for receipt of notices and demands. **Fiscal Note:** (Dated March 9, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 66, relative to landlord obligations. HB1305 - D. Thompson - 03/15/23 - Set for House Business & Utilities Subcommittee 03/21/23.
21. **SB876** **COMMERCIAL LAW: Including record of civil action on consumer report.** Prohibits consumer reporting agencies from including on a consumer report a record of a civil action that is filed in this state, if the action is dismissed or any judgment issued in the action is satisfied. Broadly captioned. **Fiscal Note:** (Dated March 8, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 8; Title 9, Chapter 8; Title 10, Chapter 7; Title 16; Title 18; Title 20; Title 21; Title 27; Title 28; Title 29; Title 45; Title 47; Title 50, Chapter 6 and Title 66, relative to credit data. HB1396 - T. Harris - 02/07/23 - Referred to House Banking & Consumer Affairs Subcommittee.
24. **SB1338** **ECONOMIC DEVELOPMENT: Adds requirements for receiving grants under Broadband Accessibility Grant Program.** Adds certain requirements for receiving grants under the Broadband Accessibility Grant Program including acceptable download and upload speeds, location, and capital contribution based on population and costs of installation. Broadly captioned. **Amendment Summary:** House Business & Utilities Subcommittee amendment 1 (004699) expands the grant program for broadband access to unserved locations with under 100 Mbps download speed and 20 Mbps upload speed. Details who cannot be awarded grants. **Fiscal Note:** (Dated February 26, 2023) Other Fiscal Impact In the event the state is found to be in violation of federal guidelines, federal funding to ECD for the grant program may be jeopardized. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3; Title 7; Title 65 and Title 67, relative to broadband services. **Subcommittee Amendments:** Business_Sub_Amendments_03.07.23.pdf
HB1211 - C. Sexton - 03/15/23 - Set for House Commerce Committee 03/21/23.
25. **SB1296** **PROPERTY & HOUSING: Notice requirement for land surveyors conducting boundary surveys.** Expands notice requirement for land surveyors conducting boundary surveys by requiring them to notify all adjoining landowners of the survey rather than just when the surveyor discovers or reasonably should have discovered discrepancies between the deed descriptions of the adjoining owners. Specifies that notice be sent by certified mail to the current address used for mailing property tax notices within five business days of the completion of the survey. **Fiscal Note:** (Dated January 28, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 18, Part 1, relative to land surveyors. HB52 - M. Hale - 03/15/23 - Set for House Business & Utilities Subcommittee 03/21/23.
27. **SB1201** **PROPERTY & HOUSING: Circumstances under which a contractor can seek early release of a retainage.** Specifies circumstances under which a contractor can seek early release of a retainage held by a party with which the contractor has a written contract. Makes other changes related to retainages for contractors including permits, use of, or ability to use, the remote contractor's work, and certificate of substantial completion. Broadly captioned. **Fiscal Note:** (Dated March 9, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 16, Chapter 15 and Title 66, relative to retainages. HB1276 - M. Cochran - 03/15/23 - Set for House Business & Utilities Subcommittee 03/21/23.

28. **SB122** **PROPERTY & HOUSING: Prohibits foreign ownership of real property in state by nonresident aliens under certain conditions.** Prohibits a nonresident alien, foreign business, or foreign government, or an agent, trustee, or fiduciary thereof, from purchasing or otherwise acquiring real property in this state if the laws of the country where the nonresident alien resides, the foreign business is located, or the official foreign government representing the country, or agents, trustees, or fiduciaries thereof, prohibit citizens of the United States or its territories or possessions from purchasing real property located within that country. Specifies instances in which such restriction does not apply, including property acquired by devise or descent. Broadly captioned. **Amendment Summary:** House Local Government Committee amendment 1 (004608) prohibits sanctioned nonresidential aliens, sanctioned foreign businesses, sanctioned foreign governments, or their agents, trustees, or fiduciaries, from acquiring real property in Tennessee if their respective country is on the office of foreign assets control of the U.S. Department of the Treasury's sanctions programs and country information list. Requires all of the prohibited parties to divest all rights, titles, and interests in property acquired by devise or descent within two years. Requires any sanctioned nonresident alien, sanctioned foreign business, sanctioned foreign government, or their agent, trustee, or fiduciary, to register their property with the Secretary of State (SOS) within 60 days after July 1, 2023 or within 60 days after acquiring the real property or the interest in real property. Requires the SOS to report to the Attorney General and Reporter (AG) if it finds any party in violation of this requirement. Requires the AG to initiate action in the circuit court for the county in which the real property is located. Exempts from liability any attorney licensed in this state or title insurance company and agent licensed in this state in the performance of the transfer of real property. **Fiscal Note:** (Dated February 3, 2023) Increase State Expenditures \$80,000/FY23-24 \$2,000/FY24-25 and Subsequent Years **Caption:** AN ACT to amend Tennessee Code Annotated, Title 43; Title 44; Title 47; Title 48 and Title 66, relative to property. **Subcommittee Amendments:** Property&PlanningSubAmendments02.08.23.pdf
Property&PlanningSubAmendments02.22.23.pdf

HB40 - J. Reedy - 03/08/23 - House Finance Subcommittee placed behind the budget.
29. **SB368** **COMMERCIAL LAW: Prohibition on Unfair Service Agreements Act.** Enacts the "Prohibition on Unfair Service Agreements Act," which sets how a service agreement is deemed unfair by impairing the marketability of title to the affected real property and constitutes an unreasonable restraint on alienation, regardless of the duration of the contract or the amount of the consideration set forth in the agreement. Sets a one-year time frame to fix the unfair characteristics of the real property. Specifies that a service agreement deemed unfair under this chapter is unenforceable. Also specifies if a service provider enters into an unfair service agreement with a consumer, then the agreement is deemed a deceptive act. Prohibits a service provider from recording or causing to be recorded an unfair service agreement or notice or memorandum. Specifies that a service provider who records or causes to be recorded an unfair service agreement or notice or memorandum is liable to an affected party for \$10,000 in statutory damages. **Amendment Summary:** House Business & Utilities Subcommittee amendment (005062) enacts the "Real Property Records Integrity Act." Enables the transferability of interests in real property free from unreasonable restraints on alienation and covenants or servitudes that do not touch and concern the property. States that a recorded service agreement impairs the marketability of title to the affected real property and constitutes an unreasonable restraint on alienation, regardless of the duration of the contract or the amount of the consideration set forth in the agreement. **Fiscal Note:** (Dated January 28, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 18 and Title 66, relative to service agreements. **Subcommittee Amendments:** Business_Sub_Amendments_03.14.23.pdf

HB1182 - J. Garrett - 03/15/23 - Set for House Commerce Committee 03/21/23.
31. **SB909** **LABOR LAW: Written consent requirement for appointing authorities to enter private property.** Prohibits an appointing authority from entering a government employee's private property or residence without written consent from the employee. Broadly captioned. **Fiscal Note:** (Dated February 25, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 8 and Title 50, relative to government employees.
HB693 - A. Parkinson - 03/15/23 - Set for House State Government Committee 03/22/23.
35. **SB1147** **PROPERTY & HOUSING: Policy recommendations that infringe or restrict private property rights.** Prohibits the state and its political subdivisions from adopting or implementing policy recommendations that deliberately or inadvertently infringe or restrict private property rights without due process, as may be required by policy recommendations originating in, or traceable to, "Agenda 21," adopted by the United Nations in 1992 at its Conference on Environment and Development or any other international law or ancillary plan of action that contravenes the constitution of the United States or the constitution of this state. Broadly captioned. **Fiscal Note:** (Dated March 11, 2023) Decrease Local Expenditures \$2,300/FY23-24 and Subsequent Years/City of Knoxville \$3,500/FY23-24 and Subsequent Years/Nashville-Davidson County Other Fiscal Impact The extent and timing of any recurring, mandatory decrease to local revenue and permissive increase to local expenditures for Knoxville and Nashville-Davidson County cannot be determined. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 66 and Title 68, relative to private property rights.
HB1346 - D. Powers - 03/15/23 - Set for House Civil Justice Subcommittee 03/21/23.
40. **SB863** **PROPERTY & HOUSING: Requires a reserve study for a unit owners' association.** Requires the board of directors for a unit owners' association to have a reserve study done on or before January 1, 2024, if the board has not had a reserve study conducted on or after January 1, 2023. Requires the board to have an updated reserve study done within five years of the date that the reserve study is done, and every five years thereafter for purposes of assessing the condition of and planning for repair and maintenance of the common elements critical to structural integrity and safety. **Amendment Summary:** House Business & Utilities Subcommittee amendment 1 (004542) requires a reserve study to be done on the planning and repair of common elements in a condominium. House Business & Utilities Subcommittee amendment 2 (004987) details who does not have to conduct a reserve study on repair and maintenance of a condominium. **Fiscal Note:** (Dated February 9, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 27, relative to reserve studies. **Subcommittee Amendments:** Business_Sub_Amendments_03.07.23.pdf

HB750 - J. Powell - 03/15/23 - Set for House Commerce Committee 03/21/23.
42. **SB1358** **UTILITIES: Map indicating where provider offered broadband service.** Requires franchise holders, and certificated providers, that provide broadband service to file on or before July 1, 2023, and by July 1 of the two subsequent years thereafter, a map or other information with the appropriate regulatory entity indicating the specific locations where the provider offered broadband service that is capable of delivering download speeds of at least 100 Mbps and upload speeds of at least 20 Mbps. **Fiscal Note:** (Dated March 9, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 7 and Title 65, relative to broadband services.
HB943 - R. Alexander - 02/07/23 - Referred to House Business & Utilities Subcommittee.
43. **SB1377** **CONSTRUCTION: Minimum energy conservation standards for new residential construction.** Requires that the 2018 International Energy Conservation Code published by the International Code Council be used for the minimum energy conservation standards for new residential construction. Broadly captioned. **Amendment Summary:** House Commerce Committee amendment 1 (005018) removes the authorization for a local government to adopt energy conservation standards that are stricter than the state code. Exempts a local government from certain minimum statewide building construction safety standards for one-family and two-family construction upon certification in writing to the state fire marshal that it has adopted the International Energy Conservation Code and is not more stringent than the minimum standard adopted by the state. **Fiscal Note:** (Dated February 22, 2023) Increase Local Expenditures Exceeds \$1,000/FY23-24 * **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3; Title 13, Chapter 19 and Title 68, Chapter 120, relative to residential and energy codes. **Subcommittee Amendments:** Business_Sub_Amendments_03.07.23.pdf

HB799 - J. Zachary - 03/16/23 - Set for House Floor on 03/23/23.
49. **SB73** **COMMERCIAL LAW: Tennessee Information Protection Act.** Enacts the "Tennessee Information Protection Act," which establishes personal information rights for consumers and responsibilities for data controllers. Defines "controller" to mean the natural or legal person that, alone or jointly with others, determines the purpose and means of processing personal information. Requires controllers to limit the collection of personal information to what is adequate, relevant, and reasonably necessary in relation to the purposes for which the data is processed, as disclosed to the consumer. Requires controllers to establish, implement, and maintain reasonable data security practices to protect the confidentiality, integrity, and accessibility of personal information. Prohibits a controller from processing sensitive data concerning a consumer without obtaining the consumer's consent. Requires controller to conduct and document a data protection assessment of certain processing activities involving personal information, including the processing of personal information for purposes of targeted advertising and the sale of personal information. Requires data protection assessments conducted to identify and weigh the benefits that may flow, directly and indirectly, from the processing to the controller, the consumer, other stakeholders, and the public against the potential risks to the rights of the consumer associated with the processing, as mitigated by safeguards that can be employed by the controller to reduce the risks. Specifies for requirements of processing de-identified data by controllers. Requires a controller or processor to create, maintain, and comply with a written privacy program that reasonably conforms to the National Institute of Standards and Technology (NIST) privacy framework entitled "A Tool for Improving Privacy through Enterprise Risk Management Version 1.0." Gives the attorney general investigative authority over this part and exclusive authority for enforcement of provisions (32 pp.). **Fiscal Note:** (Dated January 28, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 12; Title 43; Title 45; Title 47; Title 48; Title 50; Title 61; Title 66 and Title 67, relative to commerce.
HB1181 - J. Garrett - 03/15/23 - Set for House Banking & Consumer Affairs Subcommittee 03/21/23.

57. **SB1283** **ECONOMIC DEVELOPMENT: Broadband ready community's ordinance or policy reviewing applications.** 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 5, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4, relative to broadband.
HB1066 - K. Raper - 02/02/23 - Caption bill held on House clerk's desk.
58. **SB1284** **COMMERCIAL LAW: Unlawful representation as a licensed contractor.** Specifies it is unlawful for a person, firm, or corporation to represent itself as a licensed contractor or to act in the capacity of a contractor while not licensed. Broadly captioned. **Fiscal Note:** (Dated February 3, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 12; Title 13; Title 42; Title 43; Title 44; Title 45; Title 46; Title 47; Title 48; Title 50; Title 53; Title 54; Title 55; Title 56; Title 61; Title 62; Title 65; Title 66; Title 67; Title 68 and Title 71, relative to commerce.
HB1061 - K. Vaughan - 02/02/23 - Caption bill held on House clerk's desk.
63. **SB1290** **LABOR LAW: Notice of apprenticeship programs available on department's website.** Requires the commissioner of the department of labor and workforce development to ensure that a listing of apprenticeship programs approved by made available to the public on the department's public website and updated twice annually. **Fiscal Note:** (Dated February 1, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 50; Title 62 and Title 67, relative to apprenticeships.
HB1196 - R. Williams - 02/02/23 - Caption bill held on House clerk's desk.
64. **SB1292** **PUBLIC EMPLOYEES: Base salary increase for certain preferred service employees.** Increases the starting salaries and wages by 15% for the following preferred service employees: fire and building code inspector manager, fire and building code inspector supervisor, fire and building code inspector, levels 2 and 3, firefighting commission coordinator, manufactured home inspector advanced, manufactured home inspector associate, manufactured home inspector consultant, manufactured home inspector INT, and manufactured home inspector manager. **Fiscal Note:** (Dated March 13, 2023) Increase State Expenditures - \$610,900/FY23-24 and Subsequent Years Other Fiscal Impact - The FY23-24 Governors proposed budget includes funding for a five percent raise for state employees. If the proposed five percent raise is enacted, then the required increase in state expenditures resulting from this legislation will be \$407,300 in FY23-24 and subsequent years. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 47; Title 48; Title 56 and Title 68, relative to the department of commerce and insurance.
HB1420 - E. Butler - 02/02/23 - Caption bill held on House clerk's desk.

Mon 3/20/23 1:30pm - House Hearing Rm I, House Government Operations Committee

MEMBERS: CHAIR J. Ragan (R); VICE CHAIR J. Reedy (R); G. Bulso (R); K. Camper (D); D. Carr (R); J. Chism (D); J. Clemmons (D); J. Crawford (R); R. Eldridge (R); J. Faison (R); Y. Hakeem (D); C. Hemmer (D); J. Jones (D); K. Keisling (R); S. Kumar (R); J. Lafferty (R); W. Lamberth (R); M. Littleton (R); P. Marsh (R); G. Martin (R); J. McCalmon (R)

1. **HB154** **ECONOMIC DEVELOPMENT: Employee Ownership, Empowerment, and Expansion Act.** Enacts the Employee Ownership, Empowerment and Expansion Act for the purposes of providing incentives for small businesses to establish employee stock ownership plans or trusts to convert a worker-owned cooperative without requiring employees to invest their own money. Provides three options to small business owners to sell their businesses, including conversion costs, employee ownership trusts and employee stock ownership plans. Defines provisions under each option. For tax years beginning on or after January 1, 2024, but prior to January 1, 2029, allows a credit up to 50% percent of conversion costs, not to exceed \$25,000 for worker-owned cooperatives and employee ownership trusts, and up to 50 percent of conversion costs, not to exceed \$100,000, for costs included under employee stock ownership plans. Specifies certain taxpayer obligations for the tax credit and allows the commissioner to conduct audits. Requires the department to submit a one-time report to the finance, ways and means committees of the house of representatives and the senate on or before January 1, 2024. **Fiscal Note:** (Dated March 4, 2023) Decrease State Revenue \$275,000/FY23-24 \$600,000/Each FY24-25 through FY28-29 \$50,000/FY29-30 and Subsequent Years Decrease Local Revenue \$50,000/FY24-25 and Subsequent Years **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 9; Title 12, Chapter 3; Title 45; Title 50; Title 56, Chapter 1 and Title 67, relative to employee-owned businesses.
SB85 - P. Walley - 03/07/23 - Senate Commerce & Labor Committee recommended. Sent to Senate Finance.
7. **HB1490** **TAXES BUSINESS: Business Tax Act administration.** Deletes the provision granting broad discretion to the commissioner of revenue to administer the Business Tax Act from July 1, 2013, to December 31, 2014. Broadly captioned. **Amendment Summary:** Senate Finance Revenue Subcommittee amendment 1 (003845) requires all publicly traded corporations, including those traded on foreign stock exchanges, doing business in the state of Tennessee for which 50 percent or more of the corporation's voting stock is owned, directly or indirectly, by a publicly traded corporation to file an additional tax disclosure statement with the Secretary of State (SOS). Authorizes corporations who must file the additional statement that are not required to file a Tennessee excise tax return to elect to file an alternative statement with the SOS containing all applicable information that is submitted by filing corporations who also file an excise tax return; an explanation of why the corporation is not required to file a Tennessee excise tax return; and identification of the filing corporations total gross receipts from sales to purchasers in Tennessee. Clarifies additional statements submitted are open for public review. Imposes a civil penalty up to \$5,000 if a corporation fails to submit an additional statement within 60 days after it is due. Allows applicable corporations required to file the additional statement to submit supplemental, publicly available, information to facilitate proper interpretation of the information contained in the additional statement. Requires the Department of Revenue (DOR) to offer assistance to the SOS. Subjects the required statements to audit by the DOR. Effective January 1, 2024. **Fiscal Note:** (Dated February 6, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, relative to taxation.
SB1009 - H. Campbell - 03/07/23 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation after adopting amendment 1 (003845).

Mon 3/20/23 4:00pm - Senate Chamber, Senate Consent 2

10. **SB1320** **ANIMALS & ANIMAL HUSBANDRY: Restitution - damage to property or injury to person caused by dog running loose.** Requires the judge of a court to order a person convicted of a violation of letting a dog run loose causing bodily injury or property damage to pay full restitution for all damages that arise from the offense. **Fiscal Note:** (Dated February 14, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 29; Title 39 and Title 44, relative to damage caused by animals.
HB1126 - P. Sherrell - 03/15/23 - Set for House Criminal Justice Subcommittee 03/21/23.

Mon 3/20/23 4:00pm - Senate Chamber, Senate Floor

5. **SB234** **PROPERTY & HOUSING: Number of times an entity is permitted to contact property owner to make an unsolicited offer.** Limits the number of times that a real estate developer, business entity, or individual working on behalf of the developer or business entity is permitted to contact a property owner to make an unsolicited offer to buy the property owner's property. Allows a property owner who believes a developer has violated the limitation to submit a complaint to the consumer affairs division in the office of the attorney general. Adds additional requirements and penalties for a violation. Broadly captioned. **Amendment Summary:** Senate Commerce and Labor Committee amendment 1 (005363) defines "affiliate" to mean any person controlling, controlled by, or under common control with such person. Defines "division" to mean the division of consumer affairs in the office of the attorney general and reporter. Defines "person" to mean a natural person, individual, government agency, partnership, corporation, trust, estate, incorporated or unincorporated association, and any other legal or commercial entity, including any affiliate. Prohibits a person from contacting a property owner more than one time in a calendar year in connection with an unsolicited request to buy the property owner's real property. Specifies that this limitation applies to contact made through telephone call, text message, email, mail, fax transmission, or another form of contact. When contacting the property owner, requires the person to provide the property owner with the person's legal name, address, telephone, and email address. Outlines process for property owner to submit complaint to division and specifies fines that may be assessed. Clarifies that this part does not apply to an individual who is a license real estate agent. **Fiscal Note:** (Dated February 14, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 40, Chapter 33, Part 2; Title 47 and Title 66, relative to consumer protection.
HB528 - D. Thompson - 03/15/23 - Set for House Banking & Consumer Affairs Subcommittee 03/21/23.

Mon 3/20/23 4:00pm - Senate Chamber, Senate Message

1. **SB160** **CAMPAIGNS & LOBBYING: Political action committees.** Broadens the term "political action committee" to include "political campaign committees" and "multicandidate political campaign committees," which include clubs, corporations, associations or others groups that receive contributions and make expenditures, which, in the aggregate exceed \$2000, to support of oppose two or more candidates in a calendar year. Outlines expenditure reporting requirements for political action committees and updates candidate obligations regarding contributions and reporting. Provides that all sworn complaints on a report of a candidate for state public office, a political action committee contributing to such a candidate, or a political action committee registered with the registry of election finance must be filed in that office. Directs that office to conduct a preliminary review to determine if further action is warranted. Outlines requirements of a district attorney investigating sworn complaints. Changes from July 1 to January 15 the date by which the registry must provide an annual report to the govern and the general assembly. Broadly captioned. **Amendment Summary:** Senate amendment 1 (003471) removes the newly created definition for "political action committee," and substitutes "political campaign committee" for that term throughout the bill. House amendment 1 (004425) incorporates the change made by Senate Amendment 1 and revises the provision of this bill prohibiting transfers of funds or assets from a candidate's campaign account or a political action committee controlled by a candidate for a federal election to a candidate's campaign account or a political campaign committee controlled by the candidate for the candidate in an election for a state or local public office in this state, such that only such transfers from a candidate's campaign account or a political action committee of or for such candidate, instead of controlled by a candidate, are prohibited. **Fiscal Note:** (Dated January 27, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 2, Chapter 10; Title 3, Chapter 6; Title 4, Chapter 55; Title 8, Chapter 50, Part 5 and Title 57, relative to campaign finance. **Subcommittee Amendments:** ElectionsSubAmendmentPacket03.01.23.pdf

HB183 - S. Whitson - 03/13/23 - House passed with amendment 1 (004425).

Tue 3/21/23 8:30am - Senate Hearing Rm I, Senate Finance, Ways & Means Committee

The committee will hear the following Budget Expansion Requests: Department of Agriculture, Department of Economic and Community Development, Department of Human Services, Department of Health, Department of Mental Health. MEMBERS: CHAIR B. Watson (R); VICE CHAIR J. Stevens (R); 2ND VICE CHAIR J. Hensley (R); F. Haile (R); J. Johnson (R); L. Lamar (D); B. Powers (R); P. Walley (R); D. White (R); K. Yager (R); J. Yarbro (D)

1. **SB275** **TAXES BUSINESS: Report concerning the review of credits allowed for certain taxes submitted by ECD.** Authorizes the commissioner of economic and community development to submit electronically the report concerning the review of credits allowed for certain taxes that is conducted every four years to the governor, the speaker of the house of representatives, the speaker of the senate, the finance, ways and means committees of both chambers, and the office of legislative budget analysis. Broadly captioned. Part of Administration Package. **Amendment Summary:** Senate Finance Revenue Subcommittee amendment 1 (004955) makes various changes to the business tax law, franchise and excise tax law, and sales and use tax law. Business Tax: Effective upon becoming law for tax year ending on or after December 31, 2023, increases, from \$50,000 to \$100,000, the minimum threshold of compensation earned from contracts for various types of work in a county or incorporated municipality that requires a business to file a business tax return in that location. Decreases, from three-tenths of one percent to one-tenth of one percent, the business tax rate for industrial loan and thrift companies. Extends the business tax exemption for goods sold from a manufacturing location to any goods sold from a facility within 10 miles of the manufacturing location and extends such exemption to manufacturing locations outside of this state. Increases, from \$10,000 to \$100,000 in gross receipts, the filing threshold for state and local business tax. Effective April 1, 2024, decreases, from 43 percent to 42.62 percent, the allocation of business tax collections to the General Fund that is made after allocations to county clerks and city officials. Franchise and Excise Tax: Adjusts the apportionment formula for determining excise taxes to a single sales factor that will be phased in over a three-year period through December 31, 2025. Effective upon becoming law for tax year ending on or after December 31, 2023, conforms excise tax law regarding depreciation of certain assets with federal Tax Cuts and Jobs Act of 2017 for assets purchased on or after January 1, 2023. Creates a franchise and excise tax credit for tax years ending before December 31, 2025, for employers paying paid family and medical leave. Effective January 1, 2024 establishes a \$50,000 standard excise tax deduction for tax years ending on or after December 31, 2024. Effective upon becoming law, specifies for the purpose of excise tax law that "certified distribution sales" includes sales of alcoholic beverages when such sales are made in this state to an affiliate that continues the manufacturing process prior to final sale for consumption outside this state. Effective upon becoming law for tax years ending on or after December 31, 2024, creates a \$500,000 property exemption for franchise tax. Adjusts the apportionment formula for determining net worth for franchise taxes to a single sales factor that will be phased in over a three-year period through December 31, 2025. Sales and Use Tax: Creates a sales tax holiday for the retail sale of food and food ingredients sold between 12:01 a.m. on August 1, 2023, and 11:59 p.m. on October 31, 2023. Effective January 1, 2024, imposes the sales tax on the repair of certain tangible personal property, computer software, laundering and dry-cleaning services, installation of certain personal property, and installation of computer software, when such repair, cleaning, or installation occurs at a place of business outside Tennessee and the property is delivered within the physical limits of this state for use or consumption in this state. Specifies that such services performed within this state but the property is shipped outside this state are not considered sales sourced to this state. Removes the sales and use tax exemption for magazines and books that are sold to consumers by United States mail or common carrier for certain sellers and cooperative direct mail advertising. Specifies that the sale of advertising and direct mail that is made from a place of business within this state and delivered to a recipient within this state is sourced to the seller's place of business; exempts such mail from sales tax when being shipped outside of this state. Specifies that the lease or rental of a product that is made from a place of business within this state and delivered to a recipient within this state is sourced to the seller's place of business; exempts such lease or rental from sales tax when the product is delivered outside of this state. Defines multiple terms related to telecommunications: services as it pertains to sales and use tax. **Fiscal Note:** (Dated January 22, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation. HB323 - W. Lamberth - 03/15/23 - Set for House Finance, Ways & Means Subcommittee 03/22/23.

Tue 3/21/23 9:00am - House Hearing Rm I, House Commerce Committee

MEMBERS: CHAIR K. Vaughan (R); VICE CHAIR R. Bricken (R); R. Alexander (R); J. Barrett (R); C. Boyd (R); J. Burkhardt (R); K. Camper (D); J. Clemmons (D); J. Faison (R); B. Freeman (D); J. Garrett (R); M. Hale (R); G. Hardaway (D); K. Haston (R); P. Hazlewood (R); J. Holsclaw, Jr. (R); C. Johnson (R); S. Lynn (R); P. Marsh (R); J. Moon (R); D. Powers (R); M. Sparks (R); D. Thompson (D); J. Towns Jr. (D); G. Vital (R); R. Williams (R); J. Zachary (R)

1. **HB1211** **ECONOMIC DEVELOPMENT: Adds requirements for receiving grants under Broadband Accessibility Grant Program.** Adds certain requirements for receiving grants under the Broadband Accessibility Grant Program including acceptable download and upload speeds, location, and capital contribution based on population and costs of installation. Broadly captioned. **Amendment Summary:** House Business & Utilities Subcommittee amendment 1 (004699) expands the grant program for broadband access to unserved locations with under 100 Mbps download speed and 20 Mbps upload speed. Details who cannot be awarded grants. **Fiscal Note:** (Dated February 26, 2023) Other Fiscal Impact In the event the state is found to be in violation of federal guidelines, federal funding to ECD for the grant program may be jeopardized. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3; Title 7; Title 65 and Title 67, relative to broadband services. **Subcommittee Amendments:** Business_Sub_Amendments_03.07.23.pdf
- SB1338 - P. Bailey - 03/15/23 - Set for Senate Commerce & Labor Committee 03/20/23.
5. **HB750** **PROPERTY & HOUSING: Requires a reserve study for a unit owners' association.** Requires the board of directors for a unit owners' association to have a reserve study done on or before January 1, 2024, if the board has not had a reserve study conducted on or after January 1, 2023. Requires the board to have an updated reserve study done within five years of the date that the reserve study is done, and every five years thereafter for purposes of assessing the condition of and planning for repair and maintenance of the common elements critical to structural integrity and safety. **Amendment Summary:** House Business & Utilities Subcommittee amendment 1 (004542) requires a reserve study to be done on the planning and repair of common elements in a condominium. House Business & Utilities Subcommittee amendment 2 (004987) details who does not have to conduct a reserve study on repair and maintenance of a condominium. **Fiscal Note:** (Dated February 9, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 27, relative to reserve studies. **Subcommittee Amendments:** Business_Sub_Amendments_03.07.23.pdf

SB863 - S. Reeves - 03/15/23 - Set for Senate Commerce & Labor Committee 03/20/23.

11. **HB1182** **COMMERCIAL LAW: Prohibition on Unfair Service Agreements Act.** Enacts the "Prohibition on Unfair Service Agreements Act," which sets how a service agreement is deemed unfair by impairing the marketability of title to the affected real property and constitutes an unreasonable restraint on alienation, regardless of the duration of the contract or the amount of the consideration set forth in the agreement. Sets a one-year time frame to fix the unfair characteristics of the real property. Specifies that a service agreement deemed unfair under this chapter is unenforceable. Also specifies if a service provider enters into an unfair service agreement with a consumer, then the agreement is deemed a deceptive act. Prohibits a service provider from recording or causing to be recorded an unfair service agreement or notice or memorandum. Specifies that a service provider who records or causes to be recorded an unfair service agreement or notice or memorandum is liable to an affected party for \$10,000 in statutory damages. **Amendment Summary:** House Business & Utilities Subcommittee amendment (005062) enacts the "Real Property Records Integrity Act." Enables the transferability of interests in real property free from unreasonable restraints on alienation and covenants or servitudes that do not touch and concern the property. States that a recorded service agreement impairs the marketability of title to the affected real property and constitutes an unreasonable restraint on alienation, regardless of the duration of the contract or the amount of the consideration set forth in the agreement. **Fiscal Note:** (Dated January 28, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 18 and Title 66, relative to service agreements. **Subcommittee Amendments:** Business_Sub_Amendments_03.14.23.pdf

SB368 - F. Niceley - 03/15/23 - Set for Senate Commerce & Labor Committee 03/20/23.

Tue 3/21/23 10:30am - House Hearing Rm III, House Agriculture & Natural Resources Subcommittee

Final Calendar. MEMBERS: CHAIR R. Grills (R); T. Darby (R); M. Fritts (R); B. Hulsey (R); J. Jones (D); J. Reedy (R); J. Shaw (D); C. Todd (R); R. Travis (R)

2. **HB833** **PROPERTY & HOUSING: Manufactured home connection to septic system.** Requires an affidavit of affixation for a manufactured home affixed to a parcel of real property to contain a statement that the manufactured home is permanently connected to a functioning septic system, not just a septic system. Broadly captioned. **Fiscal Note:** (Dated March 8, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 39; Title 47; Title 55; Title 66; Title 68 and Title 69, Chapter 3, relative to septic systems. SB642 - B. Powers - 03/15/23 - Set for Senate Commerce & Labor Committee 03/20/23.
4. **HJR50** **ENVIRONMENT & NATURE: Constitutional amendment - right to clean air, pure water.** Proposes adding a provision establishing the right to clean air, pure water, and the preservation of the natural, scenic, historic, and esthetic values of the state's environment.

Tue 3/21/23 10:30am - Senate Hearing Rm I, Senate State & Local Government Committee

MEMBERS: CHAIR R. Briggs (R); VICE CHAIR P. Walley (R); 2ND VICE CHAIR M. Pody (R); E. Jackson (R); S. Kyle (D); A. Lowe (R); J. Stevens (R); K. Yager (R); J. Yarbro (D)

1. **SB129** **UTILITIES: Removal of requirements for water treatment project fees and rates.** Removes requirement for receipt of certain grants and loans for water and wastewater treatment infrastructure projects that a municipality includes depreciation in its calculation of fees or rates. **Fiscal Note:** (Dated March 3, 2023) Other Fiscal Impact Any increase in revenue and expenditures for the State Revolving Fund and local governments cannot be quantified with reasonable certainty. Any impact on local governments is considered permissive. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 9; Title 65; Title 67 and Title 68, relative to utilities. HB526 - K. Haston - 03/15/23 - Taken off notice in House Cities & Counties Subcommittee.
7. **SB1324** **PROPERTY & HOUSING: Public notice requirements for a foreclosure sale of real property.** Updates requirements regarding public notice for a foreclosure sale of real property, including a requirement that public notice is posted on the secretary of state's website. **Fiscal Note:** (Dated February 9, 2023) Increase State Revenue \$488,900/FY23-24 \$977,800/FY24-25 and Subsequent Years Increase State Expenditures \$146,000/FY23-24 \$56,000/FY24-25 and Subsequent Years **Caption:** AN ACT to amend Tennessee Code Annotated, Title 35, relative to foreclosure sales. HB1355 - A. Farmer - 03/15/23 - Set for House Civil Justice Committee 03/22/23.
10. **SB820** **LOCAL GOVERNMENT: Minimum number of regular meetings of the county legislative body each year.** Increases from four to six, the minimum number of regular meetings of the county legislative body each year. Specifies that, until otherwise set by ordinance by the board of commissioners in a city under a city manager-commission charter, regular meetings of the board must be held on the first and third Tuesdays, instead of Thursdays, of each month. Broadly captioned. **Fiscal Note:** (Dated February 23, 2023) Increase Local Expenditures \$200/FY23-24 and Subsequent Years/Bledsoe County * **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6 and Title 67, relative to local government. HB1206 - S. Cepicky - 03/15/23 - Set for House Property & Planning Subcommittee 03/22/23.
12. **SB559** **PROPERTY & HOUSING: Rejection of Harding Academy v Metro Government of Nashville and Davidson County.** States that the merits of a permit application should be judged on the law in effect at the time of application and that the interests of property owners to use their property as they choose without local regulation outweigh a local government entity's interests with regard to zoning changes. Recommends that the general assembly reject the pending ordinance doctrine described by the Tennessee supreme court's 2007 opinion in Harding Academy v. Metropolitan Government of Nashville and Davidson County. **Fiscal Note:** (Dated February 17, 2023) Other Fiscal Impact The extent and timing of any significant fiscal impact to local government cannot be reasonably determined. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 27 and Title 29, relative to civil justice. HB170 - J. Ragan - 03/15/23 - Set for House Finance, Ways & Means Subcommittee 03/22/23.
19. **SB513** **LOCAL GOVERNMENT: Annual report on tourist development zone.** Authorizes a municipality or public authority in which a tourism development zone is located to file with the commissioner of finance and administration and the state building commission its annual report concerning the zone in an electronic format. Broadly captioned. **Fiscal Note:** (Dated January 27, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 7; Title 13 and Title 66, relative to regulation of development. HB471 - J. Crawford - 03/15/23 - Set for House Local Government Committee 03/21/23.
21. **SB871** **TAXES PROPERTY: Property tax relief for elderly.** Authorizes local legislative bodies to set the income limit for persons who are 65 years of age or older and otherwise eligible for property tax relief under the Property Tax Freeze Act at \$60,000. **Fiscal Note:** (Dated March 9, 2023) Other Fiscal Impact The extent and timing of any foregone local revenue beginning in FY24-25 cannot be reasonably determined but is considered permissive. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief. HB366 - H. Love Jr. - 03/15/23 - Set for House Local Government Committee 03/21/23.
28. **SB1367** **TAXES PROPERTY: Increase in the full market value of a disabled veteran's residence for calculation of property tax reimbursement.** Increases the maximum full market value, from \$175,000 to \$210,000, of a disabled veteran's residence that is to be used in calculating reimbursement for property tax paid by the disabled veteran. **Fiscal Note:** (Dated March 3, 2023) Increase State Expenditures Exceeds \$4,618,100/FY24-25 and Subsequent Years Other Fiscal Impact The extent of any permissive impact on local government expenditures cannot reasonably be determined. **Caption:** AN ACT to amend Tennessee Code Annotated, Section 67-5-704, relative to property tax relief. HB1361 - A. Farmer - 03/15/23 - Set for House Finance, Ways & Means Subcommittee 03/22/23.
30. **SB1380** **LOCAL GOVERNMENT: Establishing central business improvement district - notice required.** Increases, from 3 weeks to 4 weeks, the amount of time that a notice of a public hearing to determine establishing a central business improvement district must be posted in a newspaper of general circulation. Broadly captioned. **Fiscal Note:** (Dated February 1, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 9; Title 13; Title 65; Title 67; Title 68 and Title 69, relative to improvement districts. HB1525 - M. Carringer - 02/02/23 - Caption bill held on House clerk's desk.
35. **SB851** **LOCAL GOVERNMENT: Petition to de-annex property primarily used for agricultural purposes.** Allows owners of real property used primarily for agricultural purposes who reside in a territory previously annexed by ordinance upon the initiative of the municipality to petition the municipality to de-annex such property, if some portion of the real property lies within one mile of the existing municipal boundaries. **Fiscal Note:** (Dated March 10, 2023) Other Fiscal Impact The extent and timing of any mandatory decrease in local revenue due to the condensing of the period for which a municipality may continue to levy and collect taxes after a territory is deannexed cannot be reasonably quantified. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 51, relative to municipal boundaries. HB938 - R. Alexander - 03/15/23 - Set for House Property & Planning Subcommittee 03/22/23.

36. **SB75** **LOCAL GOVERNMENT: Adoption of comprehensive growth plan prior to annexation.** Deletes requirement that municipalities adopt a comprehensive growth plan and have an approved urban growth boundary prior to annexing unincorporated territory. Requires all counties and municipalities that have an effective flood insurance rate map or flood hazard boundary map published by FEMA that identifies a special flood hazard area within the political boundaries of the county or municipality to meet the requirements for participation in the national flood insurance program administered by FEMA. Gives a county or municipality that does not currently have an effective flood insurance rate map or flood hazard boundary map published by FEMA that identifies a special flood hazard area within the political boundaries of the county or municipality 24 months from the effective date of any future flood insurance rate map or flood hazard boundary map published by the FEMA to meet the requirements for participation in the national flood insurance program. **Fiscal Note:** (Dated March 2, 2023) Other Fiscal Impact The extent of any decrease in local expenditures associated with funding for economic and community development boards cannot reasonably be determined. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 10; Title 6; Title 7; Title 13; Title 49 and Title 65, Chapter 4, relative to comprehensive growth plans. **Subcommittee Amendments:** Property_& Planning_Sub_Amendments_03.08.23.pdf
- HB28 - W. Lamberth - 03/15/23 - Set for House Local Government Committee 03/21/23.
39. **SB1399** **TAXES PROPERTY: Providing of estimates of annual income limit for eligibility in the property tax relief program.** Adds the directors of the office of legislative budget analysis to the list of persons to whom the comptroller must provide the estimates of the annual income limit for eligibility in the property tax relief program that is likely to maintain the program at a constant level of expenditure. **Fiscal Note:** (Dated February 1, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation. HB1250 - B. Martin - 02/02/23 - Caption bill held on House clerk's desk.
40. **SB969** **CONSTRUCTION: Tennessee Public Buildings Accessibility Act.** Increases from 120 to 180 days the period within which a public building must come into full compliance if the public building was constructed, enlarged, or substantially altered or repaired after July 1, 2012, and is discovered to have deviated from the standards and specifications of the Tennessee Public Buildings Accessibility Act. **Fiscal Note:** (Dated February 6, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 120, relative to construction. HB1207 - M. Carringer - 02/02/23 - Caption bill held on House clerk's desk.
41. **SB100** **CAMPAIGNS & LOBBYING: Contributions from persons who are not residents of state.** Prohibits a candidate or political campaign committee from accepting contributions that exceed 30 percent of the total contributions received by a candidate or political campaign committee from persons who are not residents of this state at the time the contribution is made. Broadly captioned. **Fiscal Note:** (Dated February 22, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 2, Chapter 10, Part 3, relative to campaign finance. HB388 - D. Wright - 03/15/23 - Failed in House Elections & Campaign Finance Subcommittee after adopting amendment 1 (005259).
51. **SB1340** **TAXES PROPERTY: Informal review of property assessment or county reappraisal.** Shortens the timeline, from 10 days to 7 days, before a county of board of equalization adjourns before a property assessor may provide taxpayers with an informal review of a property assessment or reappraisal. **Fiscal Note:** (Dated January 1, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 66 and Title 67, Chapter 5, relative to property taxes. HB1509 - V. Dixie - 03/16/23 - Set for House Property & Planning Subcommittee 03/22/23.
52. **SB1341** **LOCAL GOVERNMENT: Affordable housing and workforce development fund allocation - Shelby County.** Authorizes Shelby County to appropriate funds for affordable housing or workforce housing. Broadly captioned. **Fiscal Note:** (Dated March 16, 2023) Other Fiscal Impact A precise impact on expenditures for Shelby County cannot be reasonably determined, but is considered permissive. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 9; Title 13; Title 67 and Title 71, relative to affordable housing. HB1472 - J. Towns Jr. - 02/02/23 - Caption bill held on House clerk's desk.
56. **SB337** **PROPERTY & HOUSING: Establishes a property fraud alert program.** Requires each county office of register of deeds to offer a no-cost property fraud alert program to property owners. Stipulates that the program must allow property owners to register the property owner's name and address and must notify property owners when a document is recorded with this information. Provides that the county office of register of deeds is only required to provide this program if the county's legislative body appropriates funds to pay the full cost of the program. Creates a Class D felony for unlawfully drawing property transfer documents without interest in the property but clarifies that penalties for violations may only be applied to prohibited conduct on or after July 1, 2023. **Fiscal Note:** (Dated February 17, 2023) Increase Local Expenditures \$6,000/FY23-24/Permissive \$800/FY24-25 and Subsequent Years/Permissive **Caption:** AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 13; Title 35; Title 39, Chapter 17; Title 45; Title 47; Title 66 and Section 67-4-409, relative to property. HB97 - G. Hardaway - 03/15/23 - Set for House Property & Planning Subcommittee 03/22/23.
59. **SB376** **VETERANS & MILITARY AFFAIRS: Veterans' Bill of Rights.** Enacts the "Veterans' Bill of Rights," which helps veterans obtain a job through work programs and loans for starting a business, use their military experience to access degrees, certifications, and occupational licenses, ensure veterans' healthcare and mental healthcare is affordable and adequate, and find affordable and reliable housing for homeless veterans. Requires a report on findings and recommendations to be sent to the governor and the general assembly by February 1 of each year (10 pp). Broadly captioned. **Fiscal Note:** (Dated February 26, 2023) Increase State Expenditures - \$1,879,100/FY23-24 \$1,312,300/FY24-25 and Subsequent Years Other Fiscal Impact This legislation would result in significant additional state and local expenditures to provide veterans with additional resources; however, due to multiple unknown factors, any such increase cannot be reasonably estimated. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 33; Title 49; Title 58, Chapter 3; Title 63; Title 68 and Title 71, relative to veterans' rights. HB446 - R. Glynn - 03/15/23 - Set for House Department & Agencies Subcommittee 03/22/23.
64. **SB1470** **TAXES PROPERTY: County board of equalization hearings.** Changes who has the discretion to determine whether a hearing on a complaint before a county board of equalization will be held virtually from the board to the taxpayer or owner. **Fiscal Note:** (Dated March 14, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, relative to the county board of equalization. HB1265 - T. Warner - 03/15/23 - Set for House Property & Planning Subcommittee 03/22/23.
77. **SB662** **LOCAL GOVERNMENT: Release taxpayers of double taxes.** Requires, rather than allows, county legislative bodies to release taxpayers from double taxes if they have been incurred and correct errors in the tax list. Broadly captioned. **Fiscal Note:** (Dated March 16, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6 and Title 67, relative to local government taxes and fees. HB711 - K. Capley - 02/01/23 - Caption bill held on House clerk's desk.
89. **SB397** **TAXES PROPERTY: Proration of property taxes for property that is destroyed or damaged by a disaster.** Specifies that countywide emergency response frameworks must include assessors of property 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 within assessors' jurisdictions. Requires assessors of property to be notified when county or municipal governments within their jurisdiction conduct FEMA preliminary damage assessments. Authorizes a county or municipal governing body to adopt by two-thirds vote a provision to allow proration of property taxes for tangible personal property that is destroyed, demolished, or substantially damaged as a result of a disaster. **Fiscal Note:** (Dated January 22, 2023) 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 58, Chapter 2 and Title 67, Chapter 5, relative to property assessment. HB33 - D. Thompson - 03/15/23 - Set for House Local Government Committee 03/21/23.
102. **SB1000** **PROPERTY & HOUSING: THDA - votes required to approve the operation of financial assistance programs.** Decreases, from nine to eight, the number of affirmative votes required by members of the Tennessee Housing Development Agency's board of directors in order for the agency to approve the operation of its financial assistance programs, which support the financing of residential housing construction for lower and moderate income persons and families. Broadly captioned. **Fiscal Note:** (Dated January 31, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 53; Title 13; Title 48, Chapter 101, Part 3; Title 56 and Title 67, relative to housing. HB1046 - K. Vaughan - 03/16/23 - Set for House Property & Planning Subcommittee 03/22/23.
105. **SB1007** **CRIMINAL LAW: Acreage requirements for a resident with property on county lines to qualify to vote in either county.** Decreases the size threshold, from 15 acres to 10 acres, for a farm that lies in two counties to qualify the residents of the farm to make a one-time election to register to vote in either county. **Fiscal Note:** (Dated February 1, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 2, relative to elections. HB1254 - K. Keisling - 03/15/23 - Set for House Elections & Campaign Finance Subcommittee 03/22/23.

111. **SB1085** **PROPERTY & HOUSING: Housing authority-related entity participating in a mixed-finance project to form a self-insurance pooling arrangement.** Authorizes a housing authority-related entity participating in a mixed-finance project to form a self-insurance pooling arrangement, if the housing authority with which the entity is related has formed partnerships, limited liability companies, or other entities in which an authority, or an entity affiliated with the authority, is a general partner, managing member, or otherwise participates in the activities of the entity. **Fiscal Note:** (Dated February 26, 2023) Other Fiscal Impact The proposed legislation would result in an estimated permissive, recurring decrease to expenditures exceeding \$1,200,000 for low-income housing tax credit entities associated with housing authorities, beginning in FY23-24. Such entities are considered public-private partnerships; therefore, a precise decrease to state or local expenditures cannot be quantified. **Caption:** AN ACT to amend Tennessee Code Annotated, Section 13-20-104 and Title 29, Chapter 20, relative to housing authorities.
HB879 - D. Wright - 03/15/23 - Set for House Finance, Ways & Means Committee 03/21/23.
114. **SB413** **LOCAL GOVERNMENT: Grant program for nonprofit organizations that rent property below market rate.** Allows local governments to create a program to provide grants to eligible nonprofit organizations that own residential property and rent the property for at least 25 percent below market rate. Requires the local government to set a maximum amount of grant money available to each nonprofit organization. Requires the local government to obtain approval for the program by the comptroller of the treasury prior to implementing a program. Broadly captioned. **Fiscal Note:** (Dated March 9, 2023) Increase State Expenditures - \$117,700/FY23-24 \$115,200/FY24-25 and Subsequent Years Other Fiscal Impact The extent of any permissive increase in local government expenditures cannot reasonably be determined. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13 and Title 67, Chapter 5, relative to a grant program.
HB361 - H. Love Jr. - 03/15/23 - Set for House Local Government Committee 03/21/23.
121. **SB711** **TAXES PROPERTY: Land classified as agricultural or forest land.** Requires assessors of property to take into account when determining whether land is to be classified as agricultural or forest land, whether the land is enrolled in a voluntary conservation program administered by the United States department of agriculture. **Fiscal Note:** (Dated March 11, 2023) Other Fiscal Impact A precise decrease in local property tax revenue cannot be quantified. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.
HB898 - C. Hurt - 03/15/23 - Set for House Local Government Committee 03/21/23.
122. **SB779** **LOCAL GOVERNMENT: Including the costs for restoration of property on property tax bills.** Authorizes a municipality to add the cost of remedying a condition on real property that endangers the health, safety, and welfare of other citizens to the property tax notice of the owner of the real property if the owner fails or refuses to remedy the condition in a specified time period. **Fiscal Note:** (Dated February 17, 2023) Other Fiscal Impact A precise permissive increase to local expenditures cannot be quantified with reasonable certainty. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 33 and Title 6, Chapter 54, relative to including the costs for restoration of property on property tax bills.
HB903 - C. Hurt - 03/15/23 - Set for House Finance, Ways & Means Committee 03/21/23.
124. **SB1192** **TAXES PROPERTY: Time for eligible taxpayers to apply for refund or present a credit voucher for credit on taxes.** Extends the time eligible taxpayers may apply for a refund or present a credit voucher for credit on their taxes from within 35 days from the date taxes in the jurisdiction become delinquent for that year to within 40 days from that date. Broadly captioned. **Fiscal Note:** (Dated February 1, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 9; Title 28; Title 66 and Title 67, relative to real property.
HB1209 - C. Sexton - 03/15/23 - Set for House Local Government Committee 03/21/23.

Tue 3/21/23 10:30am - Consent Calendar - Senate Hearing Rm I, Senate State & Local Government Committee

MEMBERS: CHAIR R. Briggs (R); VICE CHAIR P. Walley (R); 2ND VICE CHAIR M. Pody (R); E. Jackson (R); S. Kyle (D); A. Lowe (R); J. Stevens (R); K. Yager (R); J. Yarbro (D)

8. **SB1510** **TAXES PROPERTY: Cumberland County - property purchased by county at a tax sale.** Provides that whenever Cumberland County acquires property at a tax sale, a 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. Provides that Cumberland County is 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 10, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 20 and Title 67, Chapter 5, relative to property purchased by a county at a tax sale.
HB1216 - C. Sexton - 02/27/23 - House passed.

Tue 3/21/23 12:00pm - House Hearing Rm IV, House Children & Family Affairs Subcommittee

Final Calendar. HB944 was added to the calendar by suspension of the rules on the House Floor on 03/16/23. MEMBERS: CHAIR M. Littleton (R); R. Bricken (R); A. Farmer (R); R. Gant (R); J. Garrett (R); T. Harris (D); D. Jernigan (D); J. Powell (D); R. Stevens (R)

4. **HB1258** **ESTATES & TRUSTS: Serving copies of claims filed against an estate.** Requires a personal representative for an estate to serve a copy of each claim filed against the estate, within five days of receipt, to any known party interested in the estate, including creditors, distributees, and heirs. Broadly captioned. **Fiscal Note:** (Dated February 17, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 30, relative to probate.
SB811 - T. Gardenhire - 03/02/23 - Senate passed.

Tue 3/21/23 12:00pm - House Hearing Rm III, House Business & Utilities Subcommittee

Final Calendar. MEMBERS: CHAIR C. Boyd (R); R. Alexander (R); J. Burkhart (R); J. Clemmons (D); B. Freeman (D); M. Hale (R); J. Holsclaw, Jr. (R); C. Johnson (R); P. Marsh (R); D. Thompson (D); K. Vaughan (R); G. Vital (R); J. Zachary (R)

6. **HB655** **CONSTRUCTION: Contractor licenses minimum project cost.** Increases the minimum total project cost amount for which a license as a contractor is required from \$25,000 to \$40,928. Ties the minimum total project cost amount to the United States Bureau of Labor Statistics' Producer Price Index by Industry: Building Materials and Supplies Dealers. Requires the board for licensing contractors to update the amount at least annually and publish the amount on its public website. **Fiscal Note:** (Dated February 8, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 6, relative to contractors.
SB1444 - K. Roberts - 03/15/23 - Set for Senate Commerce & Labor Committee 03/20/23.
13. **HB1063** **UTILITIES: Waterworks construction loan agreement - failure of municipality to comply with payment schedule.** Increases, from five to ten, the number of days the commissioner of finance and administration has to send notice to a municipality regarding the municipality's failure to remit funds in accordance with the amortization schedule for the municipality's waterworks construction loan agreement. Broadly captioned. **Fiscal Note:** (Dated January 28, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 65 and Title 68, relative to utilities.
SB632 - B. Taylor - 02/02/23 - Referred to Senate State & Local Government Committee.
14. **HB1305** **PROPERTY & HOUSING: Landlord disclosures to residential tenants.** Requires a landlord, or another person authorized to enter into a rental agreement on the landlord's behalf, to disclose to a residential tenant certain contact information for the agent authorized to manage the premises and an owner of the premises, or a person or agent authorized to act for and on behalf of the owner for the acceptance of service of process and for receipt of notices and demands. **Fiscal Note:** (Dated March 9, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 66, relative to landlord obligations.
SB1276 - J. Yarbro - 03/15/23 - Set for Senate Commerce & Labor Committee 03/20/23.
15. **HB52** **PROPERTY & HOUSING: Notice requirement for land surveyors conducting boundary surveys.** Expands notice requirement for land surveyors conducting boundary surveys by requiring them to notify all adjoining landowners of the survey rather than just when the surveyor discovers or reasonably should have discovered discrepancies between the deed descriptions of the adjoining owners. Specifies that notice be sent by certified mail to the current address used for mailing property tax notices within five business days of the completion of the survey. **Fiscal Note:** (Dated January 28, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 18, Part 1, relative to land surveyors.
SB1296 - P. Bailey - 03/15/23 - Set for Senate Commerce & Labor Committee 03/20/23.

16. **HB1276** **PROPERTY & HOUSING: Circumstances under which a contractor can seek early release of a retainage.** Specifies circumstances under which a contractor can seek early release of a retainage held by a party with which the contractor has a written contract. Makes other changes related to retainages for contractors including permits, use of, or ability to use, the remote contractor's work, and certificate of substantial completion. Broadly captioned. **Fiscal Note:** (Dated March 9, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 16, Chapter 15 and Title 66, relative to retainages.
SB1201 - J. Johnson - 03/15/23 - Set for Senate Commerce & Labor Committee 03/20/23.

Tue 3/21/23 12:00pm - House Hearing Rm II, House Criminal Justice Subcommittee

Final Calendar. MEMBERS: CHAIR C. Doggett (R); VICE CHAIR J. Gillespie (R); S. Campbell (R); E. Davis (R); G. Hardaway (D); D. Howell (R); B. Hulsey (R); G. Johnson (D); W. Lamberth (R); D. Moody (R); L. Russell (R); P. Sherrell (R); J. Towns Jr. (D)

27. **HB1126** **ANIMALS & ANIMAL HUSBANDRY: Restitution - damage to property or injury to person caused by dog running loose.** Requires the judge of a court to order a person convicted of a violation of letting a dog run loose causing bodily injury or property damage to pay full restitution for all damages that arise from the offense. **Fiscal Note:** (Dated February 14, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 29; Title 39 and Title 44, relative to damage caused by animals.
SB1320 - P. Bailey - 03/16/23 - Set for Senate Consent 2 03/20/23.

Tue 3/21/23 1:00pm - Senate Hearing Rm I, Senate Judiciary Committee

The committee will meet to take up some bills and will take up the remaining bills on Wednesday. MEMBERS: CHAIR T. Gardenhire (R); VICE CHAIR D. White (R); 2ND VICE CHAIR P. Rose (R); S. Kyle (D); L. Lamar (D); J. Lundberg (R); K. Roberts (R); J. Stevens (R); B. Taylor (R)

2. **SB954** **PROPERTY & HOUSING: TACIR study on gated neighborhoods related to crime.** Requires the Tennessee advisory commission on intergovernmental relations (TACIR) to perform a study of the deterrent effect of gates blocking ingress and egress into communities as it relates to the rates of neighborhood crimes. Requires the study to be submitted to the general assembly no later than December 31, 2023. **Fiscal Note:** (Dated March 16, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 38; Title 39; Title 66 and Title 68, relative to gated communities.
HB674 - G. Bulso - 03/16/23 - Set for House Property & Planning Subcommittee 03/22/23.
22. **SB1373** **LOCAL GOVERNMENT: Reporting on state funds paid to acquire property through eminent domain.** Requires the commissioner of finance and administration to report the total amount of state funds paid to acquire property through eminent domain in the 2021-2022 year to the chairs of the finance, ways and means committees of the senate and the house and the office of legislative budget analysis by January 1, 2024. Broadly captioned. **Fiscal Note:** (Dated January 20, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 29, Chapter 17; Title 29, Chapter 16 and Title 65, Chapter 27, relative to eminent domain.
HB287 - L. Russell - 03/15/23 - Set for House Civil Justice Subcommittee 03/21/23.
45. **SB1107** **ENVIRONMENT & NATURE: Wildlife officers entering private property without owner's consent.** Limits situations where wildlife officers may enter private property without the owner's consent, a warrant, exigent circumstances, or have observed a crime taking place. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 69, Chapter 9 and Title 70, relative to the powers of the wildlife resources agency.
HB1113 - J. Reedy - 02/07/23 - Referred to House Department & Agencies Subcommittee.
79. **SB873** **JUDICIARY: Petitions for the removal and destruction of records by party to civil litigation.** Authorizes a party to civil litigation to petition the court for removal and destruction of records under certain circumstances. Defines "public records" to mean trial court records. Clarifies that the definition of "public records" does not include appellate court records or appellate court opinions. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 8; Title 9, Chapter 8; Title 10, Chapter 7; Title 16; Title 18; Title 20; Title 21; Title 27; Title 28; Title 29; Title 50, Chapter 6 and Title 66, relative to court records in civil actions.
HB541 - T. Harris - 02/01/23 - Referred to House Civil Justice Subcommittee.
106. **SB1082** **PROPERTY & HOUSING: Preparing and filing deed for the conveyance of real property.** 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 a real property that is not prepared by a licensed attorney, title insurance agent, or the owner of the real property. Broadly captioned. **Fiscal Note:** (Dated March 16, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 13; Title 23, Chapter 3; Title 66, Chapter 5, Part 1 and Title 66, Chapter 24, relative to conveyances of real property.
HB1344 - B. Beck - 02/07/23 - Referred to House Property & Planning Subcommittee.
128. **SB490** **PROPERTY & HOUSING: Private Property Protection Act.** Provides a method for a property owner to seek just compensation for a diminution in value of the property caused by the enactment or enforcement of land use regulations on the property. **Fiscal Note:** (Dated January 31, 2023) Increase Local Expenditures Exceeds \$10,000/FY23-24 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 29, relative to compensation for the diminution in value of private property.
HB560 - C. Todd - 02/08/23 - Referred to House Civil Justice Subcommittee.
133. **SB775** **JUDICIARY: Makes various revisions to the Uniform Arbitration Act.** Makes various revisions to the Uniform Arbitration Act including notice to arbitrate, agreement requirements to arbitrate, how to proceed with the arbitration, the process of the actual arbitration, witnesses, subpoenas, depositions, discovery, and award distribution. Allows the award to be disputed and possibly modified. Allows for the appeal of the award. (20pp). **Fiscal Note:** (Dated March 9, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 5; Section 47-18-5519(f)(2); Section 56-7-1206(h)(1); Section 60-1-607(c)(2) and Section 66-34-104(f), relative to arbitration.
HB1162 - C. Todd - 03/16/23 - Set for House Civil Justice Subcommittee 03/21/23.
135. **SB1346** **ESTATES & TRUSTS: Resignation notice requirement for trustees.** Increases, from 30 to 35, the number of days in advance that a trustee seeking to resign is required to provide notice to the qualified beneficiaries, the settlor, if living, and all cotrustees. Broadly captioned. **Fiscal Note:** (Dated February 1, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 30; Title 31; Title 32; Title 34; Title 35; Title 45 and Title 67, relative to trusts.
HB1477 - B. Hulsey - 03/15/23 - Set for House Banking & Consumer Affairs Subcommittee 03/21/23.
143. **SB391** **JUDICIARY: Appeal from general sessions court - cases involving an order granting possession of real property.** Specifies that in general sessions court cases involving an order granting possession of real property, a writ of possession, or restitution may issue two days after the decision is rendered and execution of the writ must be delayed until expiration of the ten-day appellate period. **Amendment Summary:** House amendment 1 (004042) rewrites the provisions of this bill that authorized, in cases involving an order granting possession of real property, a writ of possession or restitution to issue two days after the decision is rendered; provided, the execution of the writ must be delayed until the expiration of the 10-day appellate period. This amendment deletes this language and provides, instead, that the execution of a writ of possession, if no appeal is taken within the 10-day appellate period, must be by operation of law. **Fiscal Note:** (Dated February 3, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 27, Chapter 5 and Title 29, Chapter 18, relative to appeals from general sessions courts.
HB249 - W. Lamberth - 02/27/23 - House passed with amendment 1 (004042).

Tue 3/21/23 1:30pm - House Hearing Rm III, House Civil Justice Subcommittee

Final Calendar. The following bills were added to the calendar by suspension of the rules on the House Floor on 03/16/23: HB606, HB570, HB37, HB746, HB1507, HB1162, HB1351, HB237. MEMBERS: CHAIR L. Russell (R); B. Beck (D); G. Bulso (R); K. Capley (R); R. Eldridge (R); A. Farmer (R); R. Grills (R); W. Lamberth (R); A. Parkinson (D); C. Todd (R)

2. **HB1346** **PROPERTY & HOUSING: Policy recommendations that infringe or restrict private property rights.** Prohibits the state and its political subdivisions from adopting or implementing policy recommendations that deliberately or inadvertently infringe or restrict private property rights without due process, as may be required by policy recommendations originating in, or traceable to, "Agenda 21," adopted by the United Nations in 1992 at its Conference on Environment and Development or any other international law or ancillary plan of action that contravenes the constitution of the United States or the constitution of this state. Broadly captioned. **Fiscal Note:** (Dated March 11, 2023) Decrease Local Expenditures \$2,300/FY23-24 and Subsequent Years/City of Knoxville \$3,500/FY23-24 and Subsequent Years/Nashville-Davidson County Other Fiscal Impact The extent and timing of any recurring, mandatory decrease to local revenue and permissive increase to local expenditures for Knoxville and Nashville-Davidson County cannot be determined. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 66 and Title 68, relative to private property rights. SB1147 - F. Niceley - 03/15/23 - Set for Senate Commerce & Labor Committee 03/20/23.
3. **HB1259** **PROPERTY & HOUSING: Transfer of a possibility of reverter or right of entry by a holder other than the original grantor.** Removes ambiguous language and clarifies that a transfer of a possibility of reverter or right of entry by a holder other than the original grantor is invalid unless the validity of the future interest was determined by a final judgment in a judicial proceeding, or by a settlement among interested persons, prior to July 1, 2015. Broadly captioned. **Amendment Summary:** Senate amendment 1 (003741) clarifies that a tenancy by the entirety in real property cannot be assigned or severed, or a spouse's interest in a real property conveyed, to a third party without the written consent of both spouses or a court order. **Fiscal Note:** (Dated February 16, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 29 and Title 66, relative to real property. SB795 - T. Gardenhire - 02/27/23 - Senate passed with amendment 1 (003741).
9. **HB287** **LOCAL GOVERNMENT: Reporting on state funds paid to acquire property through eminent domain.** Requires the commissioner of finance and administration to report the total amount of state funds paid to acquire property through eminent domain in the 2021-2022 year to the chairs of the finance, ways and means committees of the senate and the house and the office of legislative budget analysis by January 1, 2024. Broadly captioned. **Fiscal Note:** (Dated January 20, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 29, Chapter 17; Title 29, Chapter 16 and Title 65, Chapter 27, relative to eminent domain. SB1373 - S. Southerland - 03/15/23 - Set for Senate Judiciary Committee 03/21/23.
15. **HB1162** **JUDICIARY: Makes various revisions to the Uniform Arbitration Act.** Makes various revisions to the Uniform Arbitration Act including notice to arbitrate, agreement requirements to arbitrate, how to proceed with the arbitration, the process of the actual arbitration, witnesses, subpoenas, depositions, discovery, and award distribution. Allows the award to be disputed and possibly modified. Allows for the appeal of the award. (20pp). **Fiscal Note:** (Dated March 9, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 5; Section 47-18-551(f)(2); Section 56-7-1206(h)(1); Section 60-1-607(c)(2) and Section 66-34-104(f), relative to arbitration. SB775 - J. Stevens - 03/15/23 - Set for Senate Judiciary Committee 03/21/23.

Tue 3/21/23 1:30pm - House Hearing Rm II, House Banking & Consumer Affairs Subcommittee

Final Calendar. MEMBERS: CHAIR D. Powers (R); J. Barrett (R); R. Bricken (R); K. Camper (D); J. Faison (R); J. Garrett (R); S. Lynn (R); M. Sparks (R); K. Vaughan (R)

1. **HB1470** **COMMERCIAL LAW: Consumer Wheelchair Repair Bill of Rights Act.** Enacts the "Consumer Wheelchair Repair Bill of Rights Act," which states that an original equipment manufacturer of powered wheelchair manufacturers shall, with fair and reasonable terms and costs, make available to an independent repair provider or owner of the manufacturer's equipment any documentation, parts, embedded software, firmware, or tools that are intended for use with the equipment or any part, including updates to documentation, parts, embedded software, firmware, or tools. Covers equipment that contains an electronic security lock or other security-related function. Details limitations to outdated powered wheelchairs. **Fiscal Note:** (Dated March 16, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 18, relative to consumer protection. SB1252 - R. Akbari - 02/06/23 - Referred to Senate Commerce & Labor Committee.
8. **HB1477** **ESTATES & TRUSTS: Resignation notice requirement for trustees.** Increases, from 30 to 35, the number of days in advance that a trustee seeking to resign is required to provide notice to the qualified beneficiaries, the settlor, if living, and all cotrustees. Broadly captioned. **Fiscal Note:** (Dated February 1, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 30; Title 31; Title 32; Title 34; Title 35; Title 45 and Title 67, relative to trusts. SB1346 - J. Stevens - 03/15/23 - Set for Senate Judiciary Committee 03/21/23.
9. **HB528** **PROPERTY & HOUSING: Number of times an entity is permitted to contact property owner to make an unsolicited offer.** Limits the number of times that a real estate developer, business entity, or individual working on behalf of the developer or business entity is permitted to contact a property owner to make an unsolicited offer to buy the property owner's property. Allows a property owner who believes a developer has violated the limitation to submit a complaint to the consumer affairs division in the office of the attorney general. Adds additional requirements and penalties for a violation. Broadly captioned. **Amendment Summary:** Senate Commerce and Labor Committee amendment 1 (005363) defines "affiliate" to mean any person controlling, controlled by, or under common control with such person. Defines "division" to mean the division of consumer affairs in the office of the attorney general and reporter. Defines "person" to mean a natural person, individual, government agency, partnership, corporation, trust, estate, incorporated or unincorporated association, and any other legal or commercial entity, including any affiliate. Prohibits a person from contacting a property owner more than one time in a calendar year in connection with an unsolicited request to buy the property owner's real property. Specifies that this limitation applies to contact made through telephone call, text message, email, mail, fax transmission, or another form of contact. When contacting the property owner, requires the person to provide the property owner with the person's legal name, address, telephone, and email address. Outlines process for property owner to submit complaint to division and specifies fines that may be assessed. Clarifies that this part does not apply to an individual who is a license real estate agent. **Fiscal Note:** (Dated February 14, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 40, Chapter 33, Part 2; Title 47 and Title 66, relative to consumer protection. SB234 - C. Oliver - 03/16/23 - Set for Senate Floor 03/20/23.
16. **HB1181** **COMMERCIAL LAW: Tennessee Information Protection Act.** Enacts the "Tennessee Information Protection Act," which establishes personal information rights for consumers and responsibilities for data controllers. Defines "controller" to mean the natural or legal person that, alone or jointly with others, determines the purpose and means of processing personal information. Requires controllers to limit the collection of personal information to what is adequate, relevant, and reasonably necessary in relation to the purposes for which the data is processed, as disclosed to the consumer. Requires controllers to establish, implement, and maintain reasonable data security practices to protect the confidentiality, integrity, and accessibility of personal information. Prohibits a controller from processing sensitive data concerning a consumer without obtaining the consumer's consent. Requires controller to conduct and document a data protection assessment of certain processing activities involving personal information, including the processing of personal information for purposes of targeted advertising and the sale of personal information. Requires data protection assessments conducted to identify and weigh the benefits that may flow, directly and indirectly, from the processing to the controller, the consumer, other stakeholders, and the public against the potential risks to the rights of the consumer associated with the processing, as mitigated by safeguards that can be employed by the controller to reduce the risks. Specifies for requirements of processing de-identified data by controllers. Requires a controller or processor to create, maintain, and comply with a written privacy program that reasonably conforms to the National Institute of Standards and Technology (NIST) privacy framework entitled "A Tool for Improving Privacy through Enterprise Risk Management Version 1.0." Gives the attorney general investigative authority over this part and exclusive authority for enforcement of provisions (32 pp.). **Fiscal Note:** (Dated January 28, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 12; Title 43; Title 45; Title 47; Title 48; Title 50; Title 61; Title 66 and Title 67, relative to commerce. SB73 - B. Watson - 03/15/23 - Set for Senate Commerce & Labor Committee 03/20/23.
17. **HB637** **LABOR LAW: Religious exemption to immunization requirement.** Requires an employer that requires an immunization as a condition of employment or continued employment to exempt from the immunization requirement a person who files a signed, written statement that the immunization conflicts with the person's religious tenets or practices; prohibits an employer from taking adverse action against a person who files a statement of religious objection. Broadly captioned. **Amendment Summary:** Senate Commerce and Labor Committee amendment 1 (005236) defines "employer" to mean a person or entity that employs one or more persons. Clarifies that the definition of employer does not include a medicare or medicaid certified healthcare provider but only to the extent such healthcare provider is subject to a valid and enforceable medicare or medicaid condition or requirement of participation that imposes a requirement contrary to this section. **Fiscal Note:** (Dated February 14, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 8; Title 14; Title 37; Title 50 and Title 68, relative to religious exemptions for immunizations. SB1109 - J. Bowling - 03/15/23 - Set for Senate Commerce & Labor Committee 03/20/23.

Tue 3/21/23 1:30pm - Special Calendar - House Hearing Rm II, House Banking & Consumer Affairs Subcommittee

Special Calendar. MEMBERS: CHAIR D. Powers (R); J. Barrett (R); R. Bricken (R); K. Camper (D); J. Faison (R); J. Garrett (R); S. Lynn (R); M. Sparks (R); K. Vaughan (R)

1. **HB650** **TRANSPORTATION VEHICLES: Installation of vehicle immobilization device.** Prohibits a person from knowingly installing a vehicle immobilization device on a motor vehicle parked on private property in this state. Broadly captioned. **Amendment Summary:** Senate amendment 1 (004385) enacts the "Booting Consumer Protection Act" which requires that people who install vehicle immobilization devices must take debit and credit cards as payment to remove the device. States that if the credit or debit card payment cannot be complete due to an undue delay a billing invoice is sufficient in regards to payment. Requires W-2 and tax statements for work. Allows cash and online payments to be accepted as payment with online payments having convenience fees. Sets limits on removing the immobilization device and details violations of the installer of the immobilization device. **Fiscal Note:** (Dated February 15, 2023) Other Fiscal Impact Due to multiple unknown factors, the extent and timing of any recurring decrease in state revenue and mandatory recurring decrease in local revenue and expenditures cannot reasonably be determined. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 39; Title 47; Title 48; Title 55; Title 56; Title 62; Title 66 and Title 67, relative to parking.
SB649 - J. Johnson - 03/06/23 - Senate passed with amendment 1 (004385).

Tue 3/21/23 1:30pm - House Hearing Rm I, House Local Government Committee

MEMBERS: CHAIR J. Crawford (R); VICE CHAIR D. Wright (R); R. Alexander (R); J. Burkhardt (R); D. Carr (R); C. Doggett (R); M. Hale (R); E. Helton-Haynes (R); J. Holsclaw, Jr. (R); H. Love Jr. (D); G. Martin (R); S. McKenzie (D); L. Miller (D); J. Moon (R); K. Raper (R); J. Reedy (R); T. Rudd (R); J. Shaw (D); W. Slater (R); R. Stevens (R); D. Thompson (D)

1. **HB1209** **TAXES PROPERTY: Time for eligible taxpayers to apply for refund or present a credit voucher for credit on taxes.** Extends the time eligible taxpayers may apply for a refund or present a credit voucher for credit on their taxes from within 35 days from the date taxes in the jurisdiction become delinquent for that year to within 40 days from that date. Broadly captioned. **Fiscal Note:** (Dated February 1, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 9; Title 28; Title 66 and Title 67, relative to real property.
SB1192 - R. McNally - 03/15/23 - Set for Senate State & Local Government Committee 03/21/23.
2. **HB28** **LOCAL GOVERNMENT: Adoption of comprehensive growth plan prior to annexation.** Deletes requirement that municipalities adopt a comprehensive growth plan and have an approved urban growth boundary prior to annexing unincorporated territory. Requires all counties and municipalities that have an effective flood insurance rate map or flood hazard boundary map published by FEMA that identifies a special flood hazard area within the political boundaries of the county or municipality to meet the requirements for participation in the national flood insurance program administered by FEMA. Gives a county or municipality that does not currently have an effective flood insurance rate map or flood hazard boundary map published by FEMA that identifies a special flood hazard area within the political boundaries of the county or municipality 24 months from the effective date of any future flood insurance rate map or flood hazard boundary map published by the FEMA to meet the requirements for participation in the national flood insurance program. **Fiscal Note:** (Dated March 2, 2023) Other Fiscal Impact The extent of any decrease in local expenditures associated with funding for economic and community development boards cannot reasonably be determined. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 10; Title 6; Title 7; Title 13; Title 49 and Title 65, Chapter 4, relative to comprehensive growth plans. **Subcommittee Amendments:** Property_& Planning_Sub_Amendments_03.08.23.pdf
SB75 - B. Watson - 03/15/23 - Set for Senate State & Local Government Committee 03/21/23.
5. **HB1552** **LOCAL GOVERNMENT: Chapel Hill - vacancies on board and in office of mayor.** Local bill for Chapel Hill that clarifies that vacancies on the board and in the office of mayor be filled by majority vote of the remaining board members with the appointee to serve only until the next regular election at which time the remaining unexpired term is filled; consolidates and expands certain powers exercised by the town relative to special assessments, indebtedness, bonds, condemnation, public utilities, and correctional facilities; removes minimum age requirement for the position of town judge. Amends Chapter 159 of the Private Acts of 2002. **Caption:** AN ACT to amend Chapter 159 of the Private Acts of 2002; and any other acts amendatory thereto, relative to the charter for the Town of Chapel Hill.
SB1544 - J. Hensley - 03/09/23 - Local bill held on Senate clerk's desk.
7. **HB898** **TAXES PROPERTY: Land classified as agricultural or forest land.** Requires assessors of property to take into account when determining whether land is to be classified as agricultural or forest land, whether the land is enrolled in a voluntary conservation program administered by the United States department of agriculture. **Fiscal Note:** (Dated March 11, 2023) Other Fiscal Impact A precise decrease in local property tax revenue cannot be quantified. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.
SB711 - J. Stevens - 03/15/23 - Set for Senate State & Local Government Committee 03/21/23.
20. **HB254** **TAXES PROPERTY: Tax relief for elderly, low-income homeowners.** Increases, from \$27,000 to \$50,000, the maximum market value on which property tax relief is calculated for elderly, low-income homeowners. **Fiscal Note:** (Dated February 2, 2023) Increase State Expenditures \$7,720,000/FY24-25 and Subsequent Years Other Fiscal Impact The extent of any permissive increase on local government expenditures cannot reasonably be determined. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief.
SB207 - A. Lowe - 03/07/23 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation.
21. **HB361** **LOCAL GOVERNMENT: Grant program for nonprofit organizations that rent property below market rate.** Allows local governments to create a program to provide grants to eligible nonprofit organizations that own residential property and rent the property for at least 25 percent below market rate. Requires the local government to set a maximum amount of grant money available to each nonprofit organization. Requires the local government to obtain approval for the program by the comptroller of the treasury prior to implementing a program. Broadly captioned. **Fiscal Note:** (Dated March 9, 2023) Increase State Expenditures - \$117,700/FY23-24 \$115,200/FY24-25 and Subsequent Years Other Fiscal Impact The extent of any permissive increase in local government expenditures cannot reasonably be determined. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13 and Title 67, Chapter 5, relative to a grant program.
SB413 - J. Yarbro - 03/15/23 - Set for Senate State & Local Government Committee 03/21/23.
22. **HB366** **TAXES PROPERTY: Property tax relief for elderly.** Authorizes local legislative bodies to set the income limit for persons who are 65 years of age or older and otherwise eligible for property tax relief under the Property Tax Freeze Act at \$60,000. **Fiscal Note:** (Dated March 9, 2023) Other Fiscal Impact The extent and timing of any foregone local revenue beginning in FY24-25 cannot be reasonably determined but is considered permissive. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief.
SB871 - R. Akbari - 03/15/23 - Set for Senate State & Local Government Committee 03/21/23.
24. **HB33** **TAXES PROPERTY: Proration of property taxes for property that is destroyed or damaged by a disaster.** Specifies that countywide emergency response frameworks must include assessors of property 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 within assessors' jurisdictions. Requires assessors of property to be notified when county or municipal governments within their jurisdiction conduct FEMA preliminary damage assessments. Authorizes a county or municipal governing body to adopt by two-thirds vote a provision to allow proration of property taxes for tangible personal property that is destroyed, demolished, or substantially damaged as a result of a disaster. **Fiscal Note:** (Dated January 22, 2023) 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 58, Chapter 2 and Title 67, Chapter 5, relative to property assessment.
SB397 - S. Kyle - 03/15/23 - Set for Senate State & Local Government Committee 03/21/23.
29. **HB471** **LOCAL GOVERNMENT: Annual report on tourist development zone.** Authorizes a municipality or public authority in which a tourism development zone is located to file with the commissioner of finance and administration and the state building commission its annual report concerning the zone in an electronic format. Broadly captioned. **Fiscal Note:** (Dated January 27, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 7; Title 13 and Title 66, relative to regulation of development.
SB513 - J. Lundberg - 03/15/23 - Set for Senate State & Local Government Committee 03/21/23.

Tue 3/21/23 3:00pm - House Hearing Rm I, House Finance, Ways & Means Committee

The committee will hear the following Expansion Requests: 1. Department of Economic and Community Development, 2. Department of Agriculture, 3. Department of Human Services, 4. Department of Health, 5. Department of Mental Health and Substance Abuse Services. MEMBERS: CHAIR P. Hazlewood (R); VICE CHAIR C. Baum (R); J. Barrett (R); C. Boyd (R); S. Campbell (R); K. Camper (D); M. Cochran (R); J. Crawford (R); J. Faison (R); B. Freeman (D); R. Gant (R); J. Garrett (R); D. Hawk (R); G. Hicks (R); K. Keisling (R); W. Lamberth (R); H. Love Jr. (D); S. Lynn (R); S. McKenzie (D); L. Miller (D); J. Moon (R); A. Parkinson (D); J. Shaw (D); M. Sparks (R); S. Whitson (R); R. Williams (R); J. Zachary (R)

2. **HB130** **TAXES PROPERTY: Appeals before the state board of equalization.** Removes the authority of the state board of equalization to create an assessment appeals commission to hear and act upon complaints and appeals regarding the assessment, classification, and value of property for purposes of taxation. **Fiscal Note:** (Dated February 2, 2023) Decrease State Expenditures \$4,500/FY23-24/Comptroller of the Treasury \$9,100/FY24-25 and Subsequent Years/Comptroller of the Treasury **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3 and Title 67, Chapter 5, relative to appeals before the state board of equalization. SB148 - F. Haile - 02/13/23 - Senate passed.
3. **HB879** **PROPERTY & HOUSING: Housing authority-related entity participating in a mixed-finance project to form a self-insurance pooling arrangement.** Authorizes a housing authority-related entity participating in a mixed-finance project to form a self-insurance pooling arrangement, if the housing authority with which the entity is related has formed partnerships, limited liability companies, or other entities in which an authority, or an entity affiliated with the authority, is a general partner, managing member, or otherwise participates in the activities of the entity. **Fiscal Note:** (Dated February 26, 2023) Other Fiscal Impact The proposed legislation would result in an estimated permissive, recurring decrease to expenditures exceeding \$1,200,000 for low-income housing tax credit entities associated with housing authorities, beginning in FY23-24. Such entities are considered public-private partnerships; therefore, a precise decrease to state or local expenditures cannot be quantified. **Caption:** AN ACT to amend Tennessee Code Annotated, Section 13-20-104 and Title 29, Chapter 20, relative to housing authorities. SB1085 - P. Walley - 03/15/23 - Set for Senate State & Local Government Committee 03/21/23.
4. **HB903** **LOCAL GOVERNMENT: Including the costs for restoration of property on property tax bills.** Authorizes a municipality to add the cost of remedying a condition on real property that endangers the health, safety, and welfare of other citizens to the property tax notice of the owner of the real property if the owner fails or refuses to remedy the condition in a specified time period. **Fiscal Note:** (Dated February 17, 2023) Other Fiscal Impact A precise permissive increase to local expenditures cannot be quantified with reasonable certainty. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 33 and Title 6, Chapter 54, relative to including the costs for restoration of property on property tax bills. SB779 - J. Stevens - 03/15/23 - Set for Senate State & Local Government Committee 03/21/23.

Wed 3/22/23 9:00am - House Hearing Rm II, House Department & Agencies Subcommittee

Final Calendar. MEMBERS: CHAIR J. Holsclaw, Jr. (R); B. Beck (D); R. Bricken (R); M. Carringer (R); J. Chism (D); K. Haston (R); K. Keisling (R); M. Littleton (R)

5. **HB446** **VETERANS & MILITARY AFFAIRS: Veterans' Bill of Rights.** Enacts the "Veterans' Bill of Rights," which helps veterans obtain a job through work programs and loans for starting a business, use their military experience to access degrees, certifications, and occupational licenses, ensure veterans' healthcare and mental healthcare is affordable and adequate, and find affordable and reliable housing for homeless veterans. Requires a report on findings and recommendations to be sent to the governor and the general assembly by February 1 of each year (10 pp). Broadly captioned. **Fiscal Note:** (Dated February 26, 2023) Increase State Expenditures - \$1,879,100/FY23-24 \$1,312,300/FY24-25 and Subsequent Years Other Fiscal Impact This legislation would result in significant additional state and local expenditures to provide veterans with additional resources; however, due to multiple unknown factors, any such increase cannot be reasonably estimated. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 33; Title 49; Title 58, Chapter 3; Title 63; Title 68 and Title 71, relative to veterans' rights. SB376 - H. Campbell - 03/15/23 - Set for Senate State & Local Government Committee 03/21/23.

Wed 3/22/23 10:30am - House Hearing Rm III, House Finance, Ways & Means Subcommittee

MEMBERS: CHAIR G. Hicks (R); C. Baum (R); S. Campbell (R); K. Camper (D); M. Cochran (R); J. Faison (R); J. Garrett (R); D. Hawk (R); P. Hazlewood (R); H. Love Jr. (D); J. Moon (R); J. Shaw (D); S. Whitson (R); R. Williams (R)

5. **HB1117** **TAXES BUSINESS: Exemption from franchise and excise taxes - community development entity.** Exempts from franchise and excise taxes, a community development entity or sub-community development entity that is certified by the United States department of the treasury's community development financial institutions fund, and that has received an allocation of the federal new markets tax credits or federal sub-new markets tax credits from a community development entity that is used to fund a qualified low-income community investment in a Tennessee facility or operations of a business or nonprofit entity where the qualified low-income community investment expands the Tennessee-based operations of the business or nonprofit entity. **Fiscal Note:** (Dated March 6, 2023) Decrease State Revenue Exceeds \$40,000/FY23-24 Exceeds \$100,000/FY24-25 and Subsequent Years **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 20 and Title 67, Chapter 4, Part 21, relative to exemptions from franchise and excise taxes. SB981 - K. Yager - 03/14/23 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation.
8. **HB1019** **TAXES BUSINESS: Pregnancy Resource Tax Credit Act.** Enacts the "Pregnancy Resource Tax Credit Act," which authorizes business, excise, and franchise tax credits for businesses that make monetary contributions to eligible nonprofit organizations that provide certain pregnancy-related services. **Fiscal Note:** (Dated March 12, 2023) Decrease State Revenue \$150,000/FY23-24 \$585,000/FY24-25 \$625,000/FY25-26 \$665,000/FY26-27 \$705,000/FY27-28 \$745,000/FY28-29 and Subsequent Years Decrease Local Revenue \$255,000/FY24-25 and Subsequent Years **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, relative to tax credits. SB837 - B. Taylor - 03/14/23 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation.
10. **HB1361** **TAXES PROPERTY: Increase in the full market value of a disabled veteran's residence for calculation of property tax reimbursement.** Increases the maximum full market value, from \$175,000 to \$210,000, of a disabled veteran's residence that is to be used in calculating reimbursement for property tax paid by the disabled veteran. **Fiscal Note:** (Dated March 3, 2023) Increase State Expenditures Exceeds \$4,618,100/FY24-25 and Subsequent Years Other Fiscal Impact The extent of any permissive impact on local government expenditures cannot reasonably be determined. **Caption:** AN ACT to amend Tennessee Code Annotated, Section 67-5-704, relative to property tax relief. SB1367 - S. Southerland - 03/15/23 - Set for Senate State & Local Government Committee 03/21/23.
23. **HB170** **PROPERTY & HOUSING: Rejection of Harding Academy v Metro Government of Nashville and Davidson County.** States that the merits of a permit application should be judged on the law in effect at the time of application and that the interests of property owners to use their property as they choose without local regulation outweigh a local government entity's interests with regard to zoning changes. Recommends that the general assembly reject the pending ordinance doctrine described by the Tennessee supreme court's 2007 opinion in Harding Academy v. Metropolitan Government of Nashville and Davidson County. **Fiscal Note:** (Dated February 17, 2023) Other Fiscal Impact The extent and timing of any significant fiscal impact to local government cannot be reasonably determined. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 27 and Title 29, relative to civil justice. SB559 - P. Rose - 03/15/23 - Set for Senate State & Local Government Committee 03/21/23.
25. **HB247** **TAXES BUSINESS: Business tax exemption.** Exempts services or people engaged in the appraisal of real estate or real property from business tax. **Fiscal Note:** (Dated January 28, 2023) Decrease State Revenue \$111,100/FY23-24 and Subsequent Years Decrease Local Revenue \$115,700/FY23-24 and Subsequent Years **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 7, relative to business tax. SB173 - J. Hensley - 03/14/23 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation.
29. **HB1085** **TAXES SALES: Apportionment and distribution of state tax revenue as they pertain to National Basketball Association franchises.** Extends provisions relating to the apportionment and distribution of state tax revenue as they pertain to National Basketball Association franchises until June 30, 2059. **Fiscal Note:** (Dated February 24, 2023) Forgone State Revenue Exceeds \$5,000,000/Each Year FY31-32 through FY58-59 Other Fiscal Impact Local revenue loss avoidance exceeding \$5,000,000 in each year FY31-32 through FY58-59 for Memphis for the exclusive use of its sports authority. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxes. SB891 - R. Akbari - 03/14/23 - Senate Finance, Ways & Means Committee deferred to 03/21/23.

35. **HB323** **TAXES BUSINESS: Report concerning the review of credits allowed for certain taxes submitted by ECD.** Authorizes the commissioner of economic and community development to submit electronically the report concerning the review of credits allowed for certain taxes that is conducted every four years to the governor, the speaker of the house of representatives, the speaker of the senate, the finance, ways and means committees of both chambers, and the office of legislative budget analysis. Broadly captioned. Part of Administration Package. **Amendment Summary:** Senate Finance Revenue Subcommittee amendment 1 (004955) makes various changes to the business tax law, franchise and excise tax law, and sales and use tax law. Business Tax: Effective upon becoming law for tax year ending on or after December 31, 2023, increases, from \$50,000 to \$100,000, the minimum threshold of compensation earned from contracts for various types of work in a county or incorporated municipality that requires a business to file a business tax return in that location. Decreases, from three-tenths of one percent to one-tenth of one percent, the business tax rate for industrial loan and thrift companies. Extends the business tax exemption for goods sold from a manufacturing location to any goods sold from a facility within 10 miles of the manufacturing location and extends such exemption to manufacturing locations outside of this state. Increases, from \$10,000 to \$100,000 in gross receipts, the filing threshold for state and local business tax. Effective April 1, 2024, decreases, from 43 percent to 42.62 percent, the allocation of business tax collections to the General Fund that is made after allocations to county clerks and city officials. Franchise and Excise Tax: Adjusts the apportionment formula for determining excise taxes to a single sales factor that will be phased in over a three-year period through December 31, 2025. Effective upon becoming law for tax year ending on or after December 31, 2023, conforms excise tax law regarding depreciation of certain assets with federal Tax Cuts and Jobs Act of 2017 for assets purchased on or after January 1, 2023. Creates a franchise and excise tax credit for tax years ending before December 31, 2025, for employers paying paid family and medical leave. Effective January 1, 2024 establishes a \$50,000 standard excise tax deduction for tax years ending on or after December 31, 2024. Effective upon becoming law, specifies for the purpose of excise tax law that "certified distribution sales" includes sales of alcoholic beverages when such sales are made in this state to an affiliate that continues the manufacturing process prior to final sale for consumption outside this state. Effective upon becoming law for tax years ending on or after December 31, 2024, creates a \$500,000 property exemption for franchise tax. Adjusts the apportionment formula for determining net worth for franchise taxes to a single sales factor that will be phased in over a three-year period through December 31, 2025. Sales and Use Tax: Creates a sales tax holiday for the retail sale of food and food ingredients sold between 12:01 a.m. on August 1, 2023, and 11:59 p.m. on October 31, 2023. Effective January 1, 2024, imposes the sales tax on the repair of certain tangible personal property, computer software, laundering and dry-cleaning services, installation of certain personal property, and installation of computer software, when such repair, cleaning, or installation occurs at a place of business outside Tennessee and the property is delivered within the physical limits of this state for use or consumption in this state. Specifies that such services performed within this state but the property is shipped outside this state are not considered sales sourced to this state. Removes the sales and use tax exemption for magazines and books that are sold to consumers by United States mail or common carrier for certain sellers and cooperative direct mail advertising. Specifies that the sale of advertising and direct mail that is made from a place of business within this state and delivered to a recipient within this state is sourced to the seller's place of business; exempts such mail from sales tax when being shipped outside of this state. Specifies that the lease or rental of a product that is made from a place of business within this state and delivered to a recipient within this state is sourced to the seller's place of business; exempts such lease or rental from sales tax when the product is delivered outside of this state. Defines multiple terms related to telecommunications services as it pertains to sales and use tax. **Fiscal Note:** (Dated January 22, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation. SB275 - J. Johnson - 03/15/23 - Set for Senate Finance, Ways & Means Committee 03/21/23.

Wed 3/22/23 10:30am - House Hearing Rm II, House Property & Planning Subcommittee

Final Calendar. The following bills were added to the calendar by suspension of the rules on the House Floor on 03/16/23: HB1046, HB674, HB1509. MEMBERS: CHAIR D. Carr (R); J. Clemmons (D); J. Crawford (R); G. Martin (R); K. Raper (R); J. Reedy (R); T. Rudd (R); D. Wright (R)

1. **HB1206** **LOCAL GOVERNMENT: Minimum number of regular meetings of the county legislative body each year.** Increases from four to six, the minimum number of regular meetings of the county legislative body each year. Specifies that, until otherwise set by ordinance by the board of commissioners in a city under a city manager-commission charter, regular meetings of the board must be held on the first and third Tuesdays, instead of Thursdays, of each month. Broadly captioned. **Fiscal Note:** (Dated February 23, 2023) Increase Local Expenditures \$200/FY23-24 and Subsequent Years/Bledsoe County * **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6 and Title 67, relative to local government. SB820 - J. Hensley - 03/15/23 - Set for Senate State & Local Government Committee 03/21/23.
2. **HB938** **LOCAL GOVERNMENT: Petition to de-annex property primarily used for agricultural purposes.** Allows owners of real property used primarily for agricultural purposes who reside in a territory previously annexed by ordinance upon the initiative of the municipality to petition the municipality to de-annex such property, if some portion of the real property lies within one mile of the existing municipal boundaries. **Fiscal Note:** (Dated March 10, 2023) Other Fiscal Impact The extent and timing of any mandatory decrease in local revenue due to the condensing of the period for which a municipality may continue to levy and collect taxes after a territory is deannexed cannot be reasonably quantified. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 51, relative to municipal boundaries. SB851 - B. Watson - 03/15/23 - Set for Senate State & Local Government Committee 03/21/23.
3. **HB1010** **LOCAL GOVERNMENT: Municipalities agreeing to jointly engage one building inspector.** Lowers the population threshold, from 25,000 to 20,000, below which two or more cities may agree to jointly engage one building inspector. **Fiscal Note:** (Dated March 1, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7 and Title 68, Chapter 120, relative to governmental approval. SB707 - J. Stevens - 03/15/23 - Set for Senate Commerce & Labor Committee 03/20/23.
4. **HB1265** **TAXES PROPERTY: County board of equalization hearings.** Changes who has the discretion to determine whether a hearing on a complaint before a county board of equalization will be held virtually from the board to the taxpayer or owner. **Fiscal Note:** (Dated March 14, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, relative to the county board of equalization. SB1470 - J. Johnson - 03/15/23 - Set for Senate State & Local Government Committee 03/21/23.
5. **HJR139** **PROPERTY & HOUSING: Home affordability and impact fees.** Directs TACIR to review home affordability and rising costs of impact fees.
7. **HB97** **PROPERTY & HOUSING: Establishes a property fraud alert program.** Requires each county office of register of deeds to offer a no-cost property fraud alert program to property owners. Stipulates that the program must allow property owners to register the property owner's name and address and must notify property owners when a document is recorded with this information. Provides that the county office of register of deeds is only required to provide this program if the county's legislative body appropriates funds to pay the full cost of the program. Creates a Class D felony for unlawfully drawing property transfer documents without interest in the property but clarifies that penalties for violations may only be applied to prohibited conduct on or after July 1, 2023. **Fiscal Note:** (Dated February 17, 2023) Increase Local Expenditures \$6,000/FY23-24/Permissive \$800/FY24-25 and Subsequent Years/Permissive **Caption:** AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 13; Title 35; Title 39, Chapter 17; Title 45; Title 47; Title 66 and Section 67-4-409, relative to property. SB337 - C. Oliver - 03/15/23 - Set for Senate State & Local Government Committee 03/21/23.
8. **HB1046** **PROPERTY & HOUSING: THDA - votes required to approve the operation of financial assistance programs.** Decreases, from nine to eight, the number of affirmative votes required by members of the Tennessee Housing Development Agency's board of directors in order for the agency to approve the operation of its financial assistance programs, which support the financing of residential housing construction for lower and moderate income persons and families. Broadly captioned. **Fiscal Note:** (Dated January 31, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 53; Title 13; Title 48, Chapter 101, Part 3; Title 56 and Title 67, relative to housing. SB1000 - K. Yager - 03/15/23 - Set for Senate State & Local Government Committee 03/21/23.
9. **HB674** **PROPERTY & HOUSING: TACIR study on gated neighborhoods related to crime.** Requires the Tennessee advisory commission on intergovernmental relations (TACIR) to perform a study of the deterrent effect of gates blocking ingress and egress into communities as it relates to the rates of neighborhood crimes. Requires the study to be submitted to the general assembly no later than December 31, 2023. **Fiscal Note:** (Dated March 16, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 38; Title 39; Title 66 and Title 68, relative to gated communities. SB954 - J. Johnson - 03/15/23 - Set for Senate Judiciary Committee 03/21/23.
10. **HB1509** **TAXES PROPERTY: Informal review of property assessment or county reappraisal.** Shortens the timeline, from 10 days to 7 days, before a county of board of equalization adjourns before a property assessor may provide taxpayers with an informal review of a property assessment or reappraisal. **Fiscal Note:** (Dated January 1, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 66 and Title 67, Chapter 5, relative to property taxes. SB1340 - L. Lamar - 03/15/23 - Set for Senate State & Local Government Committee 03/21/23.

Wed 3/22/23 10:30am - House Hearing Rm I, House State Government Committee

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MEMBERS: CHAIR K. Keisling (R); VICE CHAIR R. Eldridge (R); R. Alexander (R); B. Beck (D); R. Bricken (R); E. Butler (R); M. Carringer (R); J. Chism (D); V. Dixie (D); K. Haston (R); J. Holsclaw, Jr. (R); C. Hurt (R); D. Jernigan (D); C. Johnson (R); T. Leatherwood (R); M. Littleton (R); J. McCalmon (R); L. Miller (D); J. Powell (D); D. Powers (R); I. Rudder (R); B. Terry (R)

2. **HB693** **LABOR LAW: Written consent requirement for appointing authorities to enter private property.** Prohibits an appointing authority from entering a government employee's private property or residence without written consent from the employee. Broadly captioned. **Fiscal Note:** (Dated February 25, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 8 and Title 50, relative to government employees. SB909 - F. Nicley - 03/15/23 - Set for Senate Commerce & Labor Committee 03/20/23.
6. **HB1026** **ENVIRONMENT & NATURE: Acquisition of the Oakley Tracks.** Authorizes the executive director of the wildlife resources agency to make expenditures from the 1986 wetland acquisition fund for the purpose of acquiring the "Oakley Tracts" within Cumberland County. **Fiscal Note:** (Dated February 13, 2023) Other Fiscal Impact To the extent the Tennessee Wildlife Resources Agency purchases the specified property as authorized under this legislation, there will be a one-time shift in FY23-24 of the funding source for such purchase, from the Wildlife Resources Fund to the Wetland Acquisition Fund, in the amount of \$6,250,000. Any federal reimbursement funding under the federal Pittman- Robertson Act associated with such purchase will be deposited into the Wildlife Resources Fund. The exact amount of such reimbursement is currently unknown. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 11, Chapter 14, Part 4 and Title 67, Chapter 4, relative to expenditures from the wetlands acquisition fund. SB1307 - P. Bailey - 03/13/23 - Senate passed.

Wed 3/22/23 12:00pm - House Hearing Rm I, House Civil Justice Committee

MEMBERS: CHAIR A. Farmer (R); VICE CHAIR D. Jernigan (D); B. Beck (D); R. Bricken (R); G. Bulso (R); K. Capley (R); R. Eldridge (R); R. Gant (R); J. Garrett (R); R. Grills (R); T. Harris (D); W. Lamberth (R); M. Littleton (R); A. Parkinson (D); J. Powell (D); L. Russell (R); R. Stevens (R); C. Todd (R)

14. **HB1355** **PROPERTY & HOUSING: Public notice requirements for a foreclosure sale of real property.** Updates requirements regarding public notice for a foreclosure sale of real property, including a requirement that public notice is posted on the secretary of state's website. **Fiscal Note:** (Dated February 9, 2023) Increase State Revenue \$488,900/FY23-24 \$977,800/FY24-25 and Subsequent Years Increase State Expenditures \$146,000/FY23-24 \$56,000/FY24-25 and Subsequent Years **Caption:** AN ACT to amend Tennessee Code Annotated, Title 35, relative to foreclosure sales. SB1324 - P. Bailey - 03/15/23 - Set for Senate State & Local Government Committee 03/21/23.

Wed 3/22/23 12:00pm - House Hearing Rm II, House Elections & Campaign Finance Subcommittee

Final Calendar. MEMBERS: CHAIR T. Rudd (R); J. Burkhart (R); J. Crawford (R); C. Doggett (R); E. Helton-Haynes (R); L. Miller (D); J. Moon (R)

2. **HB1254** **CRIMINAL LAW: Acreage requirements for a resident with property on county lines to qualify to vote in either county.** Decreases the size threshold, from 15 acres to 10 acres, for a farm that lies in two counties to qualify the residents of the farm to make a one-time election to register to vote in either county. **Fiscal Note:** (Dated February 1, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 2, relative to elections. SB1007 - K. Yager - 03/15/23 - Set for Senate State & Local Government Committee 03/21/23.

Wed 3/22/23 1:30pm - House Hearing Rm I, House Education Administration Committee

The following bills were added to the calendar by suspension of the rules on the House Floor on 03/16/23: HB250, HB251, HB1088, HB957, HB959, HB424, HB786, HB276. MEMBERS: CHAIR M. White (R); VICE CHAIR W. Slater (R); C. Baum (R); G. Bulso (R); E. Butler (R); S. Cepicky (R); M. Fritts (R); R. Gant (R); J. Gillespie (R); K. Haston (R); C. Hurt (R); J. Jones (D); J. Lafferty (R); H. Love Jr. (D); S. McKenzie (D); A. Parkinson (D); J. Ragan (R); B. Richey (R); R. Stevens (R); T. Warner (R)

27. **HB1088** **EDUCATION: Infrastructure stipend for LEA that experiences growth in ADM.** Allows a local education agency (LEA) that experiences growth in its average daily membership (ADM), excluding the ADM of the LEA's virtual schools, exceeding 2 percent for each year of a two-consecutive-year period to be eligible for an infrastructure stipend for the 2023-2024 school year. Broadly captioned. **Amendment Summary:** House K-12 Subcommittee amendment 1 (005017) allows a local education agency (LEA) that experiences growth in its average daily membership (ADM), excluding the ADM of the LEA's virtual schools, exceeding 2 percent for each year of a two-consecutive-year period to be eligible for an infrastructure stipend for the 2023-2024 school year including the 2019-2020, 2022-2023, and 2023-2024 school years as eligible consecutive-year periods. **Fiscal Note:** (Dated February 19, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 49, relative to the Tennessee Investment in Student Achievement Act. **Subcommittee Amendments:** K-12_Sub_Amendments_03.07.2023.pdf SB1216 - D. White - 03/15/23 - Taken off notice in Senate Education Committee.