



2024 DAY ON THE HILL

KEY ISSUES

SUPPORTING ATTAINABLE HOUSING INITIATIVES

Tennessee REALTORS® believes in a decent home and suitable living environment for everyone. Tennessee REALTORS® is part of the supportive housing coalition, which is working towards this goal. Additionally, there are several pieces of legislation filed to promote attainable housing; below are some of those that will help create more attainable housing opportunities.

SB 2100/HB 1892 **USE OF THIRD-PARTY EXAMINERS, INSPECTORS, OR ENGINEERS**

Sponsors: Sen. Johnson, Jack; Rep. Lamberth, William
Summary: Authorizes the use of certain third-party examiners, inspectors, engineers, and professionals in lieu of a local or state examiner, inspector, engineer, or professional for certain permitted processes and requirements. Establishes procedures and requirements for the use of a third-party examiner, inspector, engineer, or professional in building construction. Part of Administration Package (22 pp.).

SB 2238/HB 2467 **CLASSIFICATION OF THE PROPERTY AS ZONING-EXEMPT PROPERTY**

Sponsors: Sen. Yarbro, Jeff; Rep. Stevens, Robert
Summary: Authorizes a county to create a program by which an owner of real property in the county may apply for a classification of the property as zoning-exempt property, which values the property based on the zoning classification that existed at the time the owner came into possession of the property and its current use.

SB 2496/HB 2623 CREATION OF A VOLUNTARY ATTAINABLE HOUSING INCENTIVE PROGRAM BY ORDINANCE

Sponsors: Sen. Gardenhire, Todd; Rep. Carr, Dale

Summary: Authorizes the chief legislative body of a municipality to create a voluntary attainable housing incentive program by ordinance for the purpose of authorizing certain incentives to be provided to property owners who seek to build attainable housing. Broadly captioned.

SUPPORT EXPANDED PROPERTY TAX RELIEF FOR VETERANS

In a commitment to honoring those who have served our country and affording more housing opportunities to more people, Tennessee REALTORS® supports expanded property tax relief for veterans. There are several bills filed that will accomplish this either through increasing the amount eligible for reimbursement, expanding participation eligibility, or allowing for full reimbursement for veterans with full and permanent disability status.

SUPPORT HJR81 PROHIBITING A STATE PROPERTY TAX

Tennessee REALTORS® supports this constitutional amendment prohibiting the General Assembly from levying, authorizing or otherwise permitting a state tax on property.

HJR81 CONSTITUTIONAL AMENDMENT - STATE TAX ON PROPERTY.

Sponsors: Rep. Darby, Tandy; Sen. Niceley, Frank

Summary: Proposes an amendment to Article II, Section 28 of the Constitution of Tennessee, to prohibit taxation of property by the State.

OPPOSE A LANDLORD REGISTRY IN SHELBY COUNTY

Tennessee REALTORS® supports private property rights; renting property is a fundamental private property right and the government should not require registration to do such. A landlord registry is an example of government overreach and only good actors will comply

SB1256/HB34 SHELBY COUNTY - LANDLORD REGISTRATION.

Sponsors: Sen. Akbari, Raumesh; Rep. Thompson, Dwayne

Summary: Requires residential landlords in Shelby County to furnish certain information to the agency or department of local government that is responsible for enforcing building codes in the jurisdiction where the dwelling units are located.

Fiscal Note (Dated March 1, 2023) Increase Local Revenue \$27,300/FY23-24 and Subsequent Years/Permissive/Shelby County