

# TN REALTORS Bill Report

## 2024 Legislative Session

### AGRICULTURE

#### SB2099/HB1890

#### **Agricultural real estate interests.**

*Sponsors:*

Sen. Johnson, Jack , Rep. Lamberth, William

*Summary:*

Establishes a program to allow the department of agriculture to acquire and administer real estate interests including the administration of grants to preserve farm and forestry land. Creates the Farmland Preservation Program and the Farmland Preservation Fund used for the program. Specifies provisions that must be included in an agricultural easement acquired for the program.

*Senate Status:*

01/31/24 - Introduced in the Senate

*House Status:*

01/30/24 - Referred to House Agriculture & Natural Resources Subcommittee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 43, Chapter 1, Part 1, relative to agricultural real estate interests.

#### SB2377/HB2842

#### **Department of ECD prohibited from regulating certain farming activities.**

*Sponsors:*

Sen. Watson, Bo , Rep. Vital, Greg

*Summary:*

Prohibits the department of environment and conservation from regulating or otherwise overseeing farming activities involving topsoil, rock removal, or the building of a pond when such activities are conducted in an area of 10 acres or more in size, and the property on which the activities occur has a greenbelt classification pursuant to the Greenbelt and Open Space Land Act of 1976. Broadly captioned.

*Senate Status:*

01/31/24 - Introduced in the Senate

*House Status:*

02/01/24 - Introduced in the House

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 11; Title 13; Title 43; Title 44; Title 45; Title 46; Title 47; Title 48; Title 49; Title 50; Title 51; Title 52; Title 53; Title 54; Title 55; Title 56; Title 57; Title 58; Title 59; Title 60; Title 61; Title 62; Title 63; Title 64; Title 65; Title 66; Title 67; Title 68 and Title 69, relative to agriculture.

### ANIMALS & ANIMAL HUSBANDRY

#### SB343/HB1292

#### **Animal feeding operations designated as an industrial land use for zoning purposes.**

*Sponsors:*

Sen. Campbell, Heidi , Rep. Hakeem, Yusuf

*Summary:*

Designates a concentrated animal feeding operation as an industrial land use. Prohibits a person from expanding a concentrated animal feeding operation on land that is not zoned for industrial land use.

*Fiscal Note:*

(Dated March 24, 2023) Increase Local Revenue \$10,200/FY24-25/Weakley County Other Fiscal Impacts. Due to unknown factors, the extent of any recurring increase to local revenue cannot be estimated.

*Senate Status:*

01/26/23 - Referred to Senate State & Local Government Committee.

*House Status:*

02/07/23 - Referred to House Property & Planning Subcommittee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 13; Title 43; Title 44 and Title 69, Chapter 3, Part 1, relative to animal feeding operations.

### BANKING & CREDIT

#### SB1257/HB1172

#### **Homeowner Bill of Rights.**

*Sponsors:*

Sen. Akbari, Raumesh , Rep. Dixie, Vincent

*Summary:*

Enacts the "Homeowner Bill of Rights," which details the pre-foreclosure procedures to notify the delinquent borrower of the commencing foreclosure sales, assess the borrower's financial situation, and explore options for the borrower to avoid foreclosure sale. States different avenues for the borrower to get out of foreclosure and implement foreclosure alternatives. Details that sales and litigation are final after 90 days. Broadly captioned.

*Senate Status:*

02/06/23 - Referred to Senate Commerce & Labor Committee.

*House Status:*

02/07/23 - Referred to House Banking & Consumer Affairs Subcommittee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 45 and Title 47, relative to homeowners.

#### SB1684/HB1819

#### **Requirements for consumer credit reports.**

*Sponsors:*

Sen. Lamar, London , Rep. Miller, Larry

*Summary:* Requires consumer reporting agencies to include on a consumer report reported payments of rent and that a violation of this act constitutes an unfair or deceptive act or practice under the Tennessee Consumer Protection Act of 1977. Broadly captioned.

*Senate Status:* 01/11/24 - Referred to Senate Commerce & Labor Committee.

*House Status:* 01/25/24 - Referred to House Banking & Consumer Affairs Subcommittee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 13; Title 45; Title 47 and Title 66, relative to credit reporting agencies.

### **SB1758/HB1838 Reports furnished by consumer reporting agencies.**

*Sponsors:* Sen. Lamar, London , Rep. Parkinson, Antonio

*Summary:* Prohibits a consumer reporting agency from creating or furnishing a consumer report that contains certain information antedates the report by more than seven years, unless certain exceptions apply. Broadly captioned.

*Senate Status:* 01/29/24 - Referred to Senate Commerce & Labor Committee.

*House Status:* 01/31/24 - Withdrawn in House.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 38, Chapter 6; Title 45; Title 47; Title 56 and Title 66, relative to consumer reporting agencies.

### **SB2072/HB2087 Calculation of annual assessments for trust companies by department of financial institutions administration.**

*Sponsors:* Sen. Johnson, Jack , Rep. Lamberth, William

*Summary:* Changes how the department calculates annual assessments for trust companies, including differentiated and private trust companies. Changes the threshold at which a bank may obtain an evaluation in lieu of property acquired by the bank.

*Senate Status:* 01/31/24 - Introduced in the Senate

*House Status:* 01/31/24 - Set for House Banking & Consumer Affairs Subcommittee 02/06/24.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 45, Chapter 1 and Title 45, Chapter 2, relative to trust companies.

### **HB1896 Provision or denial of services based on analysis of risk factors by financial institutions and insurers.**

*Sponsors:* Rep. Zachary, Jason

*Summary:* Requires financial institutions and insurers to make determinations about the provision or denial of services based on an analysis of risk factors unique to each current or prospective customer. Prohibits financial institutions and insurers from denying or canceling services to a person, or otherwise discriminating against a person, based upon the person's credit score or other factors, including a person's political affiliations or religious beliefs. Broadly captioned.

*House Status:* 01/30/24 - Referred to House Banking & Consumer Affairs Subcommittee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 9; Title 45; Title 47 and Title 56, relative to financial institutions and insurers.

## **CAMPAIGNS & LOBBYING**

### **SB100/HB388 Contributions from persons who are not residents of state.**

*Sponsors:* Sen. Niceley, Frank , Rep. Wright, Dave

*Summary:* 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 Tennessee at the time the contribution is made. Broadly captioned.

*Amendment Summary:* House Elections & Campaign Finance Subcommittee amendment 1 (005259) requires that a candidate or political campaign committee shall not accept contributions from persons who are not residents of Tennessee at the time the contribution is made that, in the aggregate, exceed 30% of the total contributions received by a candidate or political campaign committee at a primary election.

*Fiscal Note:* (Dated February 22, 2023) NOT SIGNIFICANT

*Senate Status:* 03/21/23 - Taken off notice in Senate State & Local Government Committee.

*House Status:* 03/15/23 - Failed in House Elections & Campaign Finance Subcommittee after adopting amendment 1.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 2, Chapter 10, Part 3, relative to campaign finance.

### **SB1916/HB2394 Parameters for transferring unused campaign funds.**

*Sponsors:* Sen. Niceley, Frank , Rep. Lafferty, Justin

*Summary:* Allows a candidate for a state or local campaign to transfer unused funds to a federal campaign account for an election if the candidate notifies each donor of the proposed transfer and a donor does not object to the transfer within 10 days of the notification. Requires the funds donated by donors who object to the transfer to be returned to the donor.

*Senate Status:* 01/29/24 - Referred to Senate State & Local Government Committee.

*House Status:* 01/31/24 - Introduced in the House

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 2, Chapter 10, relative to campaign finance.

## **SB2386/HB2501 Political communications generated by synthetic media using AI algorithms.**

*Sponsors:* Sen. Kyle, Sara , Rep. Jones, Justin

*Summary:* Requires political communications to contain a disclaimer if the communication was generated in whole or in part by synthetic media using artificial intelligence algorithms. Broadly captioned.

*Senate Status:* 01/31/24 - Introduced in the Senate

*House Status:* 01/31/24 - Introduced in the House

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 2, relative to political communications.

## **COMMERCIAL LAW**

### **SB876/HB1396 Including record of civil action on consumer report.**

*Sponsors:* Sen. Akbari, Raumesh , Rep. Harris, Torrey

*Summary:* Prohibits consumer reporting agencies from including on a consumer report a record of a civil action that is dismissed or any judgment issued in the action is satisfied. Broadly captioned.

*Fiscal Note:* (Dated March 8, 2023) NOT SIGNIFICANT

*Senate Status:* 03/21/23 - Taken off notice in Senate Commerce & Labor Committee.

*House Status:* 02/07/23 - Referred to House Banking & Consumer Affairs Subcommittee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 8; Title 9, Chapter 8; Title 10, Chapter 7; Title 16; Title 21; Title 27; Title 28; Title 29; Title 45; Title 47; Title 50, Chapter 6 and Title 66, relative to credit reporting.

### **SB1075/HB1499 Time frame for presenting a check for payment.**

*Sponsors:* Sen. Yarbro, Jeff , Rep. Miller, Larry

*Summary:* Changes, from 30 days to 35 days, the time within which a check must be presented for payment or given to a bank for collection before the liability of the endorser is discharged under the Uniform Commercial Code.

*Fiscal Note:* (Dated February 3, 2023) NOT SIGNIFICANT

*Senate Status:* 02/06/23 - Referred to Senate Commerce & Labor Committee.

*House Status:* 02/02/23 - Caption bill held on House clerk's desk.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 9; Title 12; Title 45; Title 47; Title 48; Title 67, relative to commerce.

### **SB1252/HB1470 Consumer Wheelchair Repair Bill of Rights Act.**

*Sponsors:* Sen. Akbari, Raumesh , Rep. Towns Jr., Joe

*Summary:* Enacts the "Consumer Wheelchair Repair Bill of Rights Act," which states that an original equipment manufacturer or a manufacturer of powered wheelchair manufacturers shall, with fair and reasonable terms and costs, make available to a provider or owner of the manufacturer's equipment any documentation, parts, embedded software, firmware, or tools. Covers equipment that contains an electronic security lock or other security-related features that impose limitations to outdated powered wheelchairs.

*Fiscal Note:* (Dated March 16, 2023) NOT SIGNIFICANT

*Senate Status:* 02/06/23 - Referred to Senate Commerce & Labor Committee.

*House Status:* 01/31/24 - Set for House Banking & Consumer Affairs Subcommittee 02/06/24.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 18, relative to consumer protection.

### **SB1284/HB1061 Unlawful representation as a licensed contractor.**

*Sponsors:* Sen. Niceley, Frank , Rep. Faison, Jeremy

*Summary:* Specifies it is unlawful for a person, firm, or corporation to represent itself as a licensed contractor or to act as a contractor while not licensed. Broadly captioned.

*Amendment Summary:* Senate amendment 1 (006129) requires, before transacting any business with this state or a political subdivision of this state, a domestic corporation, a foreign corporation, an LLC, a foreign LLC, a partnership, a registered partnership, a foreign registered limited liability partnership, a limited partnership or, a foreign limited partnership, to file with the Secretary of State a disclosure setting forth the true identity of each incorporator, partner, or member of the corporation.

*Fiscal Note:* (Dated February 3, 2023) NOT SIGNIFICANT

*Senate Status:* 04/10/23 - Senate passed with amendment 1 (006129).

*House Status:* 03/22/23 - Referred to House Business & Utilities Subcommittee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 12; Title 13; Title 42; 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 68 and Title 71, relative to commerce.

**SB1291/HB602** **Timeframe for placing security freeze on consumer report.**

*Sponsors:* Sen. Bailey, Paul , Rep. Powell, Jason

*Summary:* Increases, from three to five days, the number of days a consumer reporting agency has to place a security freeze on a consumer report after receiving the written or electronic request from the Tennessee consumer. Broadly captioned.

*Fiscal Note:* (Dated January 28, 2023) NOT SIGNIFICANT

*Senate Status:* 02/06/23 - Referred to Senate Commerce & Labor Committee.

*House Status:* 02/01/23 - Caption bill held on House clerk's desk.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 12; Title 43; Title 45; Title 47; Title 48; Title 50 and Title 67, relative to commerce.

**SB1651/HB2823** **TACIR study on approaches to the regulation of artificial intelligence.**

*Sponsors:* Sen. Campbell, Heidi , Rep. Camper, Karen

*Summary:* Requires TACIR to conduct a study on approaches to the regulation of artificial intelligence and submit a report to the house and senate and the legislative librarian no later than January 1, 2025. Broadly captioned.

*Senate Status:* 01/10/24 - Referred to Senate Commerce & Labor Committee.

*House Status:* 02/01/24 - Introduced in the House

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4 and Title 47, relative to regulation of artificial intelligence.

**SB1658** **Data controllers to register with the consumer protection division of the attorney general.**

*Sponsors:* Sen. Campbell, Heidi ,

*Summary:* Requires certain data controllers to register with the consumer protection division of the office of the attorney general. Requires the division to create and maintain a website and accessible deletion mechanism that allows consumers to use to make a single deletion request that is binding on all controllers registered with the division. Make changes including the creation of the Information Protection Registry fund from the collected fees. Details on how the fund should be used and how to deal with money at the end of the fiscal year.

*Senate Status:* 01/10/24 - Referred to Senate Commerce & Labor Committee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 18, relative to consumer data.

**SB2051/HB1953** **Consumer reports and information that antedates the report by more than two years.**

*Sponsors:* Sen. Lamar, London , Rep. Parkinson, Antonio

*Summary:* Prohibits a consumer reporting agency from creating or furnishing a consumer report that contains certain information including bankruptcies and unlawful detainer actions, if the information antedates the report by more than two years unless certain exceptions apply. Broadly captioned.

*Senate Status:* 01/29/24 - Introduced in the Senate

*House Status:* 01/30/24 - Referred to House Banking & Consumer Affairs Subcommittee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 38, Chapter 6; Title 45; Title 47; Title 56 and Title 57, relative to consumer reporting agencies.

**SB2391/HB2711** **Revises provisions governing trade practices and consumer protection.**

*Sponsors:* Sen. Stevens, John , Rep. Garrett, Johnny

*Summary:* Revises provisions governing trade practices and consumer protection.  
*Senate Status:* 01/31/24 - Introduced in the Senate  
*House Status:* 02/01/24 - Introduced in the House  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 6, Part 4 and Title 47, relative to comm

## **SB2431/HB2707**

### **Disclosure on content generated by AI.**

*Sponsors:* Sen. Powers, Bill , Rep. Garrett, Johnny  
*Summary:* Requires a person to include a disclosure on certain content generated by artificial intelligence that the generated using artificial intelligence. Makes it an unfair or deceptive act or practice under the Tennessee Protection Act of 1977 to distribute certain content generated using artificial intelligence without the req Broadly captioned.  
*Senate Status:* 01/31/24 - Introduced in the Senate  
*House Status:* 02/01/24 - Introduced in the House  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 47, relative to the use of artificial intelligence.

## **SB2707/HB2092**

### **Changes the definition of "home loan."**

*Sponsors:* Sen. Southerland, Steve , Rep. Vaughan, Kevin  
*Summary:* Changes the definition of a "home loan" to a closed-end loan with a term of at least 241 months. Remo limits on the maximum effective rate of annual interest on home loans of no higher than two points grea established by the FNMA auction or four points greater than the 30-year treasury bond market yield inc maximum rate of interest per annum for home loans that may be charged at a fixed 18 percent limit. Br  
*Senate Status:* 02/01/24 - Introduced in the Senate  
*House Status:* 01/30/24 - Referred to House Banking & Consumer Affairs Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 47, relative to mortgage interest rates.

## **HB1802**

### **Submission of audited financial statements and forms by charitable org**

*Sponsors:* Rep. Leatherwood, Tom  
*Summary:* Increases from \$500,000 to \$750,000 the threshold amount of gross revenue received by a charitable o the organization's fiscal year above which the organization is required to submit an audited financial sta any forms required by the United States internal revenue service when the organization submits its ann secretary of state.  
*House Status:* 01/23/24 - Referred to House Department & Agencies Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 48, Chapter 101, Part 5, relative to charitable org

## **CONSTRUCTION**

## **SB969/HB1207**

### **Tennessee Public Buildings Accessibility Act.**

*Sponsors:* Sen. Powers, Bill , Rep. Carringer, Michele  
*Summary:* Increases from 120 to 180 days the period within which a public building must come into full complianc was constructed, enlarged, or substantially altered or repaired after July 1, 2012, and is discovered to h the standards and specifications of the Tennessee Public Buildings Accessibility Act.  
*Amendment Summary:* Senate State & Local Government Committee amendment 1 (005913) prohibits a local government from construction material that is approved by a national building code or the state fire marshal.  
*Fiscal Note:* (Dated February 6, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/28/23 - Senate State & Local Government Committee deferred to summer study after adopting ame  
*House Status:* 02/02/23 - Caption bill held on House clerk's desk.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 120, relative to construction.

## **SB1444/HB655**

### **Contractor licenses minimum project cost.**

*Sponsors:* Sen. Roberts, Kerry , Rep. Howell, Dan  
*Summary:* Increases the minimum total project cost amount for which a license as a contractor is required from \$2 Ties the minimum total project cost amount to the United States Bureau of Labor Statistics' Producer P Industry: Building Materials and Supplies Dealers. Requires the board for licensing contractors to upda annually and publish the amount on its public website.  
*Amendment Summary:* House Business & Utilities Subcommittee amendment 1 (005768) makes changes to the Contractors L Declares that a contractor is not a home improvement contractor if the total cost of the construction pro

\$50,000. Increases the required surety bond or irrevocable letter of credit that an applicant for a home contractor's license must file with the Board of State Licensing Contractors (BLC) from \$10,000 to \$20,000. Commerce & Labor Committee amendment 1 (006027) makes changes to the Contractors Licensing Act from \$25,000 to \$50,000, the minimum total project cost amount for which a license as a certain contractor or building permit is required. Changes the amount, from \$25,000 to \$50,000, that is a Class A misdemeanor for a corporation or person accepting a bid to contract for a project if the contractor is not licensed. Increases the required surety bond or irrevocable letter of credit that an applicant for a home improvement contractor's license must file with the Board of State Licensing Contractors (BLC) from \$10,000 to \$25,000.

*Fiscal Note:*

(Dated February 8, 2023) NOT SIGNIFICANT

*Senate Status:*

03/21/23 - Senate Commerce & Labor Committee recommended with amendment 1 (006027). Sent to the Senate Committee.

*House Status:*

03/28/23 - Taken off notice in House Commerce Committee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 6, relative to contractors.

## **SB1666/HB1702**

### **Sunset - Go Build Tennessee Act extension.**

*Sponsors:*

Sen. Johnson, Jack , Rep. Williams, Ryan

*Summary:*

Extends the Go Build Tennessee Act by changing the repeal date from July 1, 2024, to July 1, 2029.

*Senate Status:*

02/01/24 - Set for Senate Commerce & Labor Committee Consent 02/06/24.

*House Status:*

01/31/24 - Set for House Business & Utilities Subcommittee 02/06/24.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 41 and Title 62, Chapter 6, Part 1, relative to the Go Build Tennessee Act.

## **SB2100/HB1892**

### **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 third-party examiner, inspector, engineer, or professional for certain permitted processes and requirements. Establishes the standards and requirements for the use of a third-party examiner, inspector, engineer, or professional in building construction.

*Senate Status:*

01/31/24 - Introduced in the Senate

*House Status:*

01/24/24 - Introduced in the House

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 120; Title 68, Chapter 221 and Title 68, Chapter 222 relative to permitting.

## **CRIMINAL LAW**

## **SB354/HB463**

### **Requirements for securing a bail bond by real estate.**

*Sponsors:*

Sen. Haile, Ferrell , Rep. Slater, William

*Summary:*

Lowers the amount, from two to one, the number of sureties required to sign a deed of trust when the surety is required to secure a bail bond by real estate.

*Fiscal Note:*

(Dated January 24, 2023) NOT SIGNIFICANT

*Senate Status:*

01/26/23 - Referred to Senate Judiciary Committee.

*House Status:*

02/01/23 - Caption bill held on House clerk's desk.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 4; Title 16, Chapter 3, Part 8; Title 39 and Title 40 relative to bail bonds.

## **SB1775/HB1858**

### **Home address confidentiality program for victims.**

*Sponsors:*

Sen. Swann, Art , Rep. Davis, Elaine

*Summary:*

Expands the ways in which applicants may apply for the home address confidentiality program to include addresses that are unknown to the offender and not previously identified in a public record.

*Senate Status:*

01/29/24 - Referred to Senate Judiciary Committee.

*House Status:*

01/31/24 - Set for House Criminal Justice Subcommittee 02/06/24.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 40, Chapter 38, Part 6, relative to the home address confidentiality program.

## **SB2410/HB2504**

### **Telecommunications transmitting misleading caller identification established as a misdemeanor.**

*Sponsors:* Sen. Lamar, London , Rep. Harris, Torrey  
*Summary:* Makes it an offense for a person, on behalf of a debt collector or inbound telemarketer service, to know identification service to transmit misleading or inaccurate caller identification information, including caller information that does not match the area code of the person or the debt collector or inbound telemarketer is calling on behalf of, or is not a toll-free phone number, to a subscriber with the intent to induce the subscriber to purchase a product or service. Broadly captioned.  
*Senate Status:* 01/31/24 - Introduced in the Senate  
*House Status:* 01/31/24 - Introduced in the House  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 39 and Title 47, Chapter 18, relative to caller identification information.

## ECONOMIC DEVELOPMENT

### **SB85/HB154 Employee Ownership, Empowerment, and Expansion Act.**

*Sponsors:* Sen. Walley, Page , Rep. Marsh, Pat  
*Summary:* Enacts the Employee Ownership, Empowerment and Expansion Act for the purposes of providing incentives to businesses to establish employee stock ownership plans or trusts to convert a worker-owned cooperative to an employee-owned business, to allow employees to invest their own money. Provides three options to small business owners to sell their business: employee stock ownership plans, conversion costs, employee ownership trusts and employee stock ownership plans. Defines provisions for conversion costs, not to exceed \$25,000 for worker-owned cooperatives and employee ownership trusts and 10 percent of conversion costs, not to exceed \$100,000, for costs included under employee stock ownership plans. Requires certain taxpayer obligations for the tax credit and allows the commissioner to conduct audits. Requires the commissioner to submit a one-time report to the finance, ways and means committees of the house of representatives a year after the effective date 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 and Increase \$50,000/FY29-30 and Subsequent Years Decrease Local Revenue \$50,000/FY24-25 and Subsequent Years  
*Senate Status:* 04/21/23 - Senate Finance, Ways & Means Committee deferred to 2024.  
*House Status:* 04/18/23 - Taken off notice in House Finance, Ways & Means Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 9; Title 12, Chapter 3; Title 45; Title 46; Title 47, Chapter 1 and Title 67, relative to employee-owned businesses.

### **SB1283/HB1066 Broadband ready community's ordinance or policy reviewing applications**

*Sponsors:* Sen. Bailey, Paul , Rep. Raper, Kevin  
*Summary:* Requires that a broadband ready community's ordinance or policy for reviewing applications must contain provisions that require 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  
*Senate Status:* 03/21/23 - Taken off notice in Senate Commerce & Labor Committee.  
*House Status:* 02/02/23 - Caption bill held on House clerk's desk.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4, relative to broadband.

## EDUCATION

### **SB1216/HB1088 Infrastructure stipend for LEA that experiences growth in ADM.**

*Sponsors:* Sen. White, Dawn , Rep. Baum, Charlie  
*Summary:* Allows a local education agency (LEA) that experiences growth in its average daily membership (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 amendment 1 (005017) revises this bill to allow a local education agency (LEA) to be eligible for an infrastructure stipend for the 2023-2024 school year, if the LEA experienced average daily membership (ADM) growth in its virtual schools exceeding two percent in the 2019-2020, 2022-2023, and 2023-2024 school years.  
*Fiscal Note:* (Dated February 19, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/15/23 - Taken off notice in Senate Education Committee.  
*House Status:* 04/13/23 - House passed with amendment 1 (005017).  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 49, relative to the Tennessee Investment in Student Learning.

## ENVIRONMENT & NATURE

**SB91/HB18**

*Sponsors:*

*Summary:*

*Fiscal Note:*

*Senate Status:*

*House Status:*

*Caption:*

**Classification of wetlands.**

Sen. Hensley, Joey , Rep. Cepicky, Scott

Prohibits the department of environment and conservation from applying certain criteria that would result in the classification of real property as a wetland where the property is classified as prior converted cropland exempt from wetland by federal law.

(Dated February 17, 2023) NOT SIGNIFICANT

03/08/23 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.

01/12/23 - Referred to House Agriculture & Natural Resources Subcommittee.

AN ACT to amend Tennessee Code Annotated, Title 11, Chapter 14, Part 4 and Title 69, relative to wetlands.

**SB627/HB1053**

*Sponsors:*

*Summary:*

*Fiscal Note:*

*Senate Status:*

*House Status:*

*Caption:*

**Report on stream bank erosion provided to general assembly.**

Sen. Taylor, Brent , Rep. Vaughan, Kevin

Removes an obsolete requirement that the commissioner of environment and conservation prepare an annual report on stream bank erosion in this state to each member of the general assembly by January 15, 2024. Broadly captioned.

(Dated January 28, 2023) NOT SIGNIFICANT

03/08/23 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.

02/02/23 - Caption bill held on House clerk's desk.

AN ACT to amend Tennessee Code Annotated, Title 4; Title 43; Title 44 and Title 69, relative to water quality.

**SB630/HB1055**

*Sponsors:*

*Summary:*

*Fiscal Note:*

*Senate Status:*

*House Status:*

*Caption:*

**Discharge permit exemptions.**

Sen. Taylor, Brent , Rep. Vaughan, Kevin

Specifies that a discharge permit is not required under the Water Quality Control Act for excavations such as for construction activity or timber harvesting. Broadly captioned.

(Dated March 5, 2023) Decrease State Revenue Exceeds \$300/FY23-24/Division of Water Management

03/08/23 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.

03/07/23 - Taken off notice in House Agriculture & Natural Resources Subcommittee.

AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 221 and Title 69, relative to permits.

**SB631/HB1054**

*Sponsors:*

*Summary:*

*Amendment Summary:*

*Fiscal Note:*

*Senate Status:*

*House Status:*

*Caption:*

**Classification of real property as a wetland.**

Sen. Taylor, Brent , Rep. Vaughan, Kevin

Prohibits the department of environment and conservation from applying criteria that will result in the classification of real property as a wetland, or otherwise regulating real property as a wetland, unless the property is classified as a wetland under federal law. Broadly captioned.

House Agriculture & Natural Resources Subcommittee amendment 1 (011782) removes certain wetland classification criteria and applicable standards under the Water Quality Control Act.

(Dated March 2, 2023) NOT SIGNIFICANT

03/08/23 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.

01/31/24 - Set for House Agriculture & Natural Resources Subcommittee 02/06/24.

AN ACT to amend Tennessee Code Annotated, Title 4; Title 11, Chapter 14, Part 4; Title 66 and Title 69, relative to wetlands.

**SB713/HB599**

*Sponsors:*

*Summary:*

*Amendment Summary:*

*Fiscal Note:*

*Senate Status:*

*House Status:*

**Department of environment and conservation to collect and publish data concerning landslides and floods.**

Sen. Oliver, Charlane , Rep. Powell, Jason

Requires the department to collect and publish data concerning landslides and floods. Requires the department to establish a network of weather stations across the state. Broadly captioned.

Senate Energy, Agriculture & Natural Resources Committee amendment 1, House Agriculture and Natural Resources Subcommittee amendment 1 (004236) deletes all language after the enacting clause and clarifies that TENN. DEPARTMENT OF ENVIRONMENT AND CONSERVATION, is responsible for establishing a network of weather monitoring stations, MesoNets.

(Dated February 12, 2023) Increase State Expenditures - \$3,475,000/FY23-24 \$797,200/FY24-25 and

04/21/23 - Senate Finance, Ways & Means Committee deferred to 2024.

04/18/23 - Taken off notice in House Finance, Ways & Means Subcommittee.



*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3, Part 5; Title 58; Title 64, Chapter 3; relative to weather-related information.

## **SB970/HB797**

*Sponsors:*

Sen. Powers, Bill , Rep. Johnson, Curtis

*Summary:*

Extends the required reporting period, from 90 days after the fiscal year to 100 days, that a nonprofit through the Tennessee Wildlife Resources Agency (TWRA) for marketing opportunities must file an annual report of their operation and accomplishments.

*Fiscal Note:*

(Dated January 31, 2023) NOT SIGNIFICANT

*Senate Status:*

03/08/23 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.

*House Status:*

02/02/23 - Caption bill held on House clerk's desk.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 69, Chapter 9 and Title 70, relative to wildlife resources.

## **SB1107/HB1113**

*Sponsors:*

Sen. Bowling, Janice , Rep. Reedy, Jay

*Summary:*

Limits situations where wildlife officers may enter private property without the owner's consent, a warrant, or have observed a crime taking place.

*Fiscal Note:*

(Dated March 17, 2023) NOT SIGNIFICANT

*Senate Status:*

03/22/23 - Failed in Senate Judiciary Committee.

*House Status:*

02/07/23 - Referred to House Department & Agencies Subcommittee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 69, Chapter 9 and Title 70, relative to the powers of the wildlife resources agency.

## **SB1486/HB1514**

### **Newly published regulations involving cooperative agreements between state agencies and federal agencies.**

*Sponsors:*

Sen. Southerland, Steve , Rep. Grills, Rusty

*Summary:*

Extends the effective date for newly published regulations involving cooperative agreements between state agencies, from 30 days to 45 days after the publication date by the TWRA. Revises the due date for the financial reports by the TWRA executive director to the governor and commission members, from September 30 of each year. Broadly captioned.

*Fiscal Note:*

(Dated April 5, 2023) NOT SIGNIFICANT

*Senate Status:*

02/06/23 - Referred to Senate Energy, Agriculture & Natural Resources Committee.

*House Status:*

02/07/23 - Referred to House Department & Agencies Subcommittee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 4 and Title 70, relative to wildlife resources.

## **SB1751/HB2141**

### **Removing a wild animal, fowl, or fish while trespassing on land penalty**

*Sponsors:*

Sen. Rose, Paul , Rep. Hemmer, Caleb

*Summary:*

Increases the penalty from a Class C misdemeanor to a Class B misdemeanor for removing a wild animal while trespassing on land. Increases various fines under \$500 to not more than \$500. Broadly captioned.

*Senate Status:*

01/29/24 - Referred to Senate Energy, Agriculture & Natural Resources Committee.

*House Status:*

01/31/24 - Set for House Department & Agencies Subcommittee 02/07/24.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 70, relative to wildlife resources.

## **SB1879/HB1963**

### **Department of environment and conservation - publishing of data concerning landslides and floods.**

*Sponsors:*

Sen. Campbell, Heidi , Rep. Powell, Jason

*Summary:*

Requires the department of environment and conservation to collect and publish on its website in map form concerning landslides and floods. Broadly captioned.

*Senate Status:*

01/29/24 - Referred to Senate Energy, Agriculture & Natural Resources Committee.

*House Status:*

01/30/24 - Referred to House Agriculture & Natural Resources Subcommittee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3, Part 5; Title 58; Title 64, Chapter 3; relative to weather-related information.

## **SB2376/HB2620**

### **Renewal fee as a condition to renewing a septic system installer license**

*Sponsors:*

Sen. Watson, Bo , Rep. Martin, Greg

*Summary:* Removes the requirement that installers of subsurface sewage disposal systems pay a renewal fee as renewing a septic system installer license.  
*Senate Status:* 01/31/24 - Introduced in the Senate  
*House Status:* 02/01/24 - Introduced in the House  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 221, relative to subsurface sewage disposal systems.

**SB2382/HB2534** **Decision on a request for a variance from rules for a subsurface sewage disposal system permit.**

*Sponsors:* Sen. Hensley, Joey , Rep. Warner, Todd  
*Summary:* Reduces from 90 to 75 the number of days within which the commissioner of environment and conservation must make a decision on a request for a variance from rules for a subsurface sewage disposal system permit. Broadly captioned.  
*Senate Status:* 01/31/24 - Introduced in the Senate  
*House Status:* 01/31/24 - Introduced in the House  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 55, Chapter 3; Title 62, Chapter 18; Title 62, Chapter 19; Title 69, relative to sewage disposal systems.

**SB2579/HB2149** **Isolated wetlands defined.**

*Sponsors:* Sen. Taylor, Brent , Rep. Vaughan, Kevin  
*Summary:* Clarifies that an ephemeral wet weather conveyance is not a stream under the Water Quality Control Act and clarifies that isolated wetlands are not waters under the act. Prohibits requiring a permit under the act for impacts to isolated wetlands. Makes other related changes including not being subject to riparian buffers, cumulative impact analyses, antidegradation, mitigation, or another regulatory requirement. Details that a wetland shall not be designated as Exceptional Tennessee Water based solely on the presence of aquatic plants, semi-aquatic plants, or other vegetation.  
*Senate Status:* 02/01/24 - Introduced in the Senate  
*House Status:* 01/31/24 - Referred to House Agriculture & Natural Resources Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 11, Chapter 14, Part 4; Title 66; Title 68 and Title 69, relative to water resources.

**SB2783/HB1925** **Entering onto private property by wildlife officer.**

*Sponsors:* Sen. Bowling, Janice , Rep. Richey, Bryan  
*Summary:* Limits the situations in which a wildlife officer may enter private property without the owner's consent to those situations in which the officer has a warrant, there are exigent circumstances, the officer observed a crime taking place, or another situation of action that permits an officer's entry onto private property without a warrant occurs. Broadly captioned.  
*Senate Status:* 01/31/24 - Filed for Introduction  
*House Status:* 01/30/24 - Referred to House Criminal Justice Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 69, Chapter 9 and Title 70, relative to powers of the Tennessee Wildlife Resources Agency.

**HJR50** **Constitutional amendment - right to clean air, pure water.**

*Sponsors:* Rep. Camper, Karen  
*Summary:* Proposes adding a provision establishing the right to clean air, pure water, and the preservation of the historic, and esthetic values of the state's environment.  
*House Status:* 03/21/23 - Failed in House Agriculture & Natural Resources Subcommittee.

**ESTATES & TRUSTS**

**SB811/HB1258** **Serving copies of claims filed against an estate.**

*Sponsors:* Sen. Gardenhire, Todd , Rep. Vital, Greg  
*Summary:* Requires a personal representative for an estate to serve a copy of each claim filed against the estate, receipt, to any known party interested in the estate, including creditors, distributees, and heirs. Broadly captioned.  
*Fiscal Note:* (Dated February 17, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/02/23 - Senate passed.  
*House Status:* 03/21/23 - Taken off notice in House Children & Family Affairs Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 30, relative to probate.

## **SB1346/HB1477**

### **Resignation notice requirement for trustees.**

*Sponsors:*

Sen. Stevens, John , Rep. Hulse, Bud

*Summary:*

Increases, from 30 to 35, the number of days in advance that a trustee seeking to resign is required to notify qualified beneficiaries, the settlor, if living, and all cotrustees. Broadly captioned.

*Fiscal Note:*

(Dated February 1, 2023) NOT SIGNIFICANT

*Senate Status:*

03/22/23 - Senate Judiciary Committee deferred to 03/28/23.

*House Status:*

03/21/23 - Taken off notice in House Banking & Consumer Affairs Subcommittee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 30; Title 31; Title 32; Title 34; Title 35; Title 45 and Title 46, relative to trusts.

## **SB1855/HB2136**

### **Foreclosure notices.**

*Sponsors:*

Sen. Lowe, Adam , Rep. Eldridge, Rick

*Summary:*

Requires the first publication for a sale of land to foreclose a deed of trust, mortgage, or other lien secured by money or other thing of value or under judicial orders or process to be at least 30 days, instead of at least 15 days, to the sale. Broadly captioned.

*Senate Status:*

01/31/24 - Referred to Senate Judiciary Committee.

*House Status:*

01/31/24 - Caption bill held on House clerk's desk.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 35, relative to foreclosure notices.

## **SB2256/HB2713**

### **Makes various changes on trusts, estates, and partnerships.**

*Sponsors:*

Sen. Stevens, John , Rep. Garrett, Johnny

*Summary:*

Makes various changes to present law on trusts, estates, and partnerships. Broadly captioned.

*Senate Status:*

01/31/24 - Introduced in the Senate

*House Status:*

02/01/24 - Introduced in the House

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 35; Title 45; Title 61 and Title 66, relative to trusts, estates, and partnerships.

## **GOVERNMENT CONTRACTS**

## **SB124/HB176**

### **Required document specifications.**

*Sponsors:*

Sen. Walley, Page , Rep. Carr, Dale

*Summary:*

Requires documents submitted to the county register for registration to be in Times New Roman font with a minimum twelve-point font size.

*Amendment Summary:*

Senate amendment 1 (002667) requires documents submitted to the county register of deeds for registration to be in Times New Roman font with a minimum 12-point font size.

*Fiscal Note:*

(Dated January 19, 2023) NOT SIGNIFICANT

*Senate Status:*

02/13/23 - Senate passed with amendment 1 (002667).

*House Status:*

02/21/23 - Taken off notice in House Local Government Committee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 24, Part 1, relative to registration of vehicles.

## **HB1840**

### **Requirements to register as a foreign agent in this state.**

*Sponsors:*

Rep. Ragan, John

*Summary:*

Requires foreign agents from countries of concern including the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan Bolivarian Republic of Venezuela, Nicolás Maduro, the Syrian Arab Republic, or another entity or country so deemed by the governor in council to register with the attorney general and reporter to register with the attorney general and reporter. Details the requirements for a foreign agent from the countries of concern. Describes exemptions and enforcement. Describes penalties for failing to register as a foreign agent. (19 pp.) Broadly captioned.

*House Status:*

01/29/24 - Withdrawn in House.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 3; Title 4; Title 8; Title 48; Title 61 and Title 62, relative to foreign agents.

## **GOVERNMENT ORGANIZATION**

## **SB1611/HB1754**

### **Sunset - department of general services.**

*Sponsors:*

Sen. Roberts, Kerry , Rep. Ragan, John

*Summary:* Extends the department of general services to June 30, 2028.  
*Senate Status:* 02/01/24 - Set for Senate Government Operations Committee 02/07/24.  
*House Status:* 01/31/24 - Set for House Government Operations Committee 02/05/24.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29 and Title 4, Chapter 3, relative to the general services.

### **SB1621/HB1764 Sunset - real estate appraiser commission.**

*Sponsors:* Sen. Roberts, Kerry , Rep. Ragan, John  
*Summary:* Extends the real estate appraiser commission to June 30, 2030.  
*Senate Status:* 02/02/24 - Set for Senate Consent 2 02/05/24.  
*House Status:* 02/01/24 - Set for House Consent 02/05/24.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29 and Title 62, Chapter 39, relative to the appraiser commission.

### **SB1622/HB1765 Sunset - Tennessee Real Estate Commission.**

*Sponsors:* Sen. Roberts, Kerry , Rep. Ragan, John  
*Summary:* Extends the Tennessee Real Estate Commission to June 30, 2030.  
*Senate Status:* 02/02/24 - Set for Senate Consent 2 02/05/24.  
*House Status:* 02/01/24 - Set for House Consent 02/05/24.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29 and Title 62, Chapter 13, relative to the real estate commission.

### **SB1662/HB1708 Charitable organization fees and reporting.**

*Sponsors:* Sen. Swann, Art , Rep. McCalmon, Jake  
*Summary:* Changes certain fees payable to the secretary of state by certain charitable organizations from \$50 to \$500,000 to \$1,000,000 the amount of gross revenue received during a fiscal year to trigger certain reporting requirements. Assesses a late fee of \$25 per month on certain financial reports that are not timely filed.  
*Senate Status:* 01/10/24 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 01/31/24 - House State Government Committee recommended. Sent to House Finance.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 17, Part 1 and Title 48, Chapter 101, relative to charitable organizations.

### **SB1757/HB1670 Discrimination - time frame for human rights commission to serve notice.**

*Sponsors:* Sen. Campbell, Heidi , Rep. Behn, Aftyn  
*Summary:* Increases, from 10 days to 10 business days, the time period from receipt of a complaint of a discrimination which has been committed in which the human rights commission must serve on the complainant a notice acknowledging the complaint and informing the complainant of the respondent's time limits and choice of forums, and the time within which the commission must furnish the respondent with a copy of the complaint and a notice advising the respondent of their procedural rights and obligations. Broadly captioned.  
*Senate Status:* 01/29/24 - Referred to Senate Judiciary Committee.  
*House Status:* 01/10/24 - Caption bill held on House clerk's desk.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 1; Title 4; Title 7; Title 8; Title 13; Title 40; Title 49; Title 63; Title 65 and Title 68, relative to discrimination.

## **GOVERNMENT REGULATION**

### **SB493/HB1007 Relocation of undocumented aliens into this state by an agency, business, or person.**

*Sponsors:* Sen. Stevens, John , Rep. Grills, Rusty  
*Summary:* Establishes a procedure under which each license, certificate, or registration of an agency, business, or person in this state if the attorney general and reporter verifies that such agency, business, or person facilitated the entry of undocumented aliens into this state. Broadly captioned.  
*Fiscal Note:* (Dated February 20, 2023) NOT SIGNIFICANT  
*Senate Status:* 01/30/23 - Referred to Senate State & Local Government Committee.  
*House Status:* 03/23/23 - Set for House Floor 03/30/27.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 8; Title 62; Title 63 to undocumented aliens.

## **SB1640/HB1783**

### **UAPA - permanent rules filed with secretary of state between January 1 and December 31, 2023.**

*Sponsors:*

Sen. Roberts, Kerry , Rep. Ragan, John

*Summary:*

Continues permanent rules filed with the secretary of state between January 1, 2023, and December 31, 2023, in effect on the effective date of this act until repealed or amended by subsequent rule of the appropriate committee until otherwise superseded by legislative enactment.

*Senate Status:*

01/10/24 - Referred to Senate Government Operations Committee.

*House Status:*

01/11/24 - Referred to House Government Operations Committee.

*Caption:*

AN ACT relative to agency rules scheduled to expire pursuant to the provisions of the Uniform Administrative Code, compiled in Tennessee Code Annotated, Title 4, Chapter 5.

## **SB1735/HB1807**

### **Building inspection time frame for new construction or renovation.**

*Sponsors:*

Sen. Rose, Paul , Rep. Butler, Ed

*Summary:*

Requires the state fire marshal or another state entity that receives an inspection request for new construction or renovation of an existing building to conduct the inspection within 72 hours of receipt of the request. Br

*Senate Status:*

01/29/24 - Referred to Senate Commerce & Labor Committee.

*House Status:*

01/30/24 - House Business & Utilities Subcommittee deferred to 02/13/2024 after adopting amendment

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 7; Title 12; Title 13; Title 62; Title 63 relative to building inspections.

## **INSURANCE GENERAL**

### **SB836/HB991**

#### **Restrictions on insurers of homeowner's or renter's insurance.**

*Sponsors:*

Sen. Lundberg, Jon , Rep. Beck, Bill

*Summary:*

Prohibits an insurer of homeowner's insurance, renter's insurance, or insurance that covers a manufactured home from making certain changes to or refusing to issue a policy based solely on the specific breed or mixture of a dog that lives or is otherwise cared for on the property to which the policy applies.

*Fiscal Note:*

(Dated March 23, 2023) NOT SIGNIFICANT

*Senate Status:*

02/06/23 - Referred to Senate Commerce & Labor Committee.

*House Status:*

02/07/23 - Referred to House Insurance Subcommittee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 56, relative to insurance.

### **SB2698/HB2281**

#### **Education requirements for applicants for an insurance producer license.**

*Sponsors:*

Sen. Southerland, Steve , Rep. Hawk, David

*Summary:*

Requires an applicant for an insurance producer license for title insurance to complete a pre-licensing course that consists of a minimum of 30 hours of course work. Broadly captioned.

*Senate Status:*

02/01/24 - Introduced in the Senate

*House Status:*

01/31/24 - Introduced in the House

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 56, relative to insurance producers.

## **JUDICIARY**

### **SB873/HB541**

#### **Petitions for the removal and destruction of records by party to civil litigation.**

*Sponsors:*

Sen. Akbari, Raumesh , Rep. Harris, Torrey

*Summary:*

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 court records or appellate court opinions.

*Fiscal Note:*

(Dated March 17, 2023) Increase Local Revenue Exceeds \$1,260,900/FY23-24 Exceeds \$1,519,100/FY25-26 Subsequent Years

*Senate Status:*

03/22/23 - Taken off notice in Senate Judiciary Committee.

*House Status:*

02/01/23 - Referred to House Civil Justice Subcommittee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 8; Title 9, Chapter 8; Title 10, Chapter 7; Title 16; Title 21; Title 27; Title 28; Title 29; Title 50, Chapter 6 and Title 66, relative to court records in civil actions.

## LABOR LAW

### SB909/HB693

*Sponsors:*

*Summary:*

*Fiscal Note:*

*Senate Status:*

*House Status:*

*Caption:*

### Written consent requirement for appointing authorities to enter private

Sen. Niceley, Frank , Rep. Parkinson, Antonio

Prohibits an appointing authority from entering a government employee's private property or residence without the employee's written consent from the employee. Broadly captioned.

(Dated February 25, 2023) NOT SIGNIFICANT

03/21/23 - Failed in Senate Commerce & Labor Committee.

03/23/23 - Taken off notice in House Calendar & Rules Committee.

AN ACT to amend Tennessee Code Annotated, Title 8 and Title 50, relative to government employees

### SB1028/HB1502

*Sponsors:*

*Summary:*

*Fiscal Note:*

*Senate Status:*

*House Status:*

*Caption:*

### Employee Child Care Assistance Partnership Act.

Sen. Yarbro, Jeff , Rep. McKenzie, Sam

Enacts the "Employee Child Care Assistance Partnership Act," which supports Tennessee families by encouraging employers to contribute to the childcare costs of its employees. Details who, what, and how much money employers contributed to childcare costs. Allows a public and private partnership pilot program and administer program and submit an annual report on funding and lists of companies and number of employees involved. States the funding for the program appropriated by the general assembly, contributions, gifts, or grants made available for the purposes of the program. Broadly captioned.

(Dated April 10, 2023) Increase State Revenue \$12,251,500/FY23-24/ Employee Child Care Assistance Partnership Fund \$10,451,500/FY24-25 and Subsequent Years / Employee Child Care Assistance Partnership Fund Increase Expenditures \$12,251,500/FY23-24/General Fund \$12,251,500/FY23-24/ Employee Child Care Assistance Partnership Fund \$10,451,500/FY24-25 and Subsequent Years/ General Fund \$10,451,500/FY24-25 and Subsequent Years/ Employee Child Care Assistance Partnership Fund SB 1028 - HB 1502

02/06/23 - Referred to Senate Commerce & Labor Committee.

02/07/23 - Referred to House Banking & Consumer Affairs Subcommittee.

AN ACT to amend Tennessee Code Annotated, Title 4; Title 50 and Title 56, relative to childcare assistance

### SB1109/HB637

*Sponsors:*

*Summary:*

*Amendment Summary:*

*Fiscal Note:*

*Senate Status:*

*House Status:*

### Religious exemption to immunization requirement.

Sen. Bowling, Janice , Rep. Barrett, Jody

Requires an employer that requires an immunization as a condition of employment or continued employment to grant an exemption from the immunization requirement to a person who files a signed, written statement that the immunization requirement 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.

Senate Commerce and Labor Committee amendment 1 (005236) establishes that an employer who requires an immunization as a condition of employment or continued employment must grant an exemption from the immunization requirement to an employee who files a written statement of religious objection. Prohibits an employer from taking an adverse action against a person who files a statement of religious objection. Allows healthcare providers to implement and provide reasonable accommodation measures to a person who files a statement of religious objection in order to protect the safety and health of other persons from communicable diseases. Creates a private right of action against an alleged violator for a person injured as a result of a violation of the proposed legislation. Excludes an employer that is a Medicare or Medicaid provider, 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 the proposed legislation. Senate Commerce and Labor Committee amendment 3 (005926) establishes that an employer who requires an immunization as a condition of employment or continued employment must grant an exemption from the requirement to an employee who files a statement of religious objection. Prohibits an employer from taking an adverse action against a person who files a statement of religious objection. Allows healthcare providers to implement and provide reasonable accommodation measures to a person who files a statement of religious objection in order to protect the safety and health of other persons from communicable diseases. Creates a private right of action against an alleged violator for a person injured as a result of a violation of the proposed legislation. The proposed legislation does not apply to a person in this state who is employed pursuant to an employment-related immunization requirement because the person is employed by the federal government or is performing work pursuant to a contract with the federal government.

(Dated February 14, 2023) NOT SIGNIFICANT

03/20/23 - Failed in Senate Commerce & Labor Committee after adopting amendment 1 (005236) and amendment 3 (005926).

03/21/23 - Taken off notice in House Banking & Consumer Affairs Subcommittee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 8; Title 14; Title 37; Title 50 and Title 68, relative to exemptions for immunizations.

**SB1290/HB1196 Notice of apprenticeship programs available on department's website.**

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

*Summary:* Requires the commissioner of the department of labor and workforce development to ensure that a list 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

*Senate Status:* 03/21/23 - Taken off notice in Senate Commerce & Labor Committee.

*House Status:* 02/02/23 - Caption bill held on House clerk's desk.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 50; Title 62 and Title 67, relative to apprenticeship programs.

**LOCAL GOVERNMENT**

**SB75/HB28 Adoption of comprehensive growth plan prior to annexation.**

*Sponsors:* Sen. Watson, Bo , Rep. Lamberth, William

*Summary:* Deletes requirement that municipalities adopt a comprehensive growth plan and have an approved urban growth boundary map prior to annexing unincorporated territory. Requires all counties and municipalities that have an effective urban growth boundary map or flood hazard boundary map published by FEMA that identifies a special flood hazard area within the 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 portion 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.

*Amendment Summary:* House Local Government Committee amendment 1 (006368) prohibits a municipal planning commission or a municipal planning commission (Planning Commission) from adopting a development plan (Plan) that vests a municipality with authority to exercise planning or zoning authority over property outside of the jurisdictional boundaries of the municipality until and unless such property is annexed by a municipality. Provides that if a Plan vesting a municipality with authority over unincorporated territory was adopted prior to this act, then a municipality is required to comply strictly with the parameters of the Plan. Requires a municipality's jurisdiction over such territory to cease to exist once the municipality has fulfilled its obligations under a Plan, until and unless such property is annexed by the municipality. Permits a municipality to amend the following provisions by resolution: (1) a municipality must send a copy of the annexation resolution to the chair of the county legislative body (CLB) and the annexation process is delayed until such notice is received; (2) a municipality shall not act on an annexation proposal until the applicable CLB approves the annexation proposal; (3) a municipality shall not approve an annexation proposal if the applicable CLB disapproves the annexation proposal; (4) if the municipality does not receive the resolution of CLB approval within 60 days of the county receiving the resolution of proposed annexation.

*Fiscal Note:* (Dated March 2, 2023) Other Fiscal Impact The extent of any decrease in local expenditures associated with the proposed economic and community development boards cannot reasonably be determined.

*Senate Status:* 03/29/23 - Senate State & Local Government Committee deferred to the first calendar of 2024.

*House Status:* 01/24/24 - House Finance Subcommittee placed behind the budget.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 10; Title 6; Title 7; Title 13; Title 49 and Title 67, relative to comprehensive growth plans.

**SB413/HB361 Grant program for nonprofit organizations that rent property below market rate.**

*Sponsors:* Sen. Yarbro, Jeff , Rep. Love Jr., Harold

*Summary:* Allows local governments to create a program to provide grants to eligible nonprofit organizations that rent property and rent the property for at least 25 percent below market rate. Requires the local government to determine the 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 Fiscal Impact The extent of any permissive increase in local government expenditures cannot reasonably be determined.

*Senate Status:* 04/21/23 - Senate Finance, Ways & Means Committee deferred to 2024.

*House Status:* 04/18/23 - Taken off notice in House Finance, Ways & Means Subcommittee.

*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.

**SB513/HB471**

*Sponsors:*

*Summary:*

*Amendment Summary:*

*Fiscal Note:*

*Senate Status:*

*House Status:*

*Caption:*

**Annual report on tourist development zone.**

Sen. Lundberg, Jon , Rep. Crawford, John

Authorizes a municipality or public authority in which a tourism development zone is located to file with finance and administration and the state building commission its annual report concerning the zone in a broadly captioned.

House Local Government Committee amendment 1 (003781) enacts the Tennessee Landowner Bill of Rights which expands the rights and ownership of private property within reasonable means. Limits the regulatory power of government's approval authority over private property. Allows for more economic and investment expansion and decreased regulatory oversight.

(Dated January 27, 2023) NOT SIGNIFICANT

03/28/23 - Senate State & Local Government Committee deferred to 2024.

04/18/23 - Taken off notice in House Finance, Ways & Means Subcommittee.

AN ACT to amend Tennessee Code Annotated, Title 7; Title 13 and Title 66, relative to regulation of development.

**SB634/HB1064**

*Sponsors:*

*Summary:*

*Fiscal Note:*

*Senate Status:*

*House Status:*

*Caption:*

**Annexation - plan of services provided by municipality.**

Sen. Taylor, Brent , Rep. Vaughan, Kevin

Increases from three to four the number of copies of a plan of services that a municipality must provide in connection with a proposed annexation. Broadly captioned.

(Dated March 19, 2023) NOT SIGNIFICANT

02/02/23 - Referred to Senate State & Local Government Committee.

02/02/23 - Caption bill held on House clerk's desk.

AN ACT to amend Tennessee Code Annotated, Title 6 and Title 68, Chapter 221, relative to municipal annexation.

**SB662/HB711**

*Sponsors:*

*Summary:*

*Fiscal Note:*

*Senate Status:*

*House Status:*

*Caption:*

**Release taxpayers of double taxes.**

Sen. Hensley, Joey , Rep. Capley, Kip

Requires, rather than allows, county legislative bodies to release taxpayers from double taxes if they have paid and correct errors in the tax list. Broadly captioned.

(Dated March 16, 2023) NOT SIGNIFICANT

03/21/23 - Taken off notice in Senate State & Local Government Committee.

02/01/23 - Caption bill held on House clerk's desk.

AN ACT to amend Tennessee Code Annotated, Title 5; Title 6 and Title 67, relative to local government taxation.

**SB707/HB1010**

*Sponsors:*

*Summary:*

*Fiscal Note:*

*Senate Status:*

*House Status:*

*Caption:*

**Municipalities agreeing to jointly engage one building inspector.**

Sen. Stevens, John , Rep. Grills, Rusty

Lowers the population threshold, from 25,000 to 20,000, below which two or more cities may agree to jointly employ one building inspector.

(Dated March 1, 2023) NOT SIGNIFICANT

03/20/23 - Taken off notice in Senate Commerce & Labor Committee.

01/24/24 - House Property & Planning Subcommittee deferred to Special Calendar to be published with the next session.

AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7 and Title 68, Chapter 120, relative to municipal building inspector approval.

**SB787/HB1268**

*Sponsors:*

*Summary:*

*Fiscal Note:*

*Senate Status:*

*House Status:*

*Caption:*

**Timeframe for filing answer to petition initiating a condemnation proceeding.**

Sen. Haile, Ferrell , Rep. Slater, William

Increases, from 30 to 60 days, the time in which a respondent who is not satisfied with the amount deposited by the condemner, or objects to a taking through the use of eminent domain, must file an answer to the petition initiating a condemnation proceeding.

(Dated January 31, 2023) NOT SIGNIFICANT

02/06/23 - Referred to Senate Judiciary Committee.

02/02/23 - Caption bill held on House clerk's desk.

AN ACT to amend Tennessee Code Annotated, Title 5; Title 29, Chapter 17 and Title 29, Chapter 16, relative to eminent domain.

**SB820/HB1206****Minimum number of regular meetings of the county legislative body each year.**



*Sponsors:* Sen. Hensley, Joey , Rep. Cepicky, Scott  
*Summary:* Increases from four to six, the minimum number of regular meetings of the county legislative body each until otherwise set by ordinance by the board of commissioners in a city under a city manager-commissioner system. Meetings of the board must be held on the first and third Tuesdays, instead of Thursdays, of each month.  
*Amendment Summary:* House Property & Planning Subcommittee amendment 1 (006369) prohibits a local government from enacting an estate transfer tax by public or private act. Prohibits a county from enacting an adequate facilities tax on development by private or public act after December 1, 2023.  
*Fiscal Note:* (Dated February 23, 2023) Increase Local Expenditures \$200/FY23-24 and Subsequent Years/Bledsoe  
*Senate Status:* 03/28/23 - Taken off notice in Senate State & Local Government Committee.  
*House Status:* 03/22/23 - Failed in House Property & Planning Subcommittee after adopting 1 (006369).  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 5; Title 6 and Title 67, relative to local government.

## **SB1341/HB1472 Affordable housing and workforce development fund allocation - Shelby County**

*Sponsors:* Sen. Lamar, London , Rep. Towns Jr., Joe  
*Summary:* 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 determined, but is considered permissive.  
*Senate Status:* 03/21/23 - Taken off notice in Senate State & Local Government Committee.  
*House Status:* 02/02/23 - Caption bill held on House clerk's desk.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 9; Title 13; Title 67 and Title 68, relative to affordable housing.

## **SB1373/HB287 Reporting on state funds paid to acquire property through eminent domain**

*Sponsors:* Sen. Southerland, Steve , Rep. Russell, Lowell  
*Summary:* Requires the commissioner of finance and administration to report the total amount of state funds paid through eminent domain in the 2021-2022 year to the chairs of the finance, ways and means committee in the house and the office of legislative budget analysis by January 1, 2024. Broadly captioned.  
*Fiscal Note:* (Dated January 20, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/21/23 - Taken off notice in Senate Judiciary Committee.  
*House Status:* 03/21/23 - Taken off notice in House Civil Justice Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 5; Title 29, Chapter 17; Title 29, Chapter 16 and Title 29, relative to eminent domain.

## **SB1380/HB1525 Establishing central business improvement district - notice required.**

*Sponsors:* Sen. Southerland, Steve , Rep. Carringer, Michele  
*Summary:* Increases, from 3 weeks to 4 weeks, the amount of time that a notice of a public hearing to determine a central business improvement district must be posted in a newspaper of general circulation. Broadly captioned.  
*Fiscal Note:* (Dated February 1, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/21/23 - Taken off notice in Senate State & Local Government Committee.  
*House Status:* 02/02/23 - Caption bill held on House clerk's desk.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 9; Title 13; Title 65; Title 69, relative to improvement districts.

## **SB1446/HB400 White Bluff - assess fees for impact on infrastructure projects.**

*Sponsors:* Sen. Roberts, Kerry , Rep. Littleton, Mary  
*Summary:* Local bill for Town of White Bluff that authorizes the town to construct, regulate, and assess fees for the use upon, certain public infrastructure projects. Authorizes the town to exercise eminent domain for purposes of acquiring property for such projects. Amends Chapter 25 of the Private Acts of 2003.  
*Senate Status:* 02/06/23 - Local bill held on Senate clerk's desk.  
*House Status:* 02/01/23 - Referred to House Local Government Committee.  
*Caption:* AN ACT to amend Chapter 25 of the Private Acts of 2003; and any other acts amendatory thereto, relating to White Bluff.

## **SB2131/HB1983 Municipal authority outside of corporate boundaries.**

*Sponsors:* Sen. Lowe, Adam , Rep. Fritts, Monty

*Summary:* Prohibits a municipality, or an instrumentality of a municipality, from taking any action that affects or has the potential to affect the tax obligations, fees, or other costs for real property owners whose property is located outside the municipal corporate boundary, unless the action is approved by the county legislative body in which such property is located. Broadly captioned.

*Senate Status:* 01/31/24 - Introduced in the Senate

*House Status:* 01/30/24 - Referred to House Property & Planning Subcommittee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 5 and Title 6, relative to municipal authority outside municipal boundaries.

## **SB2137/HB2628**

### **Disposal of solid waste on one's own land.**

*Sponsors:* Sen. Reeves, Shane , Rep. Baum, Charlie

*Summary:* Prohibits a county from prohibiting an individual householder from disposing of solid waste from such household upon such householder's own land as long as the disposal does not create a public nuisance or a threat to public health. Broadly captioned.

*Senate Status:* 01/31/24 - Introduced in the Senate

*House Status:* 02/01/24 - Introduced in the House

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 5, relative to the authority of county governments.

## **SB2163/HB2422**

### **Timeframe for a fire marshal to settle a building or fire code dispute.**

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

*Summary:* Increases from 10 working days to 15 business days the amount of time the fire marshal has to issue a written order of violation in a dispute between a city and county regarding a building or fire code. Broadly captioned.

*Senate Status:* 01/31/24 - Introduced in the Senate

*House Status:* 01/31/24 - Introduced in the House

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 13 and Title 68, Chapter 120, relative to building and fire codes.

## **SB2182/HB2797**

### **Notice requirement for public meeting by an industrial development corporation.**

*Sponsors:* Sen. Lundberg, Jon , Rep. Hulsey, Bud

*Summary:* Specifies that the required notice of a public meeting by an industrial development corporation related to the payment in lieu of taxes for a lessee of the corporation must be published on the website of the corporation. Broadly captioned.

*Senate Status:* 01/31/24 - Introduced in the Senate

*House Status:* 02/01/24 - Introduced in the House

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13 and Title 48, relative to industrial development corporations and housing.

## **SB2239/HB2439**

### **Authorization of any local government to create a land bank.**

*Sponsors:* Sen. Yarbro, Jeff , Rep. Sparks, Mike

*Summary:* Authorizes any local government in this state to create a land bank. Authorizes a local government to post on its website, available, a link to a state website or publication identifying surplus real property for sale or conveyance. Broadly captioned.

*Senate Status:* 01/31/24 - Introduced in the Senate

*House Status:* 01/31/24 - Introduced in the House

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 12, Chapter 2 and Title 13, relative to local governments.

## **SB2315/HB2368**

### **Residential Infrastructure Development Act of 2024.**

*Sponsors:* Sen. Pody, Mark , Rep. Carr, Dale

*Summary:* Authorizes a uniform procedure to establish infrastructure development districts as an alternative method to finance capital infrastructure through the levy and collection of special assessments. Provides for the exercise of power, and procedure for termination of any such independent district. Defines "host municipality" and "development district" relative definitions. Authorizes the governing body of a host municipality to create, by resolution, one or more infrastructure development districts located in whole or part within the boundaries of such municipality. Requires an infrastructure development district to be approved by the governing body of each host municipality. Specifies residential infrastructure development district area. Also specifies public hearing and notice requirements regarding infrastructure development districts. Broadly captioned.

*Senate Status:* 01/31/24 - Introduced in the Senate

*House Status:* 01/31/24 - Introduced in the House  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 84; Title 9, Chapter 21; Title 66, Chapter 21, relative to residential infrastructure development districts.

**SB2422/HB2425 Requirements for notifying affected persons on annexation of a territory.**

*Sponsors:* Sen. Crowe, Rusty , Rep. Hicks, Tim  
*Summary:* Requires notices relating to annexation or municipal zoning to be published, posted, or mailed 21 days before the public hearing on the annexation or zoning. Requires the annexing municipality to provide notices to property owners whose property is within 200 feet of the territory being annexed. Requires signs that indicate proposed annexation to be posted in and around the area being annexed.

*Senate Status:* 01/31/24 - Introduced in the Senate  
*House Status:* 01/31/24 - Introduced in the House  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 51, Part 1 and Title 13, Chapter 7, relative to local government.

**SB2430/HB2530 Local government prohibited from limiting use of products or materials used in construction.**

*Sponsors:* Sen. Powers, Bill , Rep. Burkhart, Jeff  
*Summary:* Prohibits a local government from limiting or prohibiting the use or installation of products that meet the standards or materials that meet the national codes and standards for single-family or multi-family housing construction under four stories. Deletes provision declaring that a denial of a waiver by a local government for construction materials does not constitute a prohibition of those construction materials.

*Senate Status:* 01/31/24 - Introduced in the Senate  
*House Status:* 01/31/24 - Introduced in the House  
*Caption:* AN ACT to amend Tennessee Code Annotated, Section 68-120-101, relative to building regulations.

**SB2853/HB2164 Requirements for changing a county boundary.**

*Sponsors:* Sen. Roberts, Kerry , Rep. Littleton, Mary  
*Summary:* Requires all applications for legislation changing county lines to include the physical address of each parcel affected by the application. Broadly captioned.

*Senate Status:* 02/01/24 - Filed for Introduction  
*House Status:* 01/31/24 - Caption bill held on House clerk's desk.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 8 and Title 66, relative to real property.

**HB1546 Burns - meetings for board of commissioners.**

*Sponsors:* Rep. Littleton, Mary  
*Summary:* Local bill for Burns that moves from the first Monday in April to the second Monday in April the date for organizational meeting of the incoming board of commissioners. Moves the monthly meeting of the board to the first Monday of each month. Expands the board's authority with respect to public infrastructure and the board's authority over eminent domain in furtherance of that purpose. Amends Chapter 89 of the Private Acts of 2008.

*House Status:* 02/23/23 - Referred to House Local Government Committee.  
*Caption:* AN ACT to amend Chapter 89 of the Private Acts of 2008; and any other acts amendatory thereto, relative to Burns.

**LOTTERY**

**SB1669/HB1651 Application by nonprofit organization to operate a charitable gaming event.**

*Sponsors:* Sen. Johnson, Jack , Rep. Whitson, Sam  
*Summary:* Establishes a five-day period after the effective date of this act during which a nonprofit organization may apply for a charitable gaming event during the annual period beginning July 1, 2023, until June 30, 2024.

*Senate Status:* 01/10/24 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 01/31/24 - House State Government Committee recommended with amendment. Sent to House Finance Committee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 17, relative to charitable gaming.

**MISCELLANEOUS**

**SB1661/HB1707****Charitable Solicitations Act.**

*Sponsors:*

Sen. Swann, Art , Rep. McCalmon, Jake

*Summary:*

Revises various provisions regarding the regulation of charitable solicitations regarding the age of orga regulated, public contributions, and tax exemption status. Allows a civil penalty to be assessed if violati

*Senate Status:*

01/10/24 - Referred to Senate Commerce & Labor Committee.

*House Status:*

02/01/24 - Set for House Government Operations Committee 02/05/24.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 48, Chapter 101, Part 5, relative to charitable orga

**PROFESSIONS & LICENSURE****SB770/HB989****Posting of info on board website regarding disciplining contractor, home improvement services provider.**

*Sponsors:*

Sen. Yarbro, Jeff , Rep. Beck, Bill

*Summary:*

Requires the state board for licensing contractors to post, within 15 days, instead of 30 days, of the board regard to the board disciplining a contractor, home improvement services provider, or home improvement board's website information identifying the person, the violation, and the date a penalty was imposed. E

*Fiscal Note:*

(Dated February 3, 2023) NOT SIGNIFICANT

*Senate Status:*

02/06/23 - Referred to Senate Commerce & Labor Committee.

*House Status:*

02/02/23 - Caption bill held on House clerk's desk.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 50; Title 62 and Title professions.

**SB1105/HB592****Repeals the Soil Scientist Licensure Act of 2009.**

*Sponsors:*

Sen. Bowling, Janice , Rep. Reedy, Jay

*Summary:*

Repeals the Soil Scientist Licensure Act of 2009.

*Fiscal Note:*

(Dated February 12, 2023) Decrease State Revenue - \$5,200/FY23-24 and Every Two Years Thereaftt Scientist Board \$20,400/FY24-25 and Every Two Years Thereafter/ Geologist and Soil Scientist Board

*Senate Status:*

01/24/24 - Senate Energy, Agriculture & Natural Resources Committee deferred to 02/21/24.

*House Status:*

04/21/23 - House passed.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 18, Part 2 and Section 62-36-114, re Scientist Licensure Act of 2009.

**SB1445/HB593****Change of business address of a licensed polygraph examiner - notice**

*Sponsors:*

Sen. Roberts, Kerry , Rep. Darby, Tandy

*Summary:*

Decreases from 30 days to 21 days the time following a change of business address that a licensed po licensed company has to notify the commissioner of commerce and insurance in writing. Broadly captio

*Fiscal Note:*

(Dated January 28, 2023) NOT SIGNIFICANT

*Senate Status:*

03/14/23 - Taken off notice in Senate Commerce & Labor Committee.

*House Status:*

02/01/23 - Caption bill held on House clerk's desk.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 62, relative to professions.

**SB1915/HB1859****Occupational licensing for individuals with a criminal record.**

*Sponsors:*

Sen. Niceley, Frank , Rep. Davis, Elaine

*Summary:*

Prohibits certain licensing authorities from automatically barring an individual from licensure because o criminal record. Requires the licensing authority to provide individualized consideration of an individual' circumstances. Specifies which convictions a licensing authority may consider in deciding for licensure changes related to licensure determinations and criminal records including not using a vague term in its its notice or decision, including good moral character, moral turpitude, or character and fitness. (11pp).

*Senate Status:*

01/29/24 - Referred to Senate Commerce & Labor Committee.

*House Status:*

01/30/24 - Referred to House Business & Utilities Subcommittee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 62 and Title 63, relative to occupational licensing.

**SB2264/HB2440****Annual report required by pre-need seller and trustee.**

*Sponsors:*

Sen. Kyle, Sara , Rep. Sparks, Mike

*Summary:* Reduces, from 75 to 60, days after the end of the pre-need seller's fiscal year the time by which a pre-need trustee must file an annual report with the commissioner of commerce and insurance. Broadly captioned.

*Senate Status:* 01/31/24 - Introduced in the Senate

*House Status:* 01/31/24 - Introduced in the House

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

### **SB2429/HB1903 Requirements for licensing of contractors.**

*Sponsors:* Sen. Powers, Bill , Rep. Burkhart, Jeff

*Summary:* Changes from a reviewed or audited financial statement prepared by a licensed public accountant or a certified public accountant to a compilation prepared by a licensed public accountant or a certified public accountant that is seeking renewal of a license with a monetary limit exceeding \$1,500,000 must submit with the renewal a statement of work history. Broadly captioned.

*Senate Status:* 01/31/24 - Introduced in the Senate

*House Status:* 01/30/24 - Referred to House Business & Utilities Subcommittee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 6, relative to licensing of contractors.

### **SB2466/HB2843 Condition for charging fees.**

*Sponsors:* Sen. Akbari, Raumesh , Rep. Miller, Larry

*Summary:* Adds as a condition for allowing the board to be able to charge a fee for reviewing and approving preliminary contractor education courses that the fee amount is listed on the board's website. Broadly captioned.

*Senate Status:* 01/31/24 - Introduced in the Senate

*House Status:* 02/01/24 - Introduced in the House

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 50; Title 62; Title 63; Title 68 and Title 70, relative to contractor education courses.

### **SB2584/HB2235 Requirements for land surveyors.**

*Sponsors:* Sen. Taylor, Brent , Rep. Hicks, Tim

*Summary:* Requires that each year of progressive practical experience required of an applicant to qualify as a registered land surveyor be spent under the direct supervision of a practicing professional land surveyor rather than just part of the applicant's experience. Adds requirement that certain applicants be certified as a professional land surveyor (PLSIT) as part of the application to qualify as a registered land surveyor.

*Senate Status:* 02/01/24 - Introduced in the Senate

*House Status:* 01/31/24 - Referred to House Business & Utilities Subcommittee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Section 62-18-109, relative to land surveyors.

### **SB2588/HB2097 Issuance of advisory opinions by state regulatory boards and state health boards.**

*Sponsors:* Sen. Taylor, Brent , Rep. Vaughan, Kevin

*Summary:* Requires state regulatory boards within the department of commerce and insurance to issue advisory opinions to any person who is certified, licensed, or registered by such state entities. Also requires state health boards within the department of health to issue advisory opinions upon request.

*Senate Status:* 02/01/24 - Introduced in the Senate

*House Status:* 01/30/24 - Referred to House Department & Agencies Subcommittee.

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

## **PROPERTY & HOUSING**

### **SB234/HB528 Number of times an entity is permitted to contact property owner to make an unsolicited offer.**

*Sponsors:* Sen. Oliver, Charlane , Rep. Thompson, Dwayne

*Summary:* Limits the number of times that a real estate developer, business entity, or individual working on behalf of a business entity is permitted to contact a property owner to make an unsolicited offer to buy the property. Allows a property owner who believes a developer has violated the limitation to submit a complaint to the real estate division in the office of the attorney general. Adds additional requirements and penalties for a violation.

*Amendment Summary:* Senate amendment 1 (005363) limits, to one time in a calendar year, the number of times that a person is permitted to contact a property owner to make an unsolicited offer to buy the property owner's property. Requires a property owner with specified contact information prior to making an unsolicited offer. Authorizes a property owner to request a court order to prevent a person from making an unsolicited offer.

believes a person has violated the limitation to submit a complaint to the Consumer Affairs Division in the Attorney General (AG). Requires the AG to begin investigating a complaint within 20 business days from the complaint is submitted, provide written notice of the investigation to the property owner and send written notice to the property owner upon completion of the review describing the findings of the review, including whether the person contacted the property owner is a licensed real estate agent, and the actions, if any, as a result of the findings. Requires the court to assess a fine up to \$1,500 per violation as well as other reasonable costs and expense. Establishment of this act does not apply to an individual who is licensed as a real estate agent in the state in which the real property owner contacted the property owner is located.

*Fiscal Note:*

(Dated February 14, 2023) NOT SIGNIFICANT

*Senate Status:*

03/20/23 - Senate passed with amendment 1 (005363).

*House Status:*

01/31/24 - Set for House Banking & Consumer Affairs Subcommittee 02/06/24.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 40, Chapter 33, Part 2; Title 47 and Title 66, relative to property protection.

## **SB337/HB97**

### **Establishes a property fraud alert program.**

*Sponsors:*

Sen. Oliver, Charlane , Rep. Hardaway, G.A.

*Summary:*

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 with the county office of register of deeds 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. 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 \$800/FY25-26/Permissive

*Senate Status:*

03/28/23 - Taken off notice in Senate State & Local Government Committee.

*House Status:*

03/22/23 - House Property & Planning Subcommittee deferred to first calendar of 2025.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 13; Title 35; Title 39, Chapter 17; Title 40, Chapter 33, Part 2; and Section 67-4-409, relative to property.

## **SB427/HB476**

### **Historic zoning commission recommendations.**

*Sponsors:*

Sen. Lundberg, Jon , Rep. Crawford, John

*Summary:*

Requires that the recommendations submitted by a regional historic zoning commission to a county or city legislative body regarding the creation of a historic district or zone identify the statutory criteria or criterion met by the district or zone. Broadly captioned.

*Fiscal Note:*

(Dated January 28, 2023) NOT SIGNIFICANT

*Senate Status:*

01/26/23 - Referred to Senate State & Local Government Committee.

*House Status:*

02/01/23 - Caption bill held on House clerk's desk.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 12; Title 13; Title 66 and Title 67, relative to land use regulation.

## **SB490/HB560**

### **Private Property Protection Act.**

*Sponsors:*

Sen. Stevens, John , Rep. Todd, Chris

*Summary:*

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. Due to multiple unknown factors, the extent of any additional impacts on local government revenue cannot be reasonably determined.

*Senate Status:*

03/21/23 - Taken off notice in Senate Judiciary Committee.

*House Status:*

02/08/23 - Referred to House Civil Justice Subcommittee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 29, relative to compensation for the diminution in value of property.

## **SB642/HB833**

### **Manufactured home connection to septic system.**

*Sponsors:*

Sen. Powers, Bill , Rep. Burkhart, Jeff

*Summary:*

Requires an affidavit of affixation for a manufactured home affixed to a parcel of real property to contain the information that the manufactured home is permanently connected to a functioning septic system, not just a septic system.

*Fiscal Note:* (Dated March 8, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/20/23 - Senate Commerce & Labor Committee deferred to the first calendar of 2024.  
*House Status:* 03/21/23 - House Agriculture & Natural Resources Subcommittee deferred to 2024.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 39; Title 47; Title 55; Title 66; Title 68 and Title 69 to septic systems.

### **SB658/HB623**

#### **Discloser of sinkholes on properties.**

*Sponsors:* Sen. Pody, Mark , Rep. Jernigan, Darren  
*Summary:* Specifies that a seller of residential property is required to disclose the presence of a known sinkhole or other defect entering into a contract with a buyer regardless of whether the sinkhole is indicated through the contour of the property's recorded plat map.  
*Amendment Summary:* Senate amendment 1 (011610) changes the date from July 1, 2023, to July 1, 2024.  
*Fiscal Note:* (Dated February 16, 2023) NOT SIGNIFICANT  
*Senate Status:* 01/22/24 - Senate passed with amendment 1 (011610), which changes the date from July 1, 2023, to July 1, 2024.  
*House Status:* 01/25/24 - House concurred in Senate amendment 1 (011610).  
*Executive Status:* 01/25/24 - Sent to the speakers for signatures.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 56 and Title 66, relative to sinkholes.

### **SB732/HB733**

#### **Directory of brokers licensed by TN real estate commission on commission.**

*Sponsors:* Sen. Rose, Paul , Rep. Rudd, Tim  
*Summary:* Requires the Tennessee real estate commission to provide on its website at no cost to users any directory of affiliate brokers licensed by the commission if the commission publishes such a directory. Broadly captioned.  
*Fiscal Note:* (Dated January 31, 2023) NOT SIGNIFICANT  
*Senate Status:* 02/06/23 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/01/23 - Caption bill held on House clerk's desk.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 62 and Title 66, relative to real estate.

### **SB795/HB1259**

#### **Transfer of a possibility of reverter or right of entry by a holder other than the grantor.**

*Sponsors:* Sen. Gardenhire, Todd , Rep. Vital, Greg  
*Summary:* Removes ambiguous language and clarifies that a transfer of a possibility of reverter or right of entry by the original grantor is invalid unless the validity of the future interest was determined by a final judgment of a court proceeding, or by a settlement among interested persons, prior to July 1, 2015. Broadly captioned.  
*Amendment Summary:* Senate amendment 1, House Civil Justice Subcommittee amendment 1 (003741) clarifies that a tenancy in common 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  
*Senate Status:* 02/27/23 - Senate passed with amendment 1 (003741).  
*House Status:* 04/05/23 - Taken off notice in House Civil Justice Committee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 29 and Title 66, relative to real property.

### **SB954/HB674**

#### **TACIR study on gated neighborhoods related to crime.**

*Sponsors:* Sen. Johnson, Jack , Rep. Bulso, Gino  
*Summary:* Requires the Tennessee advisory commission on intergovernmental relations (TACIR) to perform a study on the effect of gates blocking ingress and egress into communities as it relates to the rates of neighborhood crime. The study to be submitted to the general assembly no later than December 31, 2023.  
*Amendment Summary:* House Property & Planning Subcommittee amendment 1 (005734) rewrites the bill and applies to gated communities with populations in excess of 247,000 people according to the 2020 U.S. census. Requires HOAs to conduct a security assessment every three years and to report its findings. Requires the HOAs to notify homeowners in gated communities of crimes committed within the gated community within seven days of the crime. Senate Judiciary Committee amendment 1 (006289) requires certain homeowner's associations (HOAs) to conduct a security assessment of the subdivision's security vulnerabilities and to provide each household in the subdivision with a copy of the assessment, on or before July 1, 2024, and every three years thereafter. Requires such HOAs to notify the subdivision of any crime committed or reported within the subdivision.  
*Fiscal Note:* (Dated March 16, 2023) NOT SIGNIFICANT

*Senate Status:* 03/21/23 - Senate Judiciary Committee recommended with amendment 1 (006289). Sent to Senate Ca  
*House Status:* 03/22/23 - Failed in House Property & Planning Subcommittee after adopting 1 (005734).  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 38; Title 39; Title 66 and Title 68, relative to gated

## **SB1000/HB1046**

### **THDA - votes required to approve the operation of financial assistance**

*Sponsors:* Sen. Yager, Ken , Rep. Vaughan, Kevin  
*Summary:* Decreases, from nine to eight, the number of affirmative votes required by members of the Tennessee Development Agency's board of directors in order for the agency to approve the operation of its financial programs, which support the financing of residential housing construction for lower and moderate income families. Broadly captioned.

*Amendment Summary:* Senate State & Local Government Committee amendment 1, House Local Government Committee amendment 1 creates the Tennessee Rural and Workforce Housing Act. Authorizes the owner of a qualified project to claim a (credit) against a taxpayer liability for a state fee, premium, tax or other charge in an amount not to exceed the amount of the housing tax credit for which the qualified project received. Defines a qualified project as a low-income business entity located in a state and placed in service after January 1, 2025, that receives a federal housing tax credit allocation from the Housing Development Agency (THDA). Authorizes the credit to be allocated among partners, members of the business entity or association owning a qualified project regardless of whether such business entity has received or allocated or allowed any portion of the federal housing tax credit with respect to the qualified project. Prohibits the amount from exceeding the amount of the taxpayer's liability. Authorizes any unused tax credit to be carried forward to the taxpayer's next five years of liability but prohibits the credit from applying against prior tax years. Requires the amount allocated to such owners of a qualified project to equal the proportion the taxpayer received for the federal housing tax credit. Prohibits the total credit amount allocated in any fiscal year from exceeding \$17,000,000 plus the amount of unallocated credits, if any, for any preceding years, and the total amount of any previously allocated tax credits that have been recaptured, revoked, canceled, or otherwise recovered but not otherwise reallocated. Requires the THDA to create and operate the new credit program and requires the THDA to allocate the credit to promote the highest and best use of the public benefit, provided that at least 50 percent of the credits are allocated to qualified projects in an eligible area as designated by the United States Department of Agriculture.

*Fiscal Note:* (Dated January 31, 2023) NOT SIGNIFICANT  
*Senate Status:* 04/21/23 - Senate Finance, Ways & Means Committee deferred to 2024.  
*House Status:* 04/17/23 - House Government Operations Committee recommended. Sent to House Finance.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 53; Title 13; Title 48, Chapter 101, Part 1, Chapter 67, relative to housing.

## **SB1030/HB35**

### **Notice to HOAs regarding transfer of ownership of property.**

*Sponsors:* Sen. Yarbro, Jeff , Rep. Thompson, Dwayne  
*Summary:* Increases, from 30 to 35, the number of business days a business entity that owns residential property and is subject to a declaration has to send to the homeowners' association a change in contact information for the business entity or a transfer of the ownership interest in the residential property. Broadly captioned.

*Fiscal Note:* (Dated January 12, 2023) NOT SIGNIFICANT  
*Senate Status:* 02/06/23 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 01/12/23 - Caption bill held on House clerk's desk.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 48 and Title 66, relative to homeowners' associations.

## **SB1082/HB1344**

### **Preparing and filing deed for the conveyance of real property.**

*Sponsors:* Sen. Kyle, Sara , Rep. Beck, Bill  
*Summary:* Requires that a deed for the conveyance of real property be prepared and filed by a licensed attorney, or the owner of the property. Requires the county register to verify that an affidavit on a deed of conveyance was duly signed and notarized stating under oath the name and address of the preparer. Requires the county register any deed of conveyance of a real property that is not prepared by a licensed attorney, title insurance company or owner of the real property. Broadly captioned.

*Fiscal Note:* (Dated March 16, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/21/23 - Taken off notice in Senate Judiciary Committee.  
*House Status:* 02/07/23 - Referred to House Property & Planning Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 13; Title 23, Chapter 3; Title 66, Chapter 66, Chapter 24, relative to conveyances of real property.

## **SB1128/HB1240**

### **Notice required prior to enacting a zoning ordinance.**



*Sponsors:* Sen. Campbell, Heidi , Rep. Jernigan, Darren  
*Summary:* Requires the chief legislative body of a municipality, before enacting a zoning ordinance or any amendment, to publish notice of the public hearing to consider the ordinance or amendment on its website, if available, at least 10 days in advance of the hearing. Broadly captioned.  
*Fiscal Note:* (Dated March 19, 2023) NOT SIGNIFICANT  
*Senate Status:* 02/06/23 - Referred to Senate State & Local Government Committee.  
*House Status:* 02/02/23 - Caption bill held on House clerk's desk.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 13, relative to zoning.

## **SB1137/HB1229 Notifications to THDA related to metro government that creates escrow accounts and requires municipalities to provide funding for low income housing.**

*Sponsors:* Sen. Oliver, Charlane , Rep. Hemmer, Caleb  
*Summary:* Requires a county having a metropolitan form of government that creates a special escrow account each year for the purpose of generating revenue to provide low income persons with safe and affordable housing to notify the housing development agency and the chairs of the local government committee of the house of representatives and the state and local government committee of the senate. Broadly captioned.  
*Fiscal Note:* (Dated February 1, 2023) NOT SIGNIFICANT  
*Senate Status:* 02/06/23 - Referred to Senate State & Local Government Committee.  
*House Status:* 02/02/23 - Caption bill held on House clerk's desk.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13, Chapter 23; Title 48, Chapter 2; Title 67, Chapter 5 and Section 67-4-409, relative to real property.

## **SB1184/HB1116 Fee requirement for the transfer of real property within communities governed by certain nonprofit property owners' associations.**

*Sponsors:* Sen. Swann, Art , Rep. Russell, Lowell  
*Summary:* Requires payment of a \$2,500 fee for the transfer of real property located within communities governed by certain nonprofit property owners' associations. Adds other related requirements including fee collection, reporting, and tracking of collected fees.  
*Senate Status:* 02/06/23 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/07/23 - Referred to House Property & Planning Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 8 and Title 66, relative to the transfer of real property.

## **SB1185 Notice to lender required for pending eviction of mobile home.**

*Sponsors:* Sen. Swann, Art ,  
*Summary:* Requires a mobile home lot owner to provide notice to the lender of financing for the mobile home of a mobile home lot owner. Authorizes the mobile home lot owner to seek payment of rent for the mobile home if the lender does not pay the rent within 10 days of the eviction. Requires that the charged rent must not exceed the average rent for a comparable mobile home where the property is located. Allows the lot owner to pursue a civil suit for payment. Provides remedies for the mobile home if the mobile home is deemed to be abandoned according to certain outlined criteria.  
*Fiscal Note:* (Dated April 10, 2023) NOT SIGNIFICANT  
*Senate Status:* 02/06/23 - Referred to Senate Commerce & Labor Committee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 29; Title 55, Chapter 4, Part 4 and Title 66, relative to mobile homes.

## **SB1188/HB171 Fuel Gas Detector Act.**

*Sponsors:* Sen. Lamar, London , Rep. Chism, Jesse  
*Summary:* Enacts the "Fuel Gas Detector Act." Requires a building owner to install or cause to be installed at least one fuel gas detector in every room containing an appliance fueled by propane, natural gas, or a liquefied petroleum gas in a building of multi-family occupancy and any residential property under a lease agreement and intended for residential use. Specifies penalties for violations of this Act (10 pp.).  
*Senate Status:* 02/06/23 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 01/24/23 - Referred to House Business & Utilities Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 47; Title 49; Title 66 and Title 68, relative to building safety.

## **SB1201/HB1276 Circumstances under which a contractor can seek early release of a retention bond.**

*Sponsors:* Sen. Johnson, Jack , Rep. Boyd, Clark  
*Summary:* Specifies circumstances under which a contractor can seek early release of a retainage held by a party if a contractor has a written contract. Makes other changes related to retainages for contractors including payment ability to use, the remote contractor's work, and certificate of substantial completion. Broadly captioned.  
*Amendment Summary:* Senate Commerce & Labor Committee amendment 1, House Business & Utilities Subcommittee amendment 1, revises various provisions related to retainage in contracts. Effective January 1, 2024. Applies to contracts amended, or renewed on or after that date.  
*Fiscal Note:* (Dated March 9, 2023) NOT SIGNIFICANT  
*Senate Status:* 04/03/23 - Senate deferred to first calendar of 2024.  
*House Status:* 04/04/23 - House Commerce Committee deferred to third calendar of 2024.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 16, Chapter 15 and Title 66, relative to retainages.

## **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 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/Statewide  
*Senate Status:* 03/07/23 - Taken off notice in Senate Commerce & Labor Committee.  
*House Status:* 03/01/23 - Referred to House Business & Utilities Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 28, relative to landlord registration.

## **SB1276/HB1305**

### **Landlord disclosures to residential tenants.**

*Sponsors:* Sen. Yarbro, Jeff , Rep. Thompson, Dwayne  
*Summary:* Requires a landlord, or another person authorized to enter into a rental agreement on the landlord's behalf, to disclose 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, for receipt of notices and demands.  
*Amendment Summary:* House Business & Utilities Subcommittee amendment 1 (006178) requires a landlord, or another person authorized to enter into a rental agreement on the landlord's behalf, to disclose certain information to a residential tenant. A landlord who requests such information in writing to bring a cause of action if the information is not provided within 10 business days of the tenant submitting the request. Requires the court to order the information be provided and award the tenant the costs and attorneys' fees, if the court finds that the landlord or the landlord's agent failed to comply.  
*Fiscal Note:* (Dated March 9, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/21/23 - Taken off notice in Senate Commerce & Labor Committee.  
*House Status:* 03/21/23 - Failed in House Business & Utilities Subcommittee after adopting amendment 1 (006178).  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 66, relative to landlord obligations.

## **SB1296/HB52**

### **Notice requirement for land surveyors conducting boundary surveys.**

*Sponsors:* Sen. Bailey, Paul , Rep. Hale, Michael  
*Summary:* Expands notice requirement for land surveyors conducting boundary surveys by requiring them to notify 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 landowners used for mailing property tax notices within five business days of the completion of the survey.  
*Fiscal Note:* (Dated January 28, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/20/23 - Taken off notice in Senate Commerce & Labor Committee.  
*House Status:* 03/21/23 - Taken off notice in House Business & Utilities Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 18, Part 1, relative to land surveyors.

## **SB1324/HB1355**

### **Public notice requirements for a foreclosure sale of real property.**

*Sponsors:* Sen. Bailey, Paul , Rep. Farmer, Andrew  
*Summary:* Updates requirements regarding public notice for a foreclosure sale of real property, including a requirement that 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/Permissive/Statewide  
State Expenditures \$146,000/FY23-24 \$56,000/FY24-25 and Subsequent Years  
*Senate Status:* 03/21/23 - Taken off notice in Senate State & Local Government Committee.

*House Status:* 04/05/23 - Returned to House clerk's desk.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 35, relative to foreclosure sales.

**SB1646/HB2047 Former public officials may contest liens on real property.**

*Sponsors:* Sen. Massey, Becky , Rep. Carringer, Michele  
*Summary:* Adds former public officials to the list of officials who may contest liens on real property believed to lack  
*Senate Status:* 01/10/24 - Referred to Senate Judiciary Committee.  
*House Status:* 01/30/24 - Set for House Civil Justice Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Section 47-9-513 and Title 66, Chapter 21, Part 1, relative to interests.

**SB1659/HB2054 Increase in acreage for tax jurisdiction purposes.**

*Sponsors:* Sen. Walley, Page , Rep. Eldridge, Rick  
*Summary:* Increases from 1,500 to 5,000 the number of acres of land that may be placed within one property tax jurisdiction  
*Senate Status:* 02/01/24 - Set for Senate State & Local Government Committee 02/06/24.  
*House Status:* 01/30/24 - Referred to House Property & Planning Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.

**SB1694/HB1814 Disclosure of information to residential tenant by landlord.**

*Sponsors:* Sen. Yarbro, Jeff , Rep. Thompson, Dwayne  
*Summary:* 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 agent authorized to manage the premises, or a person or agent authorized to act for and on behalf of the owner for the acceptance of service for receipt of notices and demands. Broadly captioned.  
*Senate Status:* 01/11/24 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 01/23/24 - Set for House Business & Utilities Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 66, relative to landlord obligations.

**SB1761/HB1850 Regulation by counties to prohibit gardens, chickens, and rabbits on single-family residential lots.**

*Sponsors:* Sen. Niceley, Frank , Rep. Reedy, Jay  
*Summary:* Prohibits counties and municipalities from adopting or enforcing a regulation that prohibits the growing of vegetables or the raising or keeping of six or fewer chickens or six or fewer adult rabbits on a single-family residential lot. Broadly captioned.  
*Senate Status:* 01/29/24 - Referred to Senate State & Local Government Committee.  
*House Status:* 01/24/24 - Referred to House Property & Planning Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13 and Title 43, relative to agricultural production.

**SB1889/HB1849 THDA reports on info relating to grants, tax credits, and other funds distributed through the authority.**

*Sponsors:* Sen. Oliver, Charlane , Rep. Parkinson, Antonio  
*Summary:* Requires THDA to report quarterly to each member of the general assembly information relating to grants and other funds distributed through the authority, the resources utilized by the authority to facilitate such distributions, and information relating to mechanisms by which the public may apply for and access such distributions. Broadly captioned.  
*Senate Status:* 01/29/24 - Referred to Senate State & Local Government Committee.  
*House Status:* 01/24/24 - Set for House Property & Planning Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 6, Chapter 58; Title 9 and Title 13, Chapter 1, relative to Tennessee housing development authority.

**SB1893/HB2025 Residential Rental Fee Transparency and Junk Fee Prohibition Act**

*Sponsors:* Sen. Oliver, Charlane , Rep. Clemmons, John

*Summary:* Requires a landlord, leasing company, or management company to disclose all fees charges in addition to the monthly rent, the frequency of the billing cycle and whether the residential property landlord accepts reusable screening reports prior to the tenant's submission of an application. Creates requirements for an individual to use a reusable tenant screening application for residential rental property. Makes other changes related to the disclosure and charging of fees with residential rental property including prohibiting a landlord from charging a fee that is higher than the fee for a business.

*Senate Status:* 01/29/24 - Referred to Senate Commerce & Labor Committee.

*House Status:* 01/30/24 - Referred to House Business & Utilities Subcommittee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 18 and Title 66, relative to residential rental property.

### **SB1950/HB2583 Ownership of real property - foreign-party-controlled businesses prohibited.**

*Sponsors:* Sen. Swann, Art , Rep. Russell, Lowell

*Summary:* Prohibits certain foreign-party-controlled businesses from acquiring an interest in public or private land and prohibits certain foreign parties from acquiring agricultural land in this state. Requires land acquired in violation of this act to be sold within two years. Creates a Class E felony for violations of the act.

*Senate Status:* 01/29/24 - Referred to Senate Commerce & Labor Committee.

*House Status:* 02/01/24 - Introduced in the House

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 2, relative to ownership of real property.

### **SB1983/HB2119 Condemned property.**

*Sponsors:* Sen. Niceley, Frank , Rep. Eldridge, Rick

*Summary:* Specifies that a condemner bears the burden of proving by a preponderance of evidence certain facts for the condemnation. Creates a right for property owners whose property is being condemned to have a court order if the taking is necessary to accomplish the public use.

*Senate Status:* 01/29/24 - Referred to Senate Judiciary Committee.

*House Status:* 01/30/24 - Referred to House Civil Justice Subcommittee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 17, relative to eminent domain.

### **SB1984/HB2120 Definition of "public use" as it applies to eminent domain.**

*Sponsors:* Sen. Niceley, Frank , Rep. Eldridge, Rick

*Summary:* Excludes recreational facilities, recreational purposes, and parks from the definition of "public use" as it applies to eminent domain.

*Senate Status:* 01/29/24 - Referred to Senate Judiciary Committee.

*House Status:* 01/30/24 - Referred to House Civil Justice Subcommittee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 17, Part 1, relative to eminent domain.

### **SB2000 Tennessee Homeowners' Association Act.**

*Sponsors:* Sen. Walley, Page ,

*Summary:* Enacts the "Tennessee Homeowners' Association Act," which details the powers and authority of a homeowners' association in any given location in Tennessee. Describes that the association has an executive board and how to adopt and enforce bylaws. Requires that meetings take place regularly with public notice. Gives the executive board the authority to adopt, amend, or repeal rules governing the affairs of the association and the responsibilities of the association. (37pp.) Broadly captioned.

*Senate Status:* 01/29/24 - Introduced in the Senate

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 48 and Title 66, relative to the "Tennessee Homeowners' Association Act."

### **SB2030/HB2266 Documentation related to service and support animals.**

*Sponsors:* Sen. Reeves, Shane , Rep. Boyd, Clark

*Summary:* Specifies that documents provided through a website with the primary function of providing certificates, licenses, or similar documents for assistance animals in exchange for payment of a fee are not reliable for purposes of seeking an exemption to a prohibition on animals in rental property. Broadly captioned.

*Senate Status:* 01/29/24 - Introduced in the Senate

*House Status:* 01/31/24 - Introduced in the House

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 29 and Title 66, relative to service and support animals.

**SB2037/HB2150***Sponsors:**Summary:**Senate Status:**House Status:**Caption:***Public disclosure mandate for redevelopment projects.**

Sen. Lundberg, Jon , Rep. Crawford, John

Requires a housing authority adopting a redevelopment plan or urban renewal plan related to a redevelopment project to publicly provide information on the estimated cost of the redevelopment project, the sources of revenue for the project (including the estimated tax increment), an estimate of the total amount of debt to be incurred and the time to be fully repaid, and an estimate of how the tax increment provision will affect the revenue stream from the locations in the area being developed, at least ten days prior to a public hearing about the project, rather than the captioned.

01/29/24 - Introduced in the Senate

01/31/24 - Caption bill held on House clerk's desk.

AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 9; Title 13 and Title 67, relative to housing.

**SB2124/HB2292***Sponsors:**Summary:**Senate Status:**House Status:**Caption:***Housing development strategies required to be adopted by municipal and metropolitan governments.**

Sen. Briggs, Richard , Rep. Davis, Elaine

Requires each municipal and metropolitan government to adopt, on or before July 1, 2025, certain housing development strategies, including providing for zoning that specifically allows or encourages the development of tiny homes and other strategies. Provides that a municipal or metropolitan government that does not adopt such housing development strategies is ineligible for certain state grants, including community development block grants and local government fund grants. Broadly captioned.

01/31/24 - Introduced in the Senate

01/31/24 - Introduced in the House

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

**SB2150/HB2249***Sponsors:**Summary:**Senate Status:**House Status:**Caption:***Declaration subject time frame.**

Sen. Johnson, Jack , Rep. McCalmon, Jake

Reduces from 30 business days to 30 days, the amount of time that a business entity that is subject to the Uniform Residential Landlord and Tenant Act must send notice of a change in contact information for the entity or a transfer of the ownership interest in the entity to the homeowners' association. Broadly captioned.

01/31/24 - Introduced in the Senate

01/31/24 - Introduced in the House

AN ACT to amend Tennessee Code Annotated, Title 13 and Title 66, relative to property.

**SB2153/HB2612***Sponsors:**Summary:**Senate Status:**House Status:**Caption:***Williamson County - report on criminal activity in a gated subdivision.**

Sen. Johnson, Jack , Rep. Bulso, Gino

Defines a gated community as a neighborhood with at least 300 single-family residential homes and at least one street restricting entrance and exit from the street. If a member of the homeowners association requests a report on criminal activity in the neighborhood, the association must contact the local law enforcement office to obtain and report on police activities and arrests within the gated community. This report must be made available to each homeowner. This provision is only applicable within Williamson County.

01/31/24 - Introduced in the Senate

02/01/24 - Introduced in the House

AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 27, relative to gated communities.

**SB2237/HB2423***Sponsors:**Summary:**Senate Status:**House Status:**Caption:***Zoning reform strategies for counties to support housing development**

Sen. Yarbrow, Jeff , Rep. Shaw, Johnny

Allows for counties to adopt zoning reform strategies that support housing development which qualifies for a grant from the department of revenue 5% of the revenue collected for each strategy based on transactions in the territory of the county with a maximum of 20% of the revenue collected. Broadly captioned.

01/31/24 - Introduced in the Senate

01/31/24 - Introduced in the House

AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7 and Title 67, relative to housing.

**SB2281/HB2850****Housing Optimization and Market Empowerment Solutions (HOMES) Act**

*Sponsors:* Sen. Briggs, Richard , Rep. Hill, Timothy  
*Summary:* Enacts the Housing Optimization and Market Empowerment Solutions Act of 2024 which can be adopted by local governments or voted in by a simple majority of people which would prohibit the local government from restricting a person's ability to use commercial property, owner-occupied property, or renter-occupied property as a short-term rental unit and allows for the local government to impose restrictions on the use of the property and to enforce such restrictions. Broadly captioned.  
*Senate Status:* 01/31/24 - Introduced in the Senate  
*House Status:* 02/01/24 - Introduced in the House  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 62; Title 66; Title 67 relative to local government.

## **SB2448/HB2215 Real Estate Fraud Reduction Act.**

*Sponsors:* Sen. Akbari, Raumesh , Rep. Parkinson, Antonio  
*Summary:* Enacts the "Real Estate Fraud Reduction Act," which requires county registers of deeds and notaries public to verify the identity of a person recording or notarizing a document relating to certain real estate transactions, as a condition of recording or notarizing such a document, to document and maintain a record of such verification on a government-issued identification card. Requires such registers and notaries to document and maintain a record of such verification on a government-issued identification card. Requires such registers and notaries to document and maintain a record of such verification on a government-issued identification card. Requires such registers and notaries to document and maintain a record of such verification on a government-issued identification card. Requires such registers and notaries to document and maintain a record of such verification on a government-issued identification card. Broadly captioned.  
*Senate Status:* 01/31/24 - Introduced in the Senate  
*House Status:* 01/31/24 - Referred to House Property & Planning Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 8, Chapter 13; Title 8, Chapter 16 and Title 17 relative to property.

## **SB2692/HB2072 Land surveyors requirements.**

*Sponsors:* Sen. Southerland, Steve , Rep. Hicks, Gary  
*Summary:* Requires a description of real property by metes and bounds contained within any deed of conveyance to include any property not previously described in a recorded instrument to be prepared by a registered land surveyor. Broadly captioned.  
*Senate Status:* 02/01/24 - Introduced in the Senate  
*House Status:* 01/30/24 - Referred to House Business & Utilities Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 62 and Title 66, Chapter 5, Part 1, relative to surveying.

## **SB2895/HB2071 Referendum for annexation of territory.**

*Sponsors:* Sen. Bailey, Paul , Rep. Williams, Ryan  
*Summary:* Specifies circumstances in which a referendum will not be required to effectuate annexation of territory and provides a provision for exceptions to the referendum requirement.  
*Senate Status:* 02/01/24 - Filed for Introduction  
*House Status:* 01/31/24 - Set for House Property & Planning Subcommittee 02/07/24.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Section 6- 51-104, relative to annexation.

## **HB1696 Reduction of acreage requirements for property to qualify as agricultural.**

*Sponsors:* Rep. Moon, Jerome  
*Summary:* Requires land to be a single tract of at least 15 acres, 2 noncontiguous tracts within the same county if the total acreage is at least 15 acres and the other is less than 15 acres constituting a farm unit, or 2 noncontiguous tracts within the same county if the total acreage is at least 15 acres.  
*House Status:* 01/10/24 - Withdrawn in House.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 10, relative to the classification of land.

## **HB1987 HOAs to permit the display of the US flag and the TN state flag.**

*Sponsors:* Rep. Richey, Bryan  
*Summary:* Requires HOA's to permit the display of the flag of the United States and the Tennessee state flag on a property if the flag is displayed on a flagpole or otherwise affixed to the real property or an improvement on the real property. Provides that an HOA cannot require approval of a flagpole or fixture used for the purpose of displaying a flag.  
*House Status:* 01/30/24 - Referred to House Property & Planning Subcommittee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Section 2- 7-143 and Title 66, Chapter 27, Part 6, relative to flags.

## **HJR139**

### **Home affordability and impact fees.**

*Sponsors:*

Rep. Sparks, Mike

*Summary:*

Directs TACIR to review home affordability and rising costs of impact fees.

*House Status:*

04/19/23 - House adopted.

## **PUBLIC EMPLOYEES**

## **SB754/HB1354**

### **TACIR study on fees assessed by registers.**

*Sponsors:*

Sen. Briggs, Richard , Rep. Farmer, Andrew

*Summary:*

Requires the Tennessee advisory commission on intergovernmental relations (TACIR) to study the fees assessed by registers pursuant to present law, including, at a minimum, the amount in fees collected, the amount in fees assessed, the method by which the fees are collected, and a comparison of such fees to similar fees assessed in other jurisdictions. Requires TACIR to report its findings to the chair of the senate judiciary committee, the chair of the civil liberties committee, the house of representatives, and the legislative librarian by January 1, 2024.

*Fiscal Note:*

(Dated March 19, 2023) NOT SIGNIFICANT

*Senate Status:*

02/06/23 - Referred to Senate State & Local Government Committee.

*House Status:*

02/02/23 - Caption bill held on House clerk's desk.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 21, Part 10, relative to registers' fees.

## **SB1292/HB1420**

### **Base salary increase for certain preferred service employees.**

*Sponsors:*

Sen. Bailey, Paul , Rep. Butler, Ed

*Summary:*

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 1 through 4, 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 Any decrease in state expenditures cannot be quantified with reasonable certainty. FY23-24 Governors proposed budget includes funding for a five percent raise for state employees. If the five percent raise is enacted, then the required increase in state expenditures resulting from this legislation is \$91,635,000 for FY23-24 and subsequent years.

*Senate Status:*

03/21/23 - Taken off notice in Senate Commerce & Labor Committee.

*House Status:*

03/28/23 - Taken off notice in House Public Service Subcommittee.

*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.

## **SB1433/HB1526**

### **Issuance and renewal of business licenses.**

*Sponsors:*

Sen. Roberts, Kerry , Rep. Kumar, Sabi

*Summary:*

Transfers the duty to issue and renew business licenses from the county clerks and city officials to the state. This act will generate revenue.

*Fiscal Note:*

(Dated March 13, 2023) Increase State Revenue \$488,800/FY23-24/DOR \$575,100/FY24-25 and Subsequent Years/Other Fiscal Impact Any decrease in state expenditures cannot be quantified with reasonable certainty. Increase State Expenditures \$276,200/FY23-24/DOR \$523,300/FY24-25 and Subsequent Years/DOR \$276,200/FY23-24 \$523,300/FY24-25 and Subsequent Years Other Fiscal Impact Any decrease in state expenditures cannot be quantified with reasonable certainty.

*Senate Status:*

02/06/23 - Referred to Senate State & Local Government Committee.

*House Status:*

03/14/23 - Taken off notice in House Business & Utilities Subcommittee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 21, Part 7; Section 50-6-904 and Title 50-6-905, relative to business licenses.

## **SB2313/HB2271**

### **Quitclaim deeds - notification required by register of deeds.**

*Sponsors:*

Sen. Pody, Mark , Rep. Slater, William

*Summary:*

Requires a register of deeds to consult with a county assessor of property when a quitclaim deed is recorded. Requires the register of deeds to send a postcard notification of the recording to the address of the person or entity that paid the property taxes on the property that is the subject of the quitclaim deed for the previous tax year. Broadly captioned.

*Senate Status:*

01/31/24 - Introduced in the Senate





*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3, Part 10; Title 39, Chapter 14; Title 4 relative to first-time home buyers.

## **TAXES BUSINESS**

### **SB139/HB49**

#### **Extension to time to file franchise and excise tax return.**

*Sponsors:*

Sen. Hensley, Joey , Rep. Cepicky, Scott

*Summary:*

Limits the commissioner of revenue to granting only one extension of time for a taxpayer to file a franchise tax return. Broadly captioned.

*Fiscal Note:*

(Dated January 29, 2023) NOT SIGNIFICANT

*Senate Status:*

01/20/23 - Referred to Senate Finance, Ways & Means Committee.

*House Status:*

01/30/23 - Withdrawn in House.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, relative to taxation.

### **SB173/HB247**

#### **Business tax exemption.**

*Sponsors:*

Sen. Hensley, Joey , Rep. Barrett, Jody

*Summary:*

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

*Senate Status:*

04/20/23 - Taken off notice in Senate Finance, Ways & Means Committee.

*House Status:*

04/18/23 - Taken off notice in House Finance, Ways & Means Subcommittee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 7, relative to business tax.

### **SB340/HB1505**

#### **Childcare Advance Act.**

*Sponsors:*

Sen. Campbell, Heidi , Rep. Mitchell, Bo

*Summary:*

Enacts the "Childcare Advance Act," which allows taxpayers to defer payment of business taxes according to a schedule approved by the department of revenue. Specifies that on or after January 1, 2024, and prior to January 1, 2025, a taxpayer who is subject to taxation under this part and who incurs eligible childcare expenses during a business tax year may elect to defer payment of the taxpayer's tax liability for that tax period by the amount of eligible childcare expenses that do not exceed \$2,000.

*Fiscal Note:*

(Dated March 12, 2023) Increase State Revenue \$181,300/FY29-30 \$279,300/FY30-31 \$377,300/FY32-33 through FY37-38 \$308,700/FY38-39 \$210,700/FY39-40 \$112,700/FY40-41 \$14,700/FY41-42 Decrease Local Revenue \$833,000/FY24-25 \$980,000/FY25-26 through FY27-28 Net Impact \$63,700/FY28-29 Increase Local Revenue \$188,700/FY29-30 \$290,700/FY30-31 \$392,700/FY31-22 \$408,000/FY32-33 through FY37-38 \$321,300/FY38-39 \$219,300/FY39-40 \$117,300/FY40-41 \$15,300/FY41-42 Decrease Local Revenue \$867,000/FY24-25 through FY27-28 Net Impact \$66,300/FY28-29 SB 340 - HB 1505

*Senate Status:*

03/14/23 - Taken off notice in Senate Finance Revenue Subcommittee.

*House Status:*

02/02/23 - Referred to House Government Operations Committee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 67, relative to tax relief for taxpayers with childcare expenses.

### **SB837/HB1019**

#### **Pregnancy Resource Tax Credit Act.**

*Sponsors:*

Sen. Taylor, Brent , Rep. Doggett, Clay

*Summary:*

Enacts the "Pregnancy Resource Tax Credit Act," which authorizes business, excise, and franchise tax credits for small businesses that make monetary contributions to eligible nonprofit organizations that provide certain pregnancy resource services.

*Fiscal Note:*

(Dated March 12, 2023) Decrease State Revenue \$150,000/FY23-24 \$585,000/FY24-25 \$625,000/FY26-27 \$665,000/FY26-27 \$705,000/FY27-28 \$745,000/FY28-29 and Subsequent Years Decrease Local Revenue \$150,000/FY23-24 \$585,000/FY24-25 \$625,000/FY26-27 \$665,000/FY26-27 \$705,000/FY27-28 \$745,000/FY28-29 and Subsequent Years

*Senate Status:*

04/21/23 - Senate Finance, Ways & Means Committee deferred to 2024.

*House Status:*

04/18/23 - Taken off notice in House Finance, Ways & Means Subcommittee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, relative to tax credits.

### **SB849/HB793**

#### **Filing of return for franchise or excise tax - exception.**

*Sponsors:*

Sen. Watson, Bo , Rep. Hazlewood, Patsy

*Summary:*

Removes exception that allows persons subject to the franchise tax or excise tax who were registered under prior law, to not be required to complete and file a registration information statement.

*Fiscal Note:* (Dated March 9, 2023) NOT SIGNIFICANT  
*Senate Status:* 04/18/23 - Taken off notice in Senate Finance, Ways & Means Committee.  
*House Status:* 02/07/23 - Referred to House Finance, Ways & Means Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 20 and Title 67, Chapter 4, Part 21, relative to taxation.

## **SB981/HB1117 Exemption from franchise and excise taxes - community development**

*Sponsors:* Sen. Yager, Ken , Rep. Carr, Dale  
*Summary:* Exempts from franchise and excise taxes, a community development entity or sub-community development entity certified by the United States department of the treasury's community development financial institutions that received an allocation of the federal new markets tax credits or federal sub-new markets tax credits from the federal government to fund a qualified low-income community investment in a Tennessee franchise or business development entity that is used to fund a qualified low-income community investment in a Tennessee franchise or business or nonprofit entity where the qualified low-income community investment expands the Tennessee 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  
Years

*Senate Status:* 04/21/23 - Senate Finance, Ways & Means Committee deferred to 2024.  
*House Status:* 04/18/23 - Taken off notice in House Finance, Ways & Means Subcommittee.  
*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.

## **SB1009/HB1490 Business Tax Act administration.**

*Sponsors:* Sen. Campbell, Heidi , Rep. Clemmons, John  
*Summary:* Deletes the provision granting broad discretion to the commissioner of revenue to administer the Business Tax Act, 1991, to December 31, 2014. Broadly captioned.

*Amendment Summary:* Senate Finance Revenue Subcommittee amendment 1, House Government Operations Committee amendment 1 requires all publicly traded corporations, including those traded on foreign stock exchanges, doing business in Tennessee for which 50 percent or more of the corporation's voting stock is owned, directly or indirectly by a corporation to file an additional tax disclosure statement with the Secretary of State (SOS). Authorizes the corporation to elect to file the additional statement that are not required to file a Tennessee excise tax return to elect to file the additional statement with the SOS containing all applicable information that is submitted by filing corporations who are not required to file a Tennessee excise tax return; an explanation of why the corporation is not required to file a Tennessee excise tax return; and the filing corporations total gross receipts from sales to purchasers in Tennessee. Clarifies additional statements are open for public review. Imposes a civil penalty up to \$5,000 if a corporation fails to submit an additional statement 60 days after it is due. Allows applicable corporations required to file the additional statement to submit the information 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 statement to the DOR. Effective January 1, 2024.

*Fiscal Note:* (Dated February 6, 2023) NOT SIGNIFICANT  
*Senate Status:* 04/21/23 - Senate Finance, Ways & Means Committee deferred to 2024.  
*House Status:* 03/20/23 - House Government Operations Committee recommended with a negative recommendation (003845). Sent to House Finance.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, relative to taxation.

## **SB1310/HB157 Elimination of business tax.**

*Sponsors:* Sen. Bailey, Paul , Rep. Baum, Charlie  
*Summary:* Eliminates the business tax for tax periods that begin on or after January 1, 2024. Broadly captioned.  
*Fiscal Note:* (Dated February 19, 2023) Decrease State Revenue \$285,600,000/FY23-24 \$336,000,000/FY24-25 and Decrease Local Revenue \$274,735,600/FY23-24 \$323,218,300/FY24-25 and Subsequent Years  
*Senate Status:* 04/20/23 - Taken off notice in Senate Finance, Ways & Means Committee.  
*House Status:* 01/24/23 - Referred to House Finance, Ways & Means Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Section 7- 52-606; Section 38-1-201; Section 39-17-101; Section 39-17-104; Section 58-2-205; Section 58-2- 204; Section 62-44-102 and Title 67, relative to business tax.

## **SB1710/HB1629 Recordation tax - revenue distributed to counties for school debt and school improvement projects.**

*Sponsors:* Sen. Hensley, Joey , Rep. Cepicky, Scott  
*Summary:* Requires half of the unencumbered revenue from the recordation tax to be distributed to counties for so capital projects.  
*Senate Status:* 01/29/24 - Referred to Senate Finance, Ways & Means Committee.  
*House Status:* 01/31/24 - Set for House Finance, Ways & Means Subcommittee 02/07/24.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to the recordation tax.

**SB1780/HB1857 Local government tax rates on tax collected on the occupancy of short-term rental units.**

*Sponsors:* Sen. Swann, Art , Rep. Moon, Jerome  
*Summary:* Requires the department of revenue to post on its website the rate information it receives from local government on local tax collected on the occupancy of short-term rental units. Broadly captioned.  
*Senate Status:* 01/29/24 - Referred to Senate State & Local Government Committee.  
*House Status:* 01/24/24 - Introduced in the House  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.

**SB1824/HB2074 Extension of time for filing or payment.**

*Sponsors:* Sen. Watson, Bo , Rep. Hicks, Gary  
*Summary:* Allows a request for an extension of time to file a business tax return and pay the tax to be signed by the taxpayer's representative. Broadly captioned.  
*Senate Status:* 01/31/24 - Referred to Senate Finance, Ways & Means Committee.  
*House Status:* 01/29/24 - Held on House clerk's desk.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.

**SB2103/HB1893 Value of tangible property as minimum tax base.**

*Sponsors:* Sen. Johnson, Jack , Rep. Lamberth, William  
*Summary:* Deletes the provision requiring that the measure of the franchise tax must not be less than the actual value of tangible property owned or used by a taxpayer in this state. Authorizes the commissioner of revenue to determine certain conditions to taxpayers who properly file a claim for refund for taxes paid under that provision.  
*Senate Status:* 01/31/24 - Introduced in the Senate  
*House Status:* 01/30/24 - Referred to House Finance, Ways & Means Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 1 and Title 67, Chapter 4, relative to taxation.

**SB2144/HB2295 Tax revenue to be paid over to the county trustee for deposit under the County Powers Relief Act.**

*Sponsors:* Sen. Reeves, Shane , Rep. Rudd, Tim  
*Summary:* Changes, from 30 days to 30 business days, the amount of time permitted for tax revenue to be paid over to the trustee for deposit under the County Powers Relief Act.  
*Senate Status:* 01/31/24 - Introduced in the Senate  
*House Status:* 01/31/24 - Introduced in the House  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 29, relative to the County Powers Relief Act.

**SB2198/HB2745 Reporting requirements for department of revenue.**

*Sponsors:* Sen. Yarbrow, Jeff , Rep. Clemmons, John  
*Summary:* Requires the department of revenue to submit, by January 1, 2026, a one-time report to the finance, ways and means committees of the house and the senate concerning the revenue effects of certain amendments made to the Franchise Tax Law of 1999 that determines the apportionment of a taxpayer's net worth.  
*Senate Status:* 01/31/24 - Introduced in the Senate  
*House Status:* 02/01/24 - Introduced in the House  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 21, relative to franchise tax.

**SB2261/HB2426 County Powers Relief Act - form acknowledging privilege taxes owed.**

*Sponsors:* Sen. Lowe, Adam , Rep. Hicks, Tim

*Summary:* Reduces from 30 to 21 days, the period by which a local government building official must, after a building official mails to the county tax collection official the form upon which the permit applicant acknowledges the provisions of the County Powers Relief Act.

*Senate Status:* 01/31/24 - Introduced in the Senate

*House Status:* 01/31/24 - Introduced in the House

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 29, relative to the County Powers Relief Act.

## **SB2266/HB2442 County Powers Relief Act - preemption on local governments enacting development taxes.**

*Sponsors:* Sen. Hensley, Joey , Rep. Capley, Kip

*Summary:* Clarifies that the preemption on local governments enacting new or additional development taxes after the County Powers Relief Act applies only to residential development.

*Senate Status:* 01/31/24 - Introduced in the Senate

*House Status:* 01/31/24 - Introduced in the House

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 29, relative to the County Powers Relief Act.

## **SB2338/HB1926 Changing of the due date of the taxpayer's business tax return.**

*Sponsors:* Sen. Yager, Ken , Rep. Williams, Ryan

*Summary:* Changes the provision that the commissioner can change the tax return associated with a change in the Business Tax Act from not less than two calendar months following the end of the tax period to not less than one month following the end of the tax period.

*Senate Status:* 01/31/24 - Introduced in the Senate

*House Status:* 01/24/24 - Introduced in the House

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 7, relative to the Business Tax Act.

## **TAXES GENERAL**

### **SB1050/HB468 Time required to keep and preserve tax collection records.**

*Sponsors:* Sen. Yarbro, Jeff , Rep. Hemmer, Caleb

*Summary:* Extends from three years to five years, the amount of time that a metropolitan government tax collector must keep and preserve tax collection records. Broadly captioned.

*Amendment Summary:* House Property & Planning Subcommittee amendment 1 (006293) allows the proceeds from a tax levied on the occupancy of a short-term rental unit secured through a short-term rental unit marketplace that is distributed to the metropolitan government by the department of revenue, may be deposited into an account created by the metropolitan government pursuant to an ordinance and used exclusively for promoting affordable housing for residents within the county with the remaining proceeds must be used as otherwise provided by law. Senate State & Local Government Committee amendment 1 (006680) authorizes all or a portion of the proceeds from a tax upon the occupancy of a short-term rental unit secured through a short-term rental unit marketplace to be deposited into an account created by the metropolitan government and used exclusively for promoting affordable housing for residents of limited means.

*Fiscal Note:* (Dated January 27, 2023) NOT SIGNIFICANT

*Senate Status:* 03/29/23 - Senate State & Local Government Committee recommended with amendment 1 (006680). Senate State & Local Government Calendar Committee.

*House Status:* 04/11/23 - Taken off notice in House Local Government Committee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 4, relative to taxation.

### **SB1235/HB1422 Taxpayer reporting a debt owed to certain governmental claimants.**

*Sponsors:* Sen. Yager, Ken , Rep. Hicks, Gary

*Summary:* In the case of a taxpayer who reports a debt owed to certain governmental claimants and who is owed a debt, the commissioner specifies that the method of notification provided by the commissioner of revenue to the treasurer and the claimant shall be by email or in writing. Broadly captioned.

*Fiscal Note:* (Dated March 9, 2023) NOT SIGNIFICANT

*Senate Status:* 03/14/23 - Taken off notice in Senate Finance Revenue Subcommittee.

*House Status:* 02/02/23 - Caption bill held on House clerk's desk.

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

## **TAXES PROPERTY**

## **SB25/HB12**

*Sponsors:*  
*Summary:*

### **County Powers Relief Act tax rate for residential development increase**

Sen. Hensley, Joey , Rep. Cepicky, Scott  
Raises the initial tax rate authorized by the County Powers Relief Act for residential development from \$3 per square foot. Prohibits a county from increasing the tax rate within a 4-year period of the last tax county to raise the tax rate to a maximum of 10% following the 4-year period.

*Senate Status:*  
*House Status:*  
*Caption:*

01/20/23 - Referred to Senate State & Local Government Committee.  
01/20/23 - Withdrawn in House.  
AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 29, relative to the County Pov

## **SB121**

*Sponsors:*  
*Summary:*

### **Tax exemptions for tree canopy cover.**

Sen. Niceley, Frank ,  
Creates tax exemption for portions of property that provide tree canopy cover in certain counties, subject to the local governing body in such counties.

*Fiscal Note:*

(Dated March 30, 2023) Other Fiscal Impact The fiscal impact of the proposed legislation is dependent on Davidson County elects to come under its provisions. If Davidson County does elect to, there will be a state expenditures of \$10,000 for modifications to the online exemption application; any subsequent revenue state revenue cannot be estimated. The proposed legislation would also result in a recurring decrease in increase to local expenditures, both of which cannot be quantified but are considered permissive.

*Senate Status:*  
*Caption:*

01/20/23 - Referred to Senate State & Local Government Committee.  
AN ACT to amend Tennessee Code Annotated, Title 5; Title 6 and Title 67, Chapter 5, relative to propo

## **SB171/HB565**

*Sponsors:*  
*Summary:*

### **Referendum to approve a property tax increase that exceeds specified**

Sen. Stevens, John , Rep. Todd, Chris  
Requires a local governmental entity to hold a referendum to approve a property tax increase that would require government to realize an increase in total revenue exceeding inflation plus two percent or would cause government to realize an increase in total revenue exceeding inflation plus six percent over the preceding three tax years.

*Fiscal Note:*

(Dated March 24, 2023) Forgone Local Revenue Exceeds \$1,000,000/FY23-24 and Subsequent Years

*Senate Status:*  
*House Status:*  
*Caption:*

01/21/23 - Referred to Senate State & Local Government Committee.  
02/01/23 - Referred to House Property & Planning Subcommittee.  
AN ACT to amend Tennessee Code Annotated, Title 48 and Title 67, relative to real property taxes.

## **SB207/HB254**

*Sponsors:*  
*Summary:*

### **Tax relief for elderly, low-income homeowners.**

Sen. Lowe, Adam , Rep. Raper, Kevin  
Increases, from \$27,000 to \$50,000, the maximum market value on which property tax relief is calculated for low-income homeowners.

*Amendment Summary:*

House amendment 1 (004659) increases the property value threshold for determining the extent of any property tax relief payments to low-income, elderly or disabled, taxpayers from \$27,000 of the full market value of the property to the full market value of the property.

*Fiscal Note:*

(Dated February 2, 2023) Increase State Expenditures \$7,720,000/FY24-25 and Subsequent Years On the extent of any permissive increase on local government expenditures cannot reasonably be determined.

*Senate Status:*  
*House Status:*  
*Caption:*

04/21/23 - Senate Finance, Ways & Means Committee deferred to 2024.  
04/21/23 - House passed with amendment 1 (004659).  
AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief

## **SB793/HB1450**

*Sponsors:*  
*Summary:*

### **Exemption - lots purchased for construction of single family residence income household.**

Sen. Stevens, John , Rep. Faison, Jeremy  
Increases from 18 to 24 months the period of exemption from real property taxes to which a charitable organization is entitled for the first lot purchased or developed by the organization for the construction of a single family income household. Broadly captioned.

*Fiscal Note:*

(Dated March 30, 2023) Other Fiscal Impact The extent and timing of any permissive decrease to local government revenue cannot be estimated.

*Senate Status:*  
*House Status:*

02/06/23 - Referred to Senate State & Local Government Committee.  
02/02/23 - Caption bill held on House clerk's desk.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 7; Title 13; Title 48; Title 49; Title 67 and Title 68, income housing.

## **SB1192/HB1209**

### **Time for eligible taxpayers to apply for refund or present a credit voucher on taxes.**

*Sponsors:*

Sen. McNally, Randy , Rep. Sexton, Cameron

*Summary:*

Extends the time eligible taxpayers may apply for a refund or present a credit voucher for credit on their taxes from the date taxes in the jurisdiction become delinquent for that year to within 40 days from that date as captioned.

*Amendment Summary:*

House Property & Planning Subcommittee amendment 1 (005794) creates a property tax study committee to study the current method of valuing and appraising property for purposes of levying property taxes; methods of valuing and appraising property for purposes of levying property taxes; and policies regarding statutory limits on tax increases, including an evaluation of such policies and methods and comparing the short-term and long-term with the committee consisting of ten (10) members. Requires the committee to study the current method of valuing and appraising property for purposes of levying residential property taxes in Tennessee and similarly situated states and to study examples of states that have enacted limits on property tax increases, but not limited to, creating a statewide property tax rate, capping rate increases at a certain percent, or locking property values to the purchase price or the market value at the time of transfer or material improvement to the property. Requires the committee to report its findings on or before February 1, 2024.

*Fiscal Note:*

(Dated February 1, 2023) NOT SIGNIFICANT

*Senate Status:*

03/21/23 - Taken off notice in Senate State & Local Government Committee.

*House Status:*

03/28/23 - Taken off notice in House Local Government Committee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 9; Title 28; Title 66 and Title 67, relative to income housing.

## **SB1244/HB935**

### **Local property tax reimbursement for disabled veterans.**

*Sponsors:*

Sen. Akbari, Raumesh , Rep. McKenzie, Sam

*Summary:*

Expands property tax relief for disabled veterans by reimbursing veterans who have acquired a disability of 50 percent for a permanent and total service-connected disability for all of the local property taxes paid on property owned and used as the disabled veteran's residence.

*Fiscal Note:*

(Dated March 30, 2023) Increase State Expenditures \$180,500/FY23-24 Exceeds \$12,706,100/FY24-25 and Subsequent Years Other Fiscal Impact Due to the lack of data concerning percentages of disability for veterans, a percentage of expenditures cannot be reasonably determined. Additionally, the extent of any permissive impact on local government expenditures cannot reasonably be estimated.

*Senate Status:*

02/06/23 - Referred to Senate State & Local Government Committee.

*House Status:*

02/07/23 - Referred to House Property & Planning Subcommittee.

*Caption:*

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

## **SB1277/HB969**

### **Redefines "industrial and commercial property."**

*Sponsors:*

Sen. Yarbro, Jeff , Rep. Thompson, Dwayne

*Summary:*

Redefines "industrial and commercial property" for assessment and classification purposes to include residential property used, or held for use, for dwelling purposes in which 50 or more single family, residential properties are owned by an individual, entity, or association, including, but not limited to, investor groups, within one county and used for rental property. Broadly captioned.

*Fiscal Note:*

(Dated March 4, 2023) Increase Local Revenue Exceeds \$2,903,100/FY24-25 and Subsequent Years

*Senate Status:*

02/06/23 - Referred to Senate State & Local Government Committee.

*House Status:*

01/31/24 - Set for House Property & Planning Subcommittee 02/07/24.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.

## **SB1332/HB341**

### **Extension to property assessment notice publication.**

*Sponsors:*

Sen. Bailey, Paul , Rep. Reedy, Jay

*Summary:*

Extends, from 20 days to 30 days after the date the division of property assessments publishes notice of the proposed use value schedule in a newspaper, the deadline by which a petition must be filed by owners of forest, or open space land to convene a hearing of the state board of equalization.

*Fiscal Note:*

(Dated January 22, 2023) NOT SIGNIFICANT

*Senate Status:*

02/06/23 - Referred to Senate State & Local Government Committee.

*House Status:*

01/30/23 - Caption bill held on House clerk's desk.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 10, relative to property classification for forest, or open space land.

**SB1340/HB1509 Informal review of property assessment or county reappraisal.**

*Sponsors:* Sen. Lamar, London , Rep. Dixie, Vincent  
*Summary:* Shortens the timeline, from 10 days to 7 days, before a county of board of equalization adjourns before a county board of equalization may provide taxpayers with an informal review of a property assessment or reappraisal.  
*Fiscal Note:* (Dated January 1, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/21/23 - Taken off notice in Senate State & Local Government Committee.  
*House Status:* 03/22/23 - Taken off notice in House Property & Planning Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 66 and Title 67, Chapter 5, relative to property tax relief.

**SB1367/HB1361 Increase in the full market value of a disabled veteran's residence for county property tax reimbursement.**

*Sponsors:* Sen. Southerland, Steve , Rep. Farmer, Andrew  
*Summary:* Increases the maximum full market value, from \$175,000 to \$210,000, of a disabled veteran's residence for 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. Impact The extent of any permissive impact on local government expenditures cannot reasonably be determined.  
*Senate Status:* 04/21/23 - Senate Finance, Ways & Means Committee deferred to 2024.  
*House Status:* 04/18/23 - Taken off notice in House Finance, Ways & Means Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Section 67-5-704, relative to property tax relief.

**SB1399/HB1250 Providing of estimates of annual income limit for eligibility in the property tax relief program.**

*Sponsors:* Sen. Reeves, Shane , Rep. Martin, Brock  
*Summary:* Adds the directors of the office of legislative budget analysis to the list of persons to whom the comptroller provides estimates of the annual income limit for eligibility in the property tax relief program that is likely to maintain a constant level of expenditure.  
*Fiscal Note:* (Dated February 1, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/21/23 - Taken off notice in Senate State & Local Government Committee.  
*House Status:* 02/02/23 - Caption bill held on House clerk's desk.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.

**SB1439/HB880 Timeframe for county mayor to give notice regarding reappraisal program completed timely.**

*Sponsors:* Sen. Roberts, Kerry , Rep. Martin, Greg  
*Summary:* Changes from December 1 to November 15, the time by which the county mayor must notify in writing the secretary to the state board of equalization of the possibility that the reappraisal program may not be completed by the reasons therefor. Broadly captioned.  
*Fiscal Note:* (Dated January 31, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/14/23 - Taken off notice in Senate State & Local Government Committee.  
*House Status:* 02/02/23 - Caption bill held on House clerk's desk.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, relative to property taxes.

**SB1470/HB1265 County board of equalization hearings.**

*Sponsors:* Sen. Johnson, Jack , Rep. Warner, Todd  
*Summary:* Changes who has the discretion to determine whether a hearing on a complaint before a county board of equalization is held virtually from the board to the taxpayer or owner.  
*Fiscal Note:* (Dated March 14, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/21/23 - Taken off notice in Senate State & Local Government Committee.  
*House Status:* 03/22/23 - Taken off notice in House Property & Planning Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, relative to the county board of equalization.

**SB1536/HB1535***Sponsors:**Summary:**Fiscal Note:**Senate Status:**House Status:**Caption:***Coffee County - acquiring of property at tax sale.**

Sen. Bowling, Janice , Rep. Bricken, Rush

Provides that whenever Coffee County acquires property at a tax sale, any non-governmental entity who has a duly recorded contractual right to the payment of fees or assessments secured by the property retains that right. The bill provides that Coffee County will be liable for the payment of such fees and assessments if the county acquires the property purchased at the tax sale.

(Dated April 5, 2023) NOT SIGNIFICANT

02/01/24 - Referred to Senate State &amp; Local Government Committee.

01/31/24 - Set for House Property &amp; Planning Subcommittee 02/07/24.

AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 20 and Title 67, Chapter 5, relative to property tax sale in a county at a tax sale.

**SB1725/HB1813***Sponsors:**Summary:**Senate Status:**House Status:**Caption:***Property tax relief for disabled veterans.**

Sen. Crowe, Rusty , Rep. Reedy, Jay

Expands eligibility for property tax relief to a veteran who acquired a service-connected disability that is recognized by the United States Department of Veterans Affairs to be permanent and total due to individual unemployability.

01/29/24 - Referred to Senate State &amp; Local Government Committee.

01/23/24 - Referred to House Property &amp; Planning Subcommittee.

AN ACT to amend Tennessee Code Annotated, Section 67-5-704, relative to property tax relief for disabled veterans.

**SB1733/HB2021***Sponsors:**Summary:**Senate Status:**House Status:**Caption:***Tax exemptions for tree canopy cover.**

Sen. Niceley, Frank , Rep. Marsh, Pat

Creates tax exemption for portions of property that provide tree canopy cover in certain counties, subject to approval by the local governing body in such counties. Broadly captioned.

01/29/24 - Referred to Senate State &amp; Local Government Committee.

01/30/24 - Referred to House Property &amp; Planning Subcommittee.

AN ACT to amend Tennessee Code Annotated, Title 5; Title 6 and Title 67, Chapter 5, relative to tree canopy cover.

**SB1772/HB1941***Sponsors:**Summary:**Senate Status:**House Status:**Caption:***Property tax relief for disabled veteran homeowners.**

Sen. Lundberg, Jon , Rep. Reedy, Jay

Changes the amount of reimbursement for property taxes for disabled veteran homeowners from payment of up to \$175,000 of full market value to the first \$300,000 of full market value.

01/29/24 - Referred to Senate State &amp; Local Government Committee.

01/30/24 - Referred to House Property &amp; Planning Subcommittee.

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief for disabled veteran homeowners.

**SB1777/HB1734***Sponsors:**Summary:**Senate Status:**House Status:**Caption:***Classification of agricultural land under the greenbelt law.**

Sen. Swann, Art , Rep. Moon, Jerome

Revises the minimum size requirements for one of two noncontiguous tracts of property to qualify as agricultural land under the greenbelt law, from a size of at least 10 acres to less than 15 acres.

01/29/24 - Referred to Senate State &amp; Local Government Committee.

01/11/24 - Referred to House Agriculture &amp; Natural Resources Subcommittee.

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 10, relative to the classification of agricultural land under the greenbelt law.

**SB1778/HB1646***Sponsors:**Summary:**Senate Status:**House Status:**Caption:***Minimum size requirements for property to qualify as agricultural land under the greenbelt law.**

Sen. Swann, Art , Rep. Moon, Jerome

Reduces, from 15 acres to 12 acres, the minimum size requirements for property to qualify as agricultural land under the greenbelt law.

01/29/24 - Referred to Senate State &amp; Local Government Committee.

01/09/24 - Introduced in the House

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 10, relative to the classification of agricultural land under the greenbelt law.



**SB1857/HB2161***Sponsors:**Summary:**Senate Status:**House Status:**Caption:***Davidson County - partial payment of property taxes.**

Sen. Haile, Ferrell , Rep. Moon, Jerome

Reduces, from \$25 to \$20, the minimum amount of a partial payment of property taxes that the Trustee Government of Nashville and Davidson County may accept. Broadly captioned.

01/31/24 - Referred to Senate State &amp; Local Government Committee.

01/31/24 - Caption bill held on House clerk's desk.

AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 8; Title 9 and Title 6

**SB1882/HB1980***Sponsors:**Summary:**Senate Status:**House Status:**Caption:***Exemption - charitable nonprofit corporation in Knox County.**

Sen. Massey, Becky , Rep. Wright, Dave

Authorizes a charitable nonprofit corporation located in Knox County or within a municipality located within Knox County to acquire replacement property which is operated as a licensed residential home for the aged, to claim a property tax exemption as a religious, charitable, scientific, or nonprofit educational institution.

01/29/24 - Referred to Senate State &amp; Local Government Committee.

01/30/24 - Referred to House Property &amp; Planning Subcommittee.

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.

**SB1900/HB1715***Sponsors:**Summary:**Senate Status:**House Status:**Caption:***Property tax relief for veterans with disabilities.**

Sen. Oliver, Charlane , Rep. Freeman, Bob

Requires the state to reimburse veterans with permanent and total disabilities for 100% of the local property taxes on their residences. Removes the limitations that such reimbursement be a partial payment and that it be limited to \$175,000 of the full market value of the residence.

01/29/24 - Referred to Senate State &amp; Local Government Committee.

01/11/24 - Referred to House Property &amp; Planning Subcommittee.

AN ACT to amend Tennessee Code Annotated, Section 67-5-704, relative to property tax relief for veterans.

**SB1946/HB2057***Sponsors:**Summary:**Senate Status:**House Status:**Caption:***Revises schedule of property reappraisals by county property assessors.**

Sen. Walley, Page , Rep. Carr, Dale

Replaces the six-year reappraisal cycle with the requirement for counties to choose between a reappraisal cycle that requires reappraisal to occur once per year, once every two years, once every three years, or once every four years. Details requirements for the reappraisal programs including the updates to reappraisal requirements and the maximum costs to assess property within a city, and assessments of cemeteries.

01/29/24 - Referred to Senate State &amp; Local Government Committee.

01/31/24 - Set for House Property &amp; Planning Subcommittee 02/07/24.

AN ACT to amend Tennessee Code Annotated, Section 67-5-1005 and Title 67, Chapter 5, Part 16, relative to property reappraisals.

**SB2033/HB2162***Sponsors:**Summary:**Senate Status:**House Status:**Caption:***Preemption on local governments enacting new or additional development taxes.**

Sen. Hensley, Joey , Rep. Capley, Kip

Clarifies that the preemption on local governments enacting new or additional development taxes after the County Powers Relief Act applies only to residential development.

01/29/24 - Introduced in the Senate

01/31/24 - Referred to House Property &amp; Planning Subcommittee.

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 29, relative to the County Powers Relief Act.

**SB2111/HB2217***Sponsors:**Summary:**Senate Status:**House Status:**Caption:***Tax formula for calculating tax relief on real property owned by disabled veterans.**

Sen. Lundberg, Jon , Rep. Crawford, John

Revises the formula for calculating tax relief on real property owned by eligible disabled veterans so that the amount of relief to such a taxpayer, the assessed value on the first \$175,000 of full market value is to be based on the valorem tax rate of the jurisdiction instead of by a rate that has been adjusted to reflect the relationship between assessed value and market value in that jurisdiction.

01/31/24 - Introduced in the Senate

01/31/24 - Referred to House Property &amp; Planning Subcommittee.

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

**SB2172/HB2312****Acceptance of partial payments of delinquent property taxes.**

*Sponsors:*

Sen. Hensley, Joey , Rep. Baum, Charlie

*Summary:*

Authorizes municipal tax collectors and taxing entities to also accept partial payments of delinquent property taxes in the same manner as county trustees. Requires such officials to include in their plan for accepting partial payments a description of the accounting system technology or manual processes to be used to record partial payments of delinquent property taxes and a statement indicating that funds received as partial payments on delinquent property taxes will be used for the amount of delinquent property tax, interest, statutory fees, and court costs, by relative amounts on a pro rata basis.

*Senate Status:*

01/31/24 - Introduced in the Senate

*House Status:*

01/31/24 - Introduced in the House

*Caption:*

AN ACT to amend Tennessee Code Annotated, Section 67-5-2001, relative to collection of delinquent property taxes.

**SB2174/HB2250****Changes to the County Powers Relief Act.**

*Sponsors:*

Sen. Hensley, Joey , Rep. Cepicky, Scott

*Summary:*

Changes the number of days a municipal or county official has to forward a copy of the form signed by the applicant to the county official or employee who has been designated by the county legislative body to issue a building permit is issued under the County Powers Relief Act from 30 days to 30 business days.

*Senate Status:*

01/31/24 - Introduced in the Senate

*House Status:*

01/31/24 - Introduced in the House

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 29, relative to the County Powers Relief Act.

**SB2208/HB2319****Creates tax exemption for portions of property that provide tree canopy cover.**

*Sponsors:*

Sen. Niceley, Frank , Rep. Marsh, Pat

*Summary:*

Creates tax exemption for portions of property that provide tree canopy cover in counties whose local government has adopted a resolution to create the exemption by two-thirds majority vote.

*Senate Status:*

01/31/24 - Introduced in the Senate

*House Status:*

01/31/24 - Introduced in the House

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 5; Title 6 and Title 67, Chapter 5, relative to tree canopy cover.

**SB2218/HB1902****Payment of greenbelt rollback taxes.**

*Sponsors:*

Sen. Powers, Bill , Rep. Burkhart, Jeff

*Summary:*

Requires the payment of greenbelt rollback taxes in full at closing when greenbelt property is sold.

*Senate Status:*

01/31/24 - Introduced in the Senate

*House Status:*

01/30/24 - Referred to House Agriculture & Natural Resources Subcommittee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 66; Section 67-4-409 and Title 67, Chapter 5, Part 2, relative to Agricultural, Forest and Open Space Land Act of 1976.

**SB2238/HB2467****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 the property as zoning-exempt property, which values the property based on the zoning classification that the owner came into possession of the property and its current use.

*Senate Status:*

01/31/24 - Introduced in the Senate

*House Status:*

01/31/24 - Introduced in the House

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property tax.

**SB2248/HB1968****Report filed on tax sale by court clerk.**

*Sponsors:*

Sen. Stevens, John , Rep. Williams, Ryan

*Summary:*

Extends, from five business days to 10 calendar days after the conclusion of a tax sale, the deadline by which the court clerk must file a report of sale or other notice reflecting the results of the tax sale, prior to the confirmation of the sale. Broadly captioned.

*Senate Status:*

01/31/24 - Introduced in the Senate

*House Status:*

01/25/24 - Caption bill held on House clerk's desk.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 8; Title 9; Title 10; Title 11; Title 12; Title 13; Title 14; Title 15; Title 16; Title 17; Title 18; Title 19; Title 20; Title 21; Title 22; Title 23; Title 24; Title 25; Title 26; Title 27; Title 28; Title 29; Title 30; Title 31; Title 32; Title 33; Title 34; Title 35; Title 36; Title 37; Title 38; Title 39; Title 40; Title 41; Title 42; Title 43; Title 44; Title 45; Title 46; Title 47; Title 48; Title 49; Title 50; Title 51; Title 52; Title 53; Title 54; Title 55; Title 56; Title 57; Title 58; Title 59; Title 60; Title 61; Title 62; Title 63; Title 64; Title 65; Title 66; Title 67; Title 68; Title 69; Title 70; Title 71; Title 72; Title 73; Title 74; Title 75; Title 76; Title 77; Title 78; Title 79; Title 80; Title 81; Title 82; Title 83; Title 84; Title 85; Title 86; Title 87; Title 88; Title 89; Title 90; Title 91; Title 92; Title 93; Title 94; Title 95; Title 96; Title 97; Title 98; Title 99; Title 100; Title 101; Title 102; Title 103; Title 104; Title 105; Title 106; Title 107; Title 108; Title 109; Title 110; Title 111; Title 112; Title 113; Title 114; Title 115; Title 116; Title 117; Title 118; Title 119; Title 120; Title 121; Title 122; Title 123; Title 124; Title 125; Title 126; Title 127; Title 128; Title 129; Title 130; Title 131; Title 132; Title 133; Title 134; Title 135; Title 136; Title 137; Title 138; Title 139; Title 140; Title 141; Title 142; Title 143; Title 144; Title 145; Title 146; Title 147; Title 148; Title 149; Title 150; Title 151; Title 152; Title 153; Title 154; Title 155; Title 156; Title 157; Title 158; Title 159; Title 160; Title 161; Title 162; Title 163; Title 164; Title 165; Title 166; Title 167; Title 168; Title 169; Title 170; Title 171; Title 172; Title 173; Title 174; Title 175; Title 176; Title 177; Title 178; Title 179; Title 180; Title 181; Title 182; Title 183; Title 184; Title 185; Title 186; Title 187; Title 188; Title 189; Title 190; Title 191; Title 192; Title 193; Title 194; Title 195; Title 196; Title 197; Title 198; Title 199; Title 200; Title 201; Title 202; Title 203; Title 204; Title 205; Title 206; Title 207; Title 208; Title 209; Title 210; Title 211; Title 212; Title 213; Title 214; Title 215; Title 216; Title 217; Title 218; Title 219; Title 220; Title 221; Title 222; Title 223; Title 224; Title 225; Title 226; Title 227; Title 228; Title 229; Title 230; Title 231; Title 232; Title 233; Title 234; Title 235; Title 236; Title 237; Title 238; Title 239; Title 240; Title 241; Title 242; Title 243; Title 244; Title 245; Title 246; Title 247; Title 248; Title 249; Title 250; Title 251; Title 252; Title 253; Title 254; Title 255; Title 256; Title 257; Title 258; Title 259; Title 260; Title 261; Title 262; Title 263; Title 264; Title 265; Title 266; Title 267; Title 268; Title 269; Title 270; Title 271; Title 272; Title 273; Title 274; Title 275; Title 276; Title 277; Title 278; Title 279; Title 280; Title 281; Title 282; 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Title 374; Title 375; Title 376; Title 377; Title 378; Title 379; Title 380; Title 381; Title 382; Title 383; Title 384; Title 385; Title 386; Title 387; Title 388; Title 389; Title 390; Title 391; Title 392; Title 393; Title 394; Title 395; Title 396; Title 397; Title 398; Title 399; Title 400; Title 401; Title 402; Title 403; Title 404; Title 405; Title 406; Title 407; Title 408; Title 409; Title 410; Title 411; Title 412; Title 413; Title 414; Title 415; Title 416; Title 417; Title 418; Title 419; Title 420; Title 421; Title 422; Title 423; Title 424; Title 425; Title 426; Title 427; Title 428; Title 429; Title 430; Title 431; Title 432; Title 433; Title 434; Title 435; Title 436; Title 437; Title 438; Title 439; Title 440; Title 441; Title 442; Title 443; Title 444; Title 445; Title 446; Title 447; Title 448; Title 449; Title 450; Title 451; Title 452; Title 453; Title 454; Title 455; Title 456; Title 457; Title 458; Title 459; Title 460; Title 461; Title 462; Title 463; Title 464; 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Title 556; Title 557; Title 558; Title 559; Title 560; Title 561; Title 562; Title 563; Title 564; Title 565; Title 566; Title 567; Title 568; Title 569; Title 570; Title 571; Title 572; Title 573; Title 574; Title 575; Title 576; Title 577; Title 578; Title 579; Title 580; Title 581; Title 582; Title 583; Title 584; Title 585; Title 586; Title 587; Title 588; Title 589; Title 590; Title 591; Title 592; Title 593; Title 594; Title 595; Title 596; Title 597; Title 598; Title 599; Title 600; Title 601; Title 602; Title 603; Title 604; Title 605; Title 606; Title 607; Title 608; Title 609; Title 610; Title 611; Title 612; Title 613; Title 614; Title 615; Title 616; Title 617; Title 618; Title 619; Title 620; Title 621; Title 622; Title 623; Title 624; Title 625; Title 626; Title 627; Title 628; Title 629; Title 630; Title 631; Title 632; Title 633; Title 634; Title 635; Title 636; Title 637; Title 638; Title 639; Title 640; Title 641; Title 642; Title 643; Title 644; Title 645; Title 646; Title 647; Title 648; Title 649; Title 650; Title 651; Title 652; Title 653; Title 654; Title 655; Title 656; Title 657; Title 658; Title 659; Title 660; Title 661; Title 662; Title 663; Title 664; Title 665; Title 666; Title 667; Title 668; Title 669; Title 670; Title 671; Title 672; Title 673; Title 674; Title 675; Title 676; Title 677; Title 678; Title 679; Title 680; Title 681; Title 682; Title 683; Title 684; Title 685; Title 686; Title 687; Title 688; Title 689; Title 690; Title 691; Title 692; Title 693; Title 694; Title 695; Title 696; Title 697; Title 698; Title 699; Title 700; Title 701; Title 702; Title 703; Title 704; Title 705; Title 706; Title 707; Title 708; Title 709; Title 710; Title 711; Title 712; Title 713; Title 714; Title 715; Title 716; Title 717; Title 718; Title 719; Title 720; Title 721; Title 722; Title 723; Title 724; Title 725; Title 726; Title 727; Title 728; Title 729; Title 730; Title 731; Title 732; Title 733; Title 734; Title 735; Title 736; Title 737; Title 738; Title 739; Title 740; Title 741; Title 742; Title 743; Title 744; Title 745; Title 746; Title 747; Title 748; Title 749; Title 750; Title 751; Title 752; Title 753; Title 754; Title 755; Title 756; Title 757; Title 758; Title 759; Title 760; Title 761; Title 762; Title 763; Title 764; Title 765; Title 766; Title 767; Title 768; Title 769; Title 770; Title 771; Title 772; Title 773; Title 774; Title 775; Title 776; Title 777; Title 778; Title 779; Title 780; Title 781; Title 782; Title 783; Title 784; Title 785; Title 786; Title 787; Title 788; Title 789; Title 790; Title 791; Title 792; Title 793; Title 794; Title 795; Title 796; Title 797; Title 798; Title 799; Title 800; Title 801; Title 802; Title 803; Title 804; Title 805; Title 806; Title 807; Title 808; Title 809; Title 810; Title 811; Title 812; Title 813; Title 814; Title 815; Title 816; Title 817; Title 818; Title 819; Title 820; Title 821; Title 822; Title 823; Title 824; Title 825; Title 826; Title 827; Title 828; Title 829; Title 830; Title 831; Title 832; Title 833; Title 834; Title 835; Title 836; Title 837; Title 838; Title 839; Title 840; Title 841; Title 842; Title 843; Title 844; Title 845; Title 846; Title 847; Title 848; Title 849; Title 850; Title 851; Title 852; Title 853; Title 854; Title 855; Title 856; Title 857; Title 858; Title 859; Title 860; Title 861; Title 862; Title 863; Title 864; Title 865; Title 866; Title 867; Title 868; Title 869; Title 870; Title 871; Title 872; Title 873; Title 874; Title 875; Title 876; Title 877; Title 878; Title 879; Title 880; Title 881; Title 882; Title 883; Title 884; Title 885; Title 886; Title 887; Title 888; Title 889; Title 890; Title 891; Title 892; Title 893; Title 894; Title 895; Title 896; Title 897; Title 898; Title 899; Title 900; Title 901; Title 902; Title 903; Title 904; Title 905; Title 906; Title 907; Title 908; Title 909; Title 910; Title 911; Title 912; Title 913; Title 914; Title 915; Title 916; Title 917; Title 918; Title 919; Title 920; Title 921; Title 922; Title 923; Title 924; Title 925; Title 926; Title 927; Title 928; Title 929; Title 930; Title 931; Title 932; Title 933; Title 934; Title 935; Title 936; Title 937; Title 938; Title 939; Title 940; Title 941; Title 942; Title 943; Title 944; Title 945; Title 946; Title 947; Title 948; Title 949; Title 950; Title 951; Title 952; Title 953; Title 954; Title 955; Title 956; Title 957; Title 958; Title 959; Title 960; Title 961; Title 962; Title 963; Title 964; Title 965; Title 966; Title 967; Title 968; Title 969; Title 970; Title 971; Title 972; Title 973; Title 974; Title 975; Title 976; Title 977; Title 978; Title 979; Title 980; Title 981; Title 982; Title 983; Title 984; Title 985; Title 986; Title 987; Title 988; Title 989; Title 990; Title 991; Title 992; Title 993; Title 994; Title 995; Title 996; Title 997; Title 998; Title 999; Title 1000.

## **SB2289/HB2525**

### **Low-interest construction loans to low-income persons living in areas affordable housing.**

*Sponsors:*

Sen. Kyle, Sara , Rep. Thompson, Dwayne

*Summary:*

Requires a county register to remit 20% of collected transfer and mortgage taxes to the agency for purchase of interest and zero-interest construction loans to low-income persons who live in areas with a critical need for affordable housing.

*Senate Status:*

01/31/24 - Introduced in the Senate

*House Status:*

01/31/24 - Introduced in the House

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 23 and Title 67, Chapter 4, relative to property taxes.

## **SB2417/HB2581**

### **Payment in lieu of tax agreements to be approved by a majority vote of county legislative body.**

*Sponsors:*

Sen. Swann, Art , Rep. Russell, Lowell

*Summary:*

Requires, in counties with a population of 60,000 or less, payment in lieu of tax agreements to be approved by a majority vote of the city or county legislative body of each affected taxing jurisdiction before an industrial development corporation, housing authority, or health, educational, and housing facility corporation negotiates the agreement. Broadly captioned.

*Senate Status:*

01/31/24 - Introduced in the Senate

*House Status:*

02/01/24 - Introduced in the House

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 53; Title 13, Chapter 20 and Title 48, Chapter 1, relative to payment in lieu of ad valorem taxes.

## **SB2490/HB2210**

### **End Hedge Fund Control of Tennessee Homes Act.**

*Sponsors:*

Sen. Lamar, London , Rep. Jones, Justin

*Summary:*

Enacts the "End Hedge Fund Control of Tennessee Homes Act," which levies a privilege tax on real estate owners who own more than 100 homes in this state. Specifies that the privilege tax is \$20,000 per home that the owner owns more than 100 homes. Allocates revenues from the privilege tax to be deposited into a fund managed by the Tennessee Housing Development Agency (THDA). Specifies that THDA is to use the moneys in the fund to issue grants or provide assistance to individuals or families for purposes of making a down payment on the purchase of a home.

*Senate Status:*

01/31/24 - Introduced in the Senate

*House Status:*

01/31/24 - Referred to House Business & Utilities Subcommittee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 4; Title 13; Title 47; Title 48; Title 62; Title 66 and Title 67, relative to single-family residential homes.

## **SB2769/HB2055**

### **Deletes reference to a repealed statute regarding actions by county board of equalization.**

*Sponsors:*

Sen. Bowling, Janice , Rep. Eldridge, Rick

*Summary:*

Deletes a reference to a repealed statute from the present law governing the deadline by which an action by a county board of equalization during its regular session must be completed and notice of its decision and appeal must be filed. Broadly captioned.

*Senate Status:*

01/31/24 - Filed for Introduction

*House Status:*

01/29/24 - Held on House clerk's desk.

*Caption:*

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

## **SB2778/HB2018**

### **Removal of repeal date for collection agent retention.**

*Sponsors:*

Sen. Bowling, Janice , Rep. Marsh, Pat

*Summary:*

Removes the July 1, 2024, repeal date for the provision detailing the retention by a county trustee of a collection agent for tangible personal property taxes from a delinquent taxpayer.

*Senate Status:*

01/31/24 - Filed for Introduction

*House Status:*

01/25/24 - Caption bill held on House clerk's desk.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.

## **SJR158**

*Sponsors:*

*Summary:*

*Senate Status:*

## **Constitutional Amendments - state tax on property.**

Sen. Niceley, Frank ,

Proposes additional language in Article II, Section 28 to prohibit the general assembly from levying, authorizing, or permitting a state tax on property.

02/06/23 - Referred to Senate Judiciary Committee.

## **HB244**

*Sponsors:*

*Summary:*

*Fiscal Note:*

*House Status:*

*Caption:*

## **Property tax relief for elderly low-income homeowners.**

Rep. Hale, Michael

Increases income eligibility limits for property tax relief for elderly low-income homeowners and disabled veterans from \$24,000 to \$36,600 beginning tax year 2024. Increases income eligibility limits for property tax relief for homeowners under the Property Tax Freeze Act to \$36,600. Increases the full market value limit on which property tax reimbursement is calculated for eligible elderly low-income homeowners and disabled homeowners to \$200,000. Increases the full market value limit on which property tax reimbursement is calculated for disabled veteran and disabled veteran and disabled homeowners to \$200,000.

(Dated March 24, 2023) Increase State Expenditures Exceeds \$5,120,900/FY24-25 and Subsequent Years /Municipal Services Decrease State Revenue \$55,142,000/FY22-23 and Subsequent Years /General Fund Increase State Revenue \$54,590,600/FY22-23 and Subsequent Years  
Impact The extent of any permissive impact on local government expenditures cannot reasonably be determined.

01/24/23 - Referred to House Property & Planning Subcommittee.

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief for elderly low-income homeowners and disabled veterans.

## **HB1952**

*Sponsors:*

*Summary:*

*House Status:*

*Caption:*

## **Revises the schedule of required property appraisals.**

Rep. Carr, Dale

Revises the schedule of required property reappraisals by county property assessors from a three- to six-year cycle to a one- to four-year cycle. Makes various other updates to property reappraisal requirements and procedures.

01/24/24 - Withdrawn in House.

AN ACT to amend Tennessee Code Annotated, Section 67-5-1005 and Title 67, Chapter 5, Part 16, relative to property appraisals.

## **HJR81**

*Sponsors:*

*Summary:*

*House Status:*

## **Constitutional amendment - state tax on property.**

Rep. Darby, Tandy

Proposes an amendment to Article II, Section 28 of the Constitution of Tennessee, to prohibit taxation of property for the purpose of raising revenue for the State.

04/21/23 - House adopted on third reading.

## **TAXES SALES**

### **SB462/HB1187**

*Sponsors:*

*Summary:*

*Amendment Summary:*

*Fiscal Note:*

*Senate Status:*

*House Status:*

*Caption:*

## **Sale tax distribution change.**

Sen. Briggs, Richard , Rep. Garrett, Johnny

Reduces from 29.0141 percent to 28.5262 percent, the share of state sales and use tax revenue deposited in the state general fund. Increases, from 4.6030 percent to 5.0909 percent, the share appropriated to municipalities.

House Finance Subcommittee amendment 1 (006663) requires that all revenue generated from the increase in the sales and use tax from the tax levied at the rate of 2.75% on the amount in excess of \$1,600 but less than \$2,000 on the sale or use of any single article of personal property must be paid into the state general fund and allocated for general state purposes. Requires that revenue generated from the increases in the rate of sales and use tax must be apportioned, paid, and allocated in specific amounts over every fiscal year for the next six fiscal years. Requires that revenue generated from the 0.5% increases in the sales and use tax rate that became effective April 1, 2023, deposited in the state general fund and earmarked for education purposes in K-12 schools. Requires that revenue generated from the 0.5% must continue to be deposited in the state general fund and earmarked for education purposes in K-12 schools regardless of whether the tax rate is reduced below 6%.

(Dated March 9, 2023) Increase State Revenue \$551,400/FY22-23 and Subsequent Years /Municipal Services Decrease State Revenue \$55,142,000/FY22-23 and Subsequent Years /General Fund Increase State Revenue \$54,590,600/FY22-23 and Subsequent Years

04/20/23 - Taken off notice in Senate Finance, Ways & Means Committee.

01/31/24 - Set for House Finance, Ways & Means Subcommittee 02/07/24.

AN ACT to amend Tennessee Code Annotated, Section 67-6-103, relative to distribution of revenues.

### **SB767/HB789**

*Sponsors:*

## **Share of state sales and use tax revenue appropriated to municipalities**

Sen. Lowe, Adam , Rep. Richey, Bryan

*Summary:* Increases, over a five-year period, from 4.6030 percent to 5.0909 percent, the share of state sales and appropriated to municipalities. Reduces, over a five-year period, from 29.0141 percent to 28.5262 percent sales and use tax revenue deposited to the state general fund.

*Fiscal Note:* (Dated February 20, 2023) Increase State Revenue \$137,900/FY24-25/MTAS \$220,500/FY25-26/MTAS \$27/MTAS \$441,100/FY27-28/MTAS \$551,400/FY28-29 and Subsequent Years/MTAS Decrease State \$13,788,300/FY24-25/General Fund \$22,050,000/FY25-26/General Fund \$33,080,700/FY26-27/General Fund \$44,111,400/FY27-28/General Fund \$55,142,000/FY28-29 and Subsequent Years /General Fund Increase \$13,650,400/FY24-25 \$21,829,500/FY25-26 \$32,749,900/FY26-27 \$43,670,200/FY27-28 \$54,590,600 Subsequent Years HB 789 - SB 767

*Senate Status:* 03/14/23 - Taken off notice in Senate Finance Revenue Subcommittee.

*House Status:* 04/18/23 - Taken off notice in House Finance, Ways & Means Subcommittee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Section 67-6-103, relative to distribution of revenues.

## **SB1356/HB1424 Requirements for the retainment of records and invoices associated with sales and use tax return.**

*Sponsors:* Sen. Powers, Bill , Rep. Hicks, Gary

*Summary:* Changes, from December 31 to December 15, the date from which a dealer must, for a period of three years, preserve records and invoices that are associated with a filed sales and use tax return. Broadly captioned.

*Fiscal Note:* (Dated February 14, 2023) NOT SIGNIFICANT

*Senate Status:* 03/14/23 - Taken off notice in Senate Finance Revenue Subcommittee.

*House Status:* 02/02/23 - Caption bill held on House clerk's desk.

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

## **SB1741/HB1835 Sales tax allocation.**

*Sponsors:* Sen. Haile, Ferrell , Rep. Rudd, Tim

*Summary:* Allocates 2.83% of the sales and use tax collected in the 11 fastest-growing counties to such counties. Counties are to earmark such revenue for educational facility maintenance and construction and infrastructure.

*Senate Status:* 01/29/24 - Referred to Senate Finance, Ways & Means Committee.

*House Status:* 01/25/24 - Referred to House Finance, Ways & Means Subcommittee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 6, relative to the sales and use tax.

## **SB1934/HB2043 Eliminates sales tax on groceries.**

*Sponsors:* Sen. Oliver, Charlane , Rep. Behn, Aftyn

*Summary:* Eliminates the 4% sales tax on the retail sale of food and food ingredients for human consumption. Enacts the Enterprise Tax Act which imposes a 0.75% tax upon the taxable enterprise value tax base of every business. Also enacts the Worldwide Combined Reporting Act which applies to the reporting of net earnings and losses. (32 pp.)

*Senate Status:* 01/29/24 - Referred to Senate Finance, Ways & Means Committee.

*House Status:* 01/29/24 - Referred to House Government Operations Committee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 57 and Title 67, relative to taxation.

## **TENNCARE**

### **HJR134**

*Sponsors:* Rep. Dixie, Vincent

*Summary:* Urges the Bureau of TennCare to seek a Section 1115 waiver to provide housing solutions for Tennesseeans.

*House Status:* 02/01/23 - Referred to House Health Subcommittee.

## **TORT LIABILITY**

### **SB2823/HB1898 Period of time by which government entity may respond to claim under Governmental Tort Liability Act.**

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

*Summary:* Reduces from 60 to 45 days the period by which a governmental entity or employee may answer or respond to a claim, action, or suit brought under the Tennessee Governmental Tort Liability Act. Reduces from 60 to 45 days the period by which a governmental entity or employee may answer or respond to a claim, action, or suit brought under the Tennessee Governmental Tort Liability Act.

which such a claim, action, or suit is deemed denied if, at the end of such period, the governmental entity fails to approve or deny the claim. Broadly captioned.

*Senate Status:* 02/01/24 - Filed for Introduction  
*House Status:* 01/24/24 - Introduced in the House  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 9; Title 20; Title 28; Title 29 and Title 54, relative to liability.

## TRANSPORTATION GENERAL

### **SB1096/HB684 Revises definition of "visible" in the Outdoor Advertising Control Act of 2020.**

*Sponsors:* Sen. Bowling, Janice , Rep. Carr, Dale  
*Summary:* Changes the definition of "visible" in the Outdoor Advertising Control Act of 2020 to "capable of being seen or comprehended without visual aid by a person traveling the posted speed limit on the main traveled way of the highway." Authorizes the commissioner of transportation to issue vegetation control permits to owners of outdoor advertising signs, permits to remove, block cut, or trim vegetation located on the right-of-way, without regard to whether it is a sign device, if the vegetation prevents clear visibility for a certain distance to occupants of vehicles using the highway, of the controlled systems.

*Fiscal Note:* (Dated March 4, 2023) Other Fiscal Impact This legislation may result in a loss in highway funding from the Federal Administration due to failure to comply with relevant federal laws and regulations. The exact amount of the decrease in such federal funding cannot be determined at this time.

*Senate Status:* 03/15/23 - Senate Transportation & Safety Committee deferred to the first calendar of 2024.  
*House Status:* 03/15/23 - Taken off notice in House Transportation Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 54, Chapter 21, relative to outdoor advertising.

### **SB1413/HB1353 Timeframe for enforcing rules to implement Outdoor Advertising Control Act of 2020.**

*Sponsors:* Sen. Swann, Art , Rep. Farmer, Andrew  
*Summary:* Deletes an obsolete statutory provision regarding the date and time frame in which the commissioner of transportation is to begin promulgating and enforcing rules to implement the Outdoor Advertising Control Act of 2020.

*Fiscal Note:* (Dated February 1, 2023) NOT SIGNIFICANT

*Senate Status:* 03/15/23 - Taken off notice in Senate Transportation & Safety Committee.  
*House Status:* 03/15/23 - Taken off notice in House Transportation Subcommittee.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 54, Chapter 17 and Title 54, Chapter 21, relative to outdoor advertising.

### **SB1473/HB1218 Reporting of operations by railroad companies.**

*Sponsors:* Sen. McNally, Randy , Rep. Hazlewood, Patsy  
*Summary:* Requires railroad companies to send to the department of transportation, on an annual basis, a report of the operations of the company, unless the railroad companies prepare such statements of operations on a quarterly basis. Broadly captioned.

*Fiscal Note:* (Dated February 5, 2023) NOT SIGNIFICANT

*Senate Status:* 03/15/23 - Taken off notice in Senate Transportation & Safety Committee.  
*House Status:* 02/02/23 - Caption bill held on House clerk's desk.  
*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 54; Title 55; Title 65; Title 66 and Title 67, relative to railroads.

### **SB2090/HB1690 Notice for parties involved in lawsuit to secure an easement or right-of-way.**

*Sponsors:* Sen. Johnson, Jack , Rep. Lamberth, William  
*Summary:* Requires the sheriff to give the parties involved in a lawsuit to secure an easement or right-of-way four days' notice and place of the proceeding before a jury instead of three days' notice. Broadly captioned.

*Senate Status:* 01/31/24 - Introduced in the Senate

*House Status:* 01/10/24 - Caption bill held on House clerk's desk.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 12; Title 13; Title 29; Title 54; Title 55; Title 65; Title 66 and Title 67, relative to right-of-way acquisition.

## TRANSPORTATION VEHICLES

### **SB175/HB162**

## **Report on placards issued to transporters of manufactured homes.**

*Sponsors:*

Sen. Massey, Becky , Rep. Moon, Jerome

*Summary:*

Requires the department of transportation to submit a brief written summary to the transportation committee, the transportation and safety committee of the senate no later than March 15 annually. The summary shall include the number of placards issued to transporters of manufactured homes, including data on unsafe and erratic driving recorded by the department using the telephone number that appears on the placards.

*Fiscal Note:*

(Dated January 20, 2023) NOT SIGNIFICANT

*Senate Status:*

01/21/23 - Referred to Senate Transportation & Safety Committee.

*House Status:*

01/20/23 - Caption bill held on House clerk's desk.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 55; Title 62; Title 67 and Title 68, relative to manufactured homes.

## **SB2434/HB2512**

### **Parking of a vehicle on a road or street in a residential district.**

*Sponsors:*

Sen. Akbari, Raumesh , Rep. Harris, Torrey

*Summary:*

Prohibits a person from parking a vehicle upon a road, street, or highway in a residential district in such a manner as to leave available less than 12 feet of an unobstructed width of the roadway opposite the vehicle for the free passage of other vehicles. Broadly captioned.

*Senate Status:*

01/31/24 - Introduced in the Senate

*House Status:*

01/31/24 - Introduced in the House

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 55, relative to parking.

## **UTILITIES**

## **SB129/HB526**

### **Removal of requirements for water treatment project fees and rates.**

*Sponsors:*

Sen. Walley, Page , Rep. Haston, Kirk

*Summary:*

Removes requirement for receipt of certain grants and loans for water and wastewater treatment infrastructure. 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 Revenue Fund. Any impact on local governments cannot be quantified with reasonable certainty. Any impact on local governments is permissive.

*Senate Status:*

03/21/23 - Taken off notice in Senate State & Local Government Committee.

*House Status:*

03/15/23 - Taken off notice in House Cities & Counties Subcommittee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 4; Title 9; Title 65; Title 67 and Title 68, relative to water treatment project fees and rates.

## **SB347/HB1123**

### **Condemning of property outside service area of utility.**

*Sponsors:*

Sen. Campbell, Heidi , Rep. Thompson, Dwayne

*Summary:*

Prohibits a utility district from condemning property outside the service area of the utility.

*Fiscal Note:*

(Dated March 30, 2023) NOT SIGNIFICANT

*Senate Status:*

01/26/23 - Referred to Senate Judiciary Committee.

*House Status:*

02/08/23 - Referred to House Business & Utilities Subcommittee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 82, relative to utility districts.

## **SB632/HB1063**

### **Waterworks construction loan agreement - failure of municipality to comply with payment schedule.**

*Sponsors:*

Sen. Taylor, Brent , Rep. Vaughan, Kevin

*Summary:*

Increases, from five to ten, the number of days the commissioner of finance and administration has to submit a report to the municipality regarding the municipality's failure to remit funds in accordance with the amortization schedule of the municipality's waterworks construction loan agreement. Broadly captioned.

*Fiscal Note:*

(Dated January 28, 2023) NOT SIGNIFICANT

*Senate Status:*

02/02/23 - Referred to Senate State & Local Government Committee.

*House Status:*

03/21/23 - Taken off notice in House Business & Utilities Subcommittee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 9; Title 13; Title 65 and Title 68, relative to waterworks construction loan agreement - failure of municipality to comply with payment schedule.

## **SB1358/HB943**

### **Map indicating where provider offered broadband service.**

*Sponsors:*

Sen. Southerland, Steve , Rep. Alexander, Rebecca

*Summary:* Requires franchise holders, and certificated providers, that provide broadband service to file on or before July 1 of the two subsequent years thereafter, a map or other information with the appropriate regulatory authority showing 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

*Senate Status:* 03/20/23 - Taken off notice in Senate Commerce & Labor Committee.

*House Status:* 02/07/23 - Referred to House Business & Utilities Subcommittee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 7 and Title 65, relative to broadband services.

### **SB1992/HB2270 Notice regarding utility excavation or demolition.**

*Sponsors:* Sen. Walley, Page , Rep. Boyd, Clark

*Summary:* Requires each person responsible for a utility excavation or demolition to serve an additional notice of intent to demolish if the excavation or demolition is not completed within 20 calendar days, instead of 15 calendar days, from the actual date specified to start excavation or demolition. Broadly captioned.

*Senate Status:* 01/29/24 - Introduced in the Senate

*House Status:* 01/31/24 - Introduced in the House

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7 and Title 65, relative to utility excavation or demolition.

### **SB2232/HB2370 Written consent required prior to installation of a smart meter.**

*Sponsors:* Sen. Hensley, Joey , Rep. Barrett, Jody

*Summary:* Requires a utility to obtain written consent from the owner of residential or commercial property for which smart meter services before the utility installs a smart meter for the property. Requires a utility to obtain written confirmation from the owner of the property that the owner consents to the continued presence and use of the smart meter if one is already present. Broadly captioned.

*Senate Status:* 01/31/24 - Introduced in the Senate

*House Status:* 01/31/24 - Introduced in the House

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 8; Title 65 and Title 68, relative to smart metering.

### **SB2693/HB2135 Cable service includes internet access services.**

*Sponsors:* Sen. Southerland, Steve , Rep. Eldridge, Rick

*Summary:* Broadens the scope of a cable service to include internet access services which includes giving users access to programming, content, information, electronic mail, and streaming video content. Broadly captioned.

*Senate Status:* 02/01/24 - Introduced in the Senate

*House Status:* 01/31/24 - Referred to House Business & Utilities Subcommittee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 59 and Title 65, Chapter 25, relative to cable services.

## **VETERANS & MILITARY AFFAIRS**

### **SB376/HB446 Veterans' Bill of Rights.**

*Sponsors:* Sen. Campbell, Heidi , Rep. Glynn, Ronnie

*Summary:* Enacts the "Veterans' Bill of Rights," which helps veterans obtain a job through work programs and loan guarantees, use their military experience to access degrees, certifications, and occupational licenses, ensure that healthcare and mental healthcare is affordable and adequate, and find affordable and reliable housing for 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 Other Fiscal Impact This legislation would result in significant additional state and local expenditures to be funded with additional resources; however, due to multiple unknown factors, any such increase cannot be reasonably estimated.

*Senate Status:* 03/21/23 - Taken off notice in Senate State & Local Government Committee.

*House Status:* 03/22/23 - Taken off notice in House Department & Agencies Subcommittee.

*Caption:* AN ACT to amend Tennessee Code Annotated, Title 33; Title 49; Title 58, Chapter 3; Title 63; Title 68 relative to veterans' rights.

### **SB2082/HB1684 Resilient Tennessee Revolving Loan Fund Act.**

*Sponsors:* Sen. Johnson, Jack , Rep. Lamberth, William



*Summary:*

Creates the Resilient Tennessee Revolving Fund Act. Declares that disaster mitigation and resiliency a priority to the state. Ensures that Tennessee is ready and able to receive federal funds from the Safeguards through Ongoing Risk Mitigation (STORM) Act. Requires the following money to be deposited into the fund: money received through FEMA and the STORM Act, money appropriated by the general assembly, investment and interest received as repayment of loan principal and interest, and all money received by the fund. Requires money used to provide loans at an interest rate not exceeding 1% to eligible recipients. Allows money in the fund to provide loans and financial assistance to recipients that mitigate the impacts of natural hazards. Requires the agency to administer the fund and adopt rules and regulations for the fund's administration. Requires the agency to report about all projects receiving funding.

*Senate Status:*

01/31/24 - Introduced in the Senate

*House Status:*

01/10/24 - Referred to House Department & Agencies Subcommittee.

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 58, Chapter 2, relative to the establishment of the Resilient Tennessee Revolving Loan Act.

## WELFARE

### **SB2457/HB2337**

### **Standard monthly housing assistance payment amount.**

*Sponsors:*

Sen. Akbari, Raumesh , Rep. Pearson, Justin

*Summary:*

Requires the agency to establish the payment standard amount for the monthly housing assistance payment in the federal housing choice voucher program to the maximum allowed by federal law.

*Senate Status:*

01/31/24 - Introduced in the Senate

*House Status:*

01/31/24 - Introduced in the House

*Caption:*

AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 23, relative to affordable housing.

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