



RAMSEY FARRAR RUSSELL & SMITH
GOVERNMENT RELATIONS

TN REALTORS Bill Report

2024 Legislative Session

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 in the state, including the administration of grants to preserve farm and forestry land. Creates the Farmland Preservation Fund to be used for the program. Specifies provisions that must be included in an agricultural easement acquired through the program.
Senate Status	02/01/24 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
House Status	02/07/24 - Set for House Agriculture & Natural Resources Subcommittee 02/13/24.
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 that is less than five acres in size, and the property on which the activities occur has a greenbelt classification pursuant to the Agricultural, Forest and Open Space Land Act of 1976. Broadly captioned.
Senate Status	02/01/24 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
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 64; Title 66; Title 67; Title 68 and Title 69, relative to agriculture.
SB343/HB1292	Animal feeding operations designated as an industrial land use for zoning.
Sponsors	Sen. Campbell, Heidi; Rep. Hakeem, Yusuf
Summary	Designates a concentrated animal feeding operation as an industrial land use. Prohibits a person from constructing or 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 Impact Due to multiple 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.
Position	Oppose
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 property owner, commencing foreclosure sales, assess the borrower's financial situation, and explore options for the borrower to avoid a foreclosure sale. States different avenues for the borrower to get out of foreclosure and implement foreclosure prevention. 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.
Position Monitor

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 utilities. Specifies 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 02/08/24 - Set for Senate Commerce & Labor Committee 02/13/24.
House Status 02/07/24 - Set for House Banking & Consumer Affairs Subcommittee 02/13/24.
Caption AN ACT to amend Tennessee Code Annotated, Title 13; Title 45; Title 47 and Title 66, relative to credit data.

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 if the 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 62, relative to consumer reporting agencies.

SB2072/HB2087 Calculation of annual assessments for trust companies by department of finance and administration.

Sponsors Sen. Johnson, Jack; Rep. Lamberth, William
Summary Changes how the department calculates annual assessments for trust companies, including differentiating between public and private trust companies. Changes the threshold at which a bank may obtain an evaluation in lieu of an appraisal for real property acquired by the bank.
Senate Status 02/08/24 - Set for Senate Commerce & Labor Committee 02/13/24.
House Status 02/07/24 - Set for House Commerce Committee 02/13/24.
Caption AN ACT to amend Tennessee Code Annotated, Title 45, Chapter 1 and Title 45, Chapter 2, relative to financial institutions.

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 use of a social 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 consumer protection.

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 this state 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 for 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 (005259).

Caption	AN ACT to amend Tennessee Code Annotated, Title 2, Chapter 10, Part 3, relative to campaign finance.
Position	Monitor
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 a primary election if the candidate notifies each donor of the proposed transfer and a donor does not object to the transfer within 30 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	02/06/24 - Referred to House Elections & Campaign Finance Subcommittee.
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	02/01/24 - Referred to Senate State & Local Government Committee.
House Status	02/06/24 - Referred to House Elections & Campaign Finance Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 2, relative to political communications.
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 filed in this state, if the action is dismissed or any judgment issued in the action is satisfied. Broadly captioned.
Fiscal Note	(Dated March 8, 2023) NOT SIGNIFICANT
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 18; Title 20; Title 21; Title 27; Title 28; Title 29; Title 45; Title 47; Title 50, Chapter 6 and Title 66, relative to credit data.
Position	Monitor
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 depository bank for collection before the liability of the endorser is discharged under the Uniform Commercial Code. Broadly captioned.
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 61 and 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 of powered wheelchair manufacturers shall, with fair and reasonable terms and costs, make available to an independent repair provider or owner of the manufacturer's equipment any documentation, parts, embedded software, firmware, or tools that are intended for use with the equipment or any part, including updates to documentation, parts, embedded software, firmware, or tools. Covers equipment that contains an electronic security lock or other security-related function. Details limitations to outdated powered wheelchairs.
Fiscal Note	(Dated March 16, 2023) NOT SIGNIFICANT
Senate Status	02/06/23 - Referred to Senate Commerce & Labor Committee.
House Status	02/06/24 - House Banking & Consumer Affairs Subcommittee deferred to special calendar to be Published with final calendar.

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

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 in the capacity of a contractor while not licensed. Broadly captioned.
Amendment 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 limited liability partnership, a foreign registered limited liability partnership, a limited partnership or, a foreign limited partnership, that uses an assumed corporate name, 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 43; Title 44; Title 45; Title 46; Title 47; Title 48; Title 50; Title 53; Title 54; Title 55; Title 56; Title 61; Title 62; Title 65; Title 66; Title 67; Title 68 and Title 71, relative to commerce.
Position Monitor

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; Title 61; Title 66 and Title 67, relative to commerce.
Position Monitor

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 of such study, Requires TACIR to submit a report of its findings, including recommended legislative approaches, to the speakers of 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 office 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 and reporter. Requires the division to create and maintain a website and accessible deletion mechanism that a consumer can use to make a single deletion request that is binding on all controllers registered with the division. Makes other related changes including the creation of the Information Protection Registry fund from the collected fees. Details 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 seven 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 seven years, unless certain exceptions apply. Broadly captioned.
Senate Status 01/31/24 - Referred to Senate Commerce & Labor Committee.
House Status 02/07/24 - Set for House Banking & Consumer Affairs Subcommittee 02/13/24.
Caption AN ACT to amend Tennessee Code Annotated, Title 38, Chapter 6; Title 45; Title 47; Title 56 and Title 62, 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 02/01/24 - Referred to Senate Commerce & Labor Committee.
House Status 02/01/24 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 6, Part 4 and Title 47, relative to commerce.

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 content was generated using artificial intelligence. Makes it an unfair or deceptive act or practice under the Tennessee Consumer Protection Act of 1977 to distribute certain content generated using artificial intelligence without the required disclosure. 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.

SB2518/HB2633 **Filing fees for business entities.**
Sponsors Sen. Hensley, Joey; Rep. Bricken, Rush
Summary Increases the minimum filing fee required when certain business entities file an annual report with the secretary of state. Broadly captioned.
Senate Status 02/01/24 - Introduced in the Senate
House Status 02/01/24 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 43; Title 48 and Title 61, relative to business entities.

SB2611/HB2656 **Annual report regarding diversity in corporations.**
Sponsors Sen. Oliver, Charlane; Rep. Chism, Jesse
Summary Requires corporations registered with the secretary of state to submit certain information to the secretary of state. Requires corporations that are publicly held domestic or foreign corporations with their principal executive offices located in this state to provide the secretary of state with information regarding diversity of board members and officers. Requires the secretary of state to publish certain information regarding such diversity. Broadly captioned.
Senate Status 02/01/24 - Introduced in the Senate
House Status 02/01/24 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 12; Title 48 and Title 67, relative to business entities.

SB2640/HB2806 **Written notice of objection by merchant - statute of frauds under the UCC.**
Sponsors Sen. Niceley, Frank; Rep. Hulsey, Bud
Summary Increases, from 10 to 11 days, the time a merchant has to provide a written notice of objection to a writing or record that confirms a contract between the recipient and another merchant before the writing or record is considered sufficient to satisfy the statute of frauds under the Uniform Commercial Code. Broadly captioned.
Senate Status 02/01/24 - 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 uniform commercial code.

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. Removes existing variable limits on the maximum effective rate of annual interest on home loans of no higher than two points greater than the rate established by the FNMA auction or four points greater than the 30-year treasury bond market yield index, leaving the maximum rate of interest per annum for home loans that may be charged at a fixed 18 percent limit. Broadly captioned.
Senate Status	02/01/24 - Introduced in the Senate
House Status	02/07/24 - Set for House Banking & Consumer Affairs Subcommittee 02/13/24.
Caption	AN ACT to amend Tennessee Code Annotated, Title 47, relative to mortgage interest rates.
SB2863/HB2889	Authorizes registered agent of a foreign corporation to resign the agency appointment by filing info with the secretary of state.
Sponsors	Sen. Roberts, Kerry; Rep. Todd, Chris
Summary	Authorizes the registered agent of a foreign corporation to resign the agency appointment by filing information with the secretary of state in an electronic format deemed suitable by the secretary of state. Broadly captioned.
Senate Status	02/01/24 - Filed for Introduction
House Status	02/01/24 - Introduced in the 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.
SB2891/HB2593	TN Consumer Protection Act - removes obsolete provision related to penalties and remedies.
Sponsors	Sen. Niceley, Frank; Rep. Powers, Dennis
Summary	Removes an obsolete provision that applied penalties and remedies of the Tennessee Consumer Protection Act of 1977 to a repealed part of the Code.
Senate Status	02/01/24 - Filed for Introduction
House Status	02/01/24 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 18, relative to consumer protection.
HB1802	Submission of audited financial statements and forms by charitable organization.
Sponsors	Rep. Leatherwood, Tom
Summary	Increases from \$500,000 to \$750,000 the threshold amount of gross revenue received by a charitable organization within the organization's fiscal year above which the organization is required to submit an audited financial statement and copies of any forms required by the United States internal revenue service when the organization submits its annual report to the 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 organizations.
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 compliance if the public building was constructed, enlarged, or substantially altered or repaired after July 1, 2012, and is discovered to have deviated from the standards and specifications of the Tennessee Public Buildings Accessibility Act.
Amendment Summary	Senate State & Local Government Committee amendment 1 (005913) prohibits a local government from limiting the use of 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 amendment 1 (005913).
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 \$25,000 to \$40,928. Ties the minimum total project cost amount to the United States Bureau of Labor Statistics' Producer Price Index by Industry: Building Materials and Supplies Dealers. Requires the board for licensing contractors to update the amount at least annually and publish the amount on its public website.
Amendment Summary	House Business & Utilities Subcommittee amendment 1 (005768) makes changes to the Contractors Licensing Act of 1994. Declares that a contractor is not a home improvement contractor if the total cost of the construction project is less than \$50,000. 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 \$20,000. Senate Commerce & Labor Committee amendment 1 (006027) makes changes to the Contractors Licensing Act of 1994. Increases, from \$25,000 to \$50,000, the minimum total project cost amount for which a license as a certain contractor, limited license, or building permit is required. Changes the amount, from \$25,000 to \$50,000, that is a Class A misdemeanor for any firm 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 Senate Calendar 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.
Position	Monitor

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	02/06/24 - Senate Commerce & Labor Committee recommended. Sent to Senate Calendar Committee.
House Status	02/07/24 - Set for House Commerce Committee 02/13/24.
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 local or state examiner, inspector, engineer, or professional for certain permitted processes and requirements. Establishes procedures and requirements for the use of a third-party examiner, inspector, engineer, or professional in building construction. Part of Administration Package (22 pp.).
Senate Status	02/08/24 - Set for Senate Commerce & Labor Committee 02/13/24.
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 69, Chapter 3, Part 1, relative to permitting.

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 defendant is seeking 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.
Position	Monitor

SB1645/HB1620 Use of drones by law enforcement.

Sponsors	Sen. Massey, Becky; Rep. Gillespie, John
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Summary Deletes the July 1, 2024, termination date for Chapter 462 of the Public Acts of 2021, allowing a law enforcement agency to continue to use a drone to search for and collect evidence or obtain information with the consent of a private property owner, in case of a natural emergency, or to investigate a crime that is occurring or has occurred.

Fiscal Note (Dated January 16, 2024) NOT SIGNIFICANT

Senate Status 02/08/24 - Senate passed.

House Status 02/09/24 - Set for House Consent 02/12/24.

Caption AN ACT to amend Tennessee Code Annotated, Title 39, Chapter 13 and Chapter 462 of the Public Acts of 2021, relative to use of drones.

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 moving to a new address unknown to the offender and not previously identified in a public record.

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

House Status 02/07/24 - Set for House Criminal Justice Subcommittee 02/13/24.

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 knowingly cause any caller identification service to transmit misleading or inaccurate caller identification information, including caller identification information that does not match the area code of the person or the debt collector or inbound telemarketer service the person is calling on behalf of, or is not a toll-free phone number, to a subscriber with the intent to induce the subscriber to answer. Broadly captioned.

Senate Status 02/01/24 - Referred to Senate Judiciary Committee.

House Status 02/07/24 - Set for House Banking & Consumer Affairs Subcommittee 02/13/24.

Caption AN ACT to amend Tennessee Code Annotated, Title 39 and Title 47, Chapter 18, relative to caller identification spoofing.

SB2478/HB2691 Cruelty to animals - entering private property without probable cause.

Sponsors Sen. Hensley, Joey; Rep. Doggett, Clay

Summary Prohibits the department of agriculture or any other state or local department or agency from entering private property without probable cause to believe that a criminal offense has occurred or is occurring, the consent of the property owner, a warrant, or a recognized warrant exception. Requires a member of a society incorporated for the prevention of cruelty to animals to notify the appropriate local law enforcement agency of the member's intent to make an arrest or interfere to prevent an act of cruelty and the circumstances justifying the action before doing so. 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 39; Title 43; Title 44 and Title 63, Chapter 12, relative to animals.

SB2776/HB2813 Search warrants required by POST-certified officers before entering private property.

Sponsors Sen. Bowling, Janice; Rep. Hulsey, Bud

Summary Requires, subject to judicially recognized exceptions, all POST-certified officers to obtain a search warrant before entering private property that identifies the person or property that is the subject of the search. Specifies that an officer who knowingly fails to obtain a search warrant when a search warrant is required by this section commits a Class C misdemeanor. Broadly captioned.

Senate Status 01/31/24 - Filed for Introduction

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

Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 38; Title 39 and Title 40, relative to searches.

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 for small businesses to establish employee stock ownership plans or trusts to convert a worker-owned cooperative without requiring employees to invest their own money. Provides three options to small business owners to sell their businesses, including conversion costs, employee ownership trusts and employee stock ownership plans. Defines provisions under each option. For tax years beginning on or after January 1, 2024, but prior to January 1, 2029, allows a credit up to 50% percent of conversion costs, not to exceed \$25,000 for worker-owned cooperatives and employee ownership trusts, and up to 50 percent of conversion costs, not to exceed \$100,000, for costs included under employee stock ownership plans. Specifies certain taxpayer obligations for the tax credit and allows the commissioner to conduct audits. Requires the department to submit a one-time report to the finance, ways and means committees of the house of representatives and the senate on or before January 1, 2024.
Fiscal Note (Dated March 4, 2023) Decrease State Revenue \$275,000/FY23-24 \$600,000/Each FY24-25 through FY28-29 \$50,000/FY29-30 and Subsequent Years Decrease Local Revenue \$50,000/FY24-25 and Subsequent Years
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 50; Title 56, Chapter 1 and Title 67, relative to employee-owned businesses.
Position Monitor

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 a provision that all applications related to the project be either approved or denied within 30 calendar days, rather than 30 business days, after the applications are submitted. Broadly captioned.
Fiscal Note (Dated February 5, 2023) NOT SIGNIFICANT
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.

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), excluding the ADM of the LEA's virtual schools, exceeding 2 percent for each year of a two-consecutive-year period to be eligible for an infrastructure stipend for the 2023-2024 school year. Broadly captioned.
Amendment House amendment 1 (005017) revises this bill to allow a local education agency (LEA) to be Summary eligible for an infrastructure stipend for the 2023-2024 school year, if the LEA experienced average daily membership (ADM) growth in non-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 Achievement Act.
Position Realtors: support

SB91/HB18 **Classification of wetlands.**
Sponsors Sen. Hensley, Joey; Rep. Cepicky, Scott
Summary 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 classification of a wetland by federal law.
Fiscal Note (Dated February 17, 2023) NOT SIGNIFICANT
Senate Status 03/08/23 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.
House Status 01/12/23 - Referred to House Agriculture & Natural Resources Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 11, Chapter 14, Part 4 and Title 69, relative to wetlands.
Position Monitor

SB627/HB1053	Report on stream bank erosion provided to general assembly.
Sponsors	Sen. Taylor, Brent; Rep. Vaughan, Kevin
Summary	Removes an obsolete requirement that the commissioner of environment and conservation prepare and deliver a written report on stream bank erosion in this state to each member of the general assembly by January 15, 2000. Broadly captioned.
Fiscal Note	(Dated January 28, 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 4; Title 43; Title 44 and Title 69, relative to water pollution control.
SB630/HB1055	Discharge permit exemptions.
Sponsors	Sen. Taylor, Brent; Rep. Vaughan, Kevin
Summary	Specifies that a discharge permit is not required under the Water Quality Control Act for excavations supporting agricultural activity or timber harvesting. Broadly captioned.
Fiscal Note	(Dated March 5, 2023) Decrease State Revenue Exceeds \$300/FY23-24/Division of Water Management
Senate Status	03/08/23 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.
House Status	03/07/23 - Taken off notice in House Agriculture & Natural Resources Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 221 and Title 69, relative to permits.
Position	Monitor
SB631/HB1054	Classification of real property as a wetland.
Sponsors	Sen. Taylor, Brent; Rep. Vaughan, Kevin
Summary	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.
Amendment Summary	House Agriculture & Natural Resources Subcommittee amendment 1 (013341) removes certain wetland property from applicable standards under the Water Quality Control Act (Act). Separates wetlands into the following categories: high-quality wetlands, moderate-quality wetlands, low-quality wetlands, incidental wetlands, and isolated wetlands. Establishes that no permit, authorization, or another requirement related to riparian buffer, cumulative impact analysis, antidegradation, mitigation, or another regulatory purpose or requirement, within the scope of the Act, is required for alterations to a low-quality wetland or incidental wetland. Establishes that a permit is not required for a low-quality wetland, regardless of the size of the low-quality wetland, and that no mitigation requirements apply to such wetland type. Establishes that an alteration to a moderate-quality wetland that is less than four acres in size is regulated by a general permit for aquatic alterations; however, such permit must not impose any requirements related to riparian buffer, cumulative impact analysis, antidegradation, or mitigation, within the scope of the Act, and may only contain requirements to protect downstream riparian uses. Specifies that an application is complete and permit coverage is issued for an aquatic resource alteration general permit (ARAP) if a denial or request for additional information is not received by the applicant within 21 days of the submission of a hydrologic determination. Establishes that mitigation requirements are not required for a moderate-quality wetland that is less than four acres in size, and furthermore, mitigation requirements for a moderate-quality wetland that is above four acres in size must not exceed a 1:1 ratio. Establishes that an individual ARAP is required for a moderate-quality wetland that is four or more acres in size. Unless required by federal law, prohibits a permit or other authorization or requirement related to riparian buffer, cumulative impact analysis, antidegradation, or mitigation from requiring alterations to an incidental wetland, regardless of the wetland's size. Prohibits low-or-moderate-quality wetlands from being considered when determining the cumulative impact of a project.
Fiscal Note	(Dated March 2, 2023) NOT SIGNIFICANT
Senate Status	03/08/23 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.
House Status	02/06/24 - House Agriculture & Natural Resources Subcommittee recommended with amendment 1 (013341). Sent to full committee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4; Title 11, Chapter 14, Part 4; Title 66 and Title 69, relative to wetlands.
Position	Monitor
SB713/HB599	Department of environment and conservation to collect and publish data on landslides and floods.
Sponsors	Sen. Oliver, Charlane; Rep. Powell, Jason

Summary 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.

Amendment Summary Senate Energy, Agriculture & Natural Resources Committee amendment 1, House Agriculture and Natural Resources Committee amendment 1 (004236) deletes all language after the enacting clause and clarifies that TEMA, rather than the department of environment and conservation, is responsible for establishing a network of weather monitoring stations called MesoNets.

Fiscal Note (Dated February 12, 2023) Increase State Expenditures - \$3,475,000/FY23-24 \$797,200/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, Chapter 3, Part 5; Title 58; Title 64, Chapter 3; Title 68 and Title 69, relative to weather-related information.

Position Monitor

SB970/HB797 Reporting date for nonprofit partners of the Tennessee Wildlife Resources Agency.

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 that partners with the 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 Wildlife officers entering private property without owner's consent.

Sponsors Sen. Bowling, Janice; Rep. Reedy, Jay

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

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.

Position Monitor

SB1486/HB1514 Newly published regulations involving cooperative agreements between the TWRA and federal agencies.

Sponsors Sen. Southerland, Steve; Rep. Grills, Rusty

Summary Extends the effective date for newly published regulations involving cooperative agreements between the TWRA and federal agencies, from 30 days to 45 days after the publication date by the TWRA. Revises the due date for the submission of financial reports by the TWRA executive director to the governor and commission members, from September 15 to 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, wild fowl, or fish while trespassing on land. Increases various fines under \$500 to not more than \$500. Broadly captioned.

Senate Status 02/08/24 - Set for Senate Energy, Agriculture & Natural Resources Committee 02/14/24.

House Status 02/07/24 - Set for House State Government Committee 02/14/24.

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 format data 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; Title 68 and Title 69, 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 a condition for renewing a septic system installer license.
Senate Status	02/01/24 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
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 issue a decision on a request for a variance from rules for a subsurface sewage disposal system permit. Broadly captioned.
Senate Status	02/01/24 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
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 6; Title 68 and 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. Defines "isolated wetlands" and clarifies that isolated wetlands are not waters under the act. Prohibits requiring a permit or other authorization under the act for impacts to isolated wetlands. Makes other related changes including not being subject to a requirement related to riparian buffers, cumulative impact analyses, antidegradation, mitigation, or another regulatory purpose or 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 in which the officer has a warrant, there are exigent circumstances, the officer observed a crime taking place, or another protected class 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 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 natural, scenic, historic, and esthetic values of the state's environment.
House Status	03/21/23 - Failed in House Agriculture & Natural Resources Subcommittee.

Position Monitor

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, within five days of receipt, to any known party interested in the estate, including creditors, distributees, and heirs. Broadly captioned.
Fiscal Note (Dated February 17, 2023) NOT SIGNIFICANT
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.
Position Monitor

SB1346/HB1477 **Resignation notice requirement for trustees.**

Sponsors Sen. Stevens, John; Rep. Hulsey, Bud
Summary Increases, from 30 to 35, the number of days in advance that a trustee seeking to resign is required to provide notice to the qualified beneficiaries, the settlor, if living, and all cotrustees. Broadly captioned.
Fiscal Note (Dated February 1, 2023) NOT SIGNIFICANT
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 67, 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 securing the payment of money or other thing of value or under judicial orders or process to be at least 30 days, instead of at least 20 days, previous 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 02/01/24 - Referred to Senate Judiciary Committee.
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 and estates.

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 Senate amendment 1 (002667) requires documents submitted to the county register of deeds for registration to be written using a minimum 12-point font size.
Summary
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 writings.
Position Monitor

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 regime of Nicolás Maduro, the Syrian Arab Republic, or another

entity or country so deemed by the governor in consultation with the attorney general and reporter to register with the attorney general and reporter. Details the requirements of registering as a foreign agent from the countries of concern. Describes exemptions and enforcement. Describes penalties of not registering as a foreign agent. (19 pp.) Broadly captioned.

House
Status
Caption

01/29/24 - Withdrawn in House.

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

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

02/07/24 - Senate Government Operations Committee deferred 2/28/2024.

House Status

02/05/24 - House Government Operations Committee recommended. Sent to House Calendar & Rules.

Caption

AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29 and Title 4, Chapter 3, relative to the department of 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

02/05/24 - Senate passed.

House Status

02/05/24 - House passed.

Executive Status

02/05/24 - Sent to the speakers for signatures.

Caption

AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29 and Title 62, Chapter 39, relative to the real estate 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

02/05/24 - Senate passed.

House Status

02/05/24 - House passed.

Executive Status

02/05/24 - Sent to the speakers for signatures.

Caption

AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29 and Title 62, Chapter 13, relative to the Tennessee 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 \$10. Increases from \$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

02/08/24 - Set for Senate Commerce & Labor Committee 02/13/24.

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, Part 5, 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 discriminatory practice having been committed in which the human rights commission must serve on the complainant a notice acknowledging the filing of the complaint and informing the complainant of the respondent's time limits and choice of forums, and the time period within which the commission must furnish the respondent with a copy of the complaint and a notice advising the respondent of the respondent's 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 56; Title 57; Title 63; Title 65 and Title 68, relative to discrimination.

SB2900/HB2719	THDA board of directors - approval of operation of the financial assistance programs.
Sponsors	Sen. Bailey, Paul; Rep. Garrett, Johnny
Summary	Reduces the number of members of the board of directors of the Tennessee Housing Development Agency required to approve the operation of the financial assistance programs under the Tennessee Housing Development Agency Act from nine to eight. Broadly captioned.
Senate Status	02/01/24 - Filed for Introduction
House Status	02/01/24 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 53; Title 13; Title 48, Chapter 101, Part 3; Title 56 and Title 67, relative to housing.
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 is revoked in this state if the attorney general and reporter verifies that such agency, business, or person facilitated the relocation 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 and Title 68, relative to undocumented aliens.
Position	Monitor
SB1640/HB1783	UAPA - permanent rules filed with secretary of state between January 1, 2023 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, that are in effect on the effective date of this act until repealed or amended by subsequent rule of the appropriate rulemaking agency or 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 Procedures Act, 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 the renovation of an existing building to conduct the inspection within 72 hours of receipt of the request. Broadly captioned.
Amendment	House Business & Utilities Subcommittee amendment 1 (012771) requires the State Fire Marshal (SFM) or appropriate state entity to conduct a requested inspection of new construction or the renovation of an existing building within three business days of the receipt of the request.
Summary	Authorizes the SFM or appropriate state entity who is physically unable to perform the inspection on-site within three business days to instead complete an inspection in the same timeframe by requesting submission of photographs or other appropriate technology for review that allows the SFM to ensure the requirements for the building inspection are met. Requires the Commissioner of the Department of Commerce and Insurance (DCI) to promulgate rules for resolving disputes that arise during the request for such inspections regarding the application of the rules adopted under the official construction safety standards.
Senate Status	01/29/24 - Referred to Senate Commerce & Labor Committee.
House Status	02/07/24 - Set for House Business & Utilities Subcommittee 02/13/24.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 7; Title 12; Title 13; Title 62; Title 66 and Title 68, relative to building inspections.
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 or mobile home from making certain changes to or refusing to issue a policy based

solely on the specific breed or mixture of breeds 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.
Position Monitor

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 of study that consists of a minimum of 30 hours of course work. Broadly captioned.
Senate Status 02/01/24 - Introduced in the Senate
House Status 02/06/24 - Referred to House Insurance Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 56, relative to insurance producers.

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 appellate 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/FY24-25 and 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 18; Title 20; Title 21; Title 27; Title 28; Title 29; Title 50, Chapter 6 and Title 66, relative to court records in civil actions.
Position Monitor

SB2806/HB2888 Compensation for a diminution of value of the property caused by the enactment of land use regulations.

Sponsors Sen. Lowe, Adam; Rep. Todd, Chris
Summary Enacts the Private Property Protection Act which details how judicial relief can be sought by private property owners for the diminution in value of the subject property through the actions taken through certain new land use regulations by governmental entities if the fair market value was reduced by a minimum of 10% or \$50,000, whichever amount is greater.
Senate Status 02/01/24 - Filed for Introduction
House Status 02/01/24 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 29, relative to land use regulation.

SB909/HB693 Written consent requirement for appointing authorities to enter private property.

Sponsors Sen. Niceley, Frank; Rep. Parkinson, Antonio
Summary Prohibits an appointing authority from entering a government employee's private property or residence without written consent from the employee. Broadly captioned.
Fiscal Note (Dated February 25, 2023) NOT SIGNIFICANT
Senate Status 03/21/23 - Failed in Senate Commerce & Labor Committee.
House Status 03/23/23 - Taken off notice in House Calendar & Rules Committee.
Caption AN ACT to amend Tennessee Code Annotated, Title 8 and Title 50, relative to government employees.
Position Monitor

SB1028/HB1502 Employee Child Care Assistance Partnership Act.

Sponsors Sen. Yarbro, Jeff; Rep. McKenzie, Sam
Summary Enacts the "Employee Child Care Assistance Partnership Act," which supports Tennessee families by incentivizing employers to contribute to the childcare costs of its employees. Details who, what, and how much money is to be contributed to childcare costs. Allows a public and

private partnership pilot program and administer program funds. Requires an annual report on funding and lists of companies and number of employees involved. States the fund consists of moneys appropriated by the general assembly, contributions, gifts, or grants made available for the purposes of the program. (12pp). Broadly captioned.

Fiscal Note (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 State 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

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

House Status 02/07/24 - Set for House Banking & Consumer Affairs Subcommittee 02/13/24.

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

Position Monitor

SB1109/HB637

Religious exemption to immunization requirement.

Sponsors Sen. Bowling, Janice; Rep. Barrett, Jody

Summary Requires an employer that requires an immunization as a condition of employment or continued employment to exempt from the immunization requirement a person who files a signed, written statement that the immunization conflicts with the person's religious tenets or practices; prohibits an employer from taking adverse action against a person who files a statement of religious objection. Broadly captioned.

Amendment Summary Senate Commerce and Labor Committee amendment 1 (005236) 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 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 certified healthcare 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 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. The proposed legislation does not apply to a person in this state who is subject 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.

Fiscal Note (Dated February 14, 2023) NOT SIGNIFICANT

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

House Status 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 religious exemptions for immunizations.

Position Monitor

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 listing of apprenticeship programs approved by made available to the public on the department's public website and updated twice annually.

Fiscal Note (Dated February 1, 2023) NOT SIGNIFICANT

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 apprenticeships.

Position Monitor

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 prior to annexing unincorporated territory. Requires all counties and municipalities that have an effective flood insurance rate map or flood hazard boundary map published by FEMA that identifies a special flood hazard area within the political boundaries of the county or municipality to meet the requirements for participation in the national flood insurance program administered by FEMA. Gives a county or municipality that does not currently have an effective flood insurance rate map or flood hazard boundary map published by FEMA that identifies a special flood hazard area within the political boundaries of the county or municipality 24 months from the effective date of any future flood insurance rate map or flood hazard boundary map published by the FEMA to meet the requirements for participation in the national flood insurance program.
Amendment Summary	House Local Government Committee amendment 1 (006368) prohibits a municipal planning commission or regional planning commission (Planning Commission) from adopting a development plan (Plan) that vests a municipality with the 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 such powers 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 CLB to adopt the following provisions by resolution: (1) a municipality must send a copy of the annexation resolution by certified mail 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 by resolution; and (3) a municipality shall not approve an annexation proposal if the applicable CLB disapproves the annexation by resolution or if the municipality does not receive the resolution of CLB approval within 60 days of the county receiving notice of the proposed annexation.
Fiscal Note	(Dated March 2, 2023) Other Fiscal Impact The extent of any decrease in local expenditures associated with funding for economic and community development boards cannot reasonably be determined.
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 65, Chapter 4, relative to comprehensive growth plans.
Position	Monitor

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 own residential property and rent the property for at least 25 percent below market rate. Requires the local government to set a maximum amount of grant money available to each nonprofit organization. Requires the local government to obtain approval for the program by the comptroller of the treasury prior to implementing a program. Broadly captioned.
Fiscal Note	(Dated March 9, 2023) Increase State Expenditures - \$117,700/FY23-24 \$115,200/FY24-25 and Subsequent Years Other Fiscal Impact The extent of any permissive increase in local government expenditures cannot reasonably be determined.
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	Annual report on tourist development zone.
Sponsors	Sen. Lundberg, Jon; Rep. Crawford, John
Summary	Authorizes a municipality or public authority in which a tourism development zone is located to file with the commissioner of finance and administration and the state building commission its annual report concerning the zone in an electronic format. Broadly captioned.
Amendment Summary	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 the municipal government's approval authority over private property. Allows for more economic and investment expansion through decreased regulatory oversight.
Fiscal Note	(Dated January 27, 2023) NOT SIGNIFICANT

Senate Status 03/28/23 - Senate State & Local Government 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 7; Title 13 and Title 66, relative to regulation of development.

SB634/HB1064 Annexation - plan of services provided by municipality.

Sponsors Sen. Taylor, Brent; Rep. Vaughan, Kevin
Summary Increases from three to four the number of copies of a plan of services that a municipality must provide for public inspection in connection with a proposed annexation. Broadly captioned.
Fiscal Note (Dated March 19, 2023) NOT SIGNIFICANT
Senate Status 02/02/23 - 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 6 and Title 68, Chapter 221, relative to municipal services.

SB662/HB711 Release taxpayers of double taxes.

Sponsors Sen. Hensley, Joey; Rep. Capley, Kip
Summary Requires, rather than allows, county legislative bodies to release taxpayers from double taxes if they have been incurred and correct errors in the tax list. Broadly captioned.
Fiscal Note (Dated March 16, 2023) NOT SIGNIFICANT
Senate Status 03/21/23 - Taken off notice in 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 and Title 67, relative to local government taxes and fees.

SB707/HB1010 Municipalities agreeing to jointly engage one building inspector.

Sponsors Sen. Stevens, John; Rep. Grills, Rusty
Summary Lowers the population threshold, from 25,000 to 20,000, below which two or more cities may agree to jointly engage one building inspector.
Fiscal Note (Dated March 1, 2023) NOT SIGNIFICANT
Senate Status 03/20/23 - Taken off notice in Senate Commerce & Labor Committee.
House Status 01/24/24 - House Property & Planning Subcommittee deferred to Special Calendar to be published with the Final Calendar.
Caption AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7 and Title 68, Chapter 120, relative to governmental approval.

SB787/HB1268 Timeframe for filing answer to petition initiating a condemnation proceeding.

Sponsors Sen. Haile, Ferrell; Rep. Slater, William
Summary Increases, from 30 to 60 days, the time in which a respondent who is not satisfied with the amount deposited by a condemner, or objects to a taking through the use of eminent domain, must file an answer to the petition initiating a condemnation proceeding.
Fiscal Note (Dated January 31, 2023) NOT SIGNIFICANT
Senate Status 02/06/23 - Referred to Senate Judiciary 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 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 year. Specifies that, until otherwise set by ordinance by the board of commissioners in a city under a city manager-commission charter, regular meetings of the board must be held on the first and third Tuesdays, instead of Thursdays, of each month. Broadly captioned.
Amendment House Property & Planning Subcommittee amendment 1 (006369) prohibits a local government
Summary from enacting a local real estate transfer tax by public or private act. Prohibits a county from enacting an adequate facilities tax or impact fee 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 County *

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 reasonably 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 71, relative to affordable housing.

Position Realtors: support

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 to acquire property through eminent domain in the 2021-2022 year to the chairs of the finance, ways and means committees of the senate and the house and the office of legislative budget analysis by January 1, 2024. Broadly captioned.

Fiscal Note (Dated January 20, 2023) NOT SIGNIFICANT

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 65, Chapter 27, relative to eminent domain.

Position Monitor

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 establishing a central business improvement district must be posted in a newspaper of general circulation. Broadly captioned.

Fiscal Note (Dated February 1, 2023) NOT SIGNIFICANT

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 67; Title 68 and 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 of or impact 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, relative to the Town of 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 a municipality's corporate boundary, unless the action is approved by the county legislative body in which such property is located. Broadly captioned.

Senate Status 02/01/24 - Referred to Senate State & Local Government Committee.
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 of corporate 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 householder's own household upon such householder's own land as long as the disposal does not create a public nuisance or a hazard to the public health. Broadly captioned.

Senate Status 02/01/24 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
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 decision on a dispute between a city and county regarding a building or fire code. Broadly captioned.

Senate Status 02/01/24 - Referred to Senate Commerce & Labor Committee.
House Status 02/01/24 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 13 and Title 68, Chapter 120, relative to building regulations.

SB2182/HB2797 Notice requirement for public meeting by an industrial development corporation.

Sponsors Sen. Lundberg, Jon; Rep. Hulse, Bud
Summary Specifies that the required notice of a public meeting by an industrial development corporation related to the approval of a payment in lieu of taxes for a lessee of the corporation must be published on the website of the corporation. Broadly captioned.

Senate Status 02/01/24 - Referred to Senate State & Local Government Committee.
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 the development of 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, if available, a link to a state website or publication identifying surplus real property for sale or conveyance. Broadly captioned.

Senate Status 02/01/24 - Referred to Senate State & Local Government Committee.
House Status 02/06/24 - Referred to House Property & Planning Subcommittee.
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 fund and finance capital infrastructure through the levy and collection of special assessments. Provides for the uniform operation, exercise of power, and procedure for termination of any such independent district. Defines "host municipality" and other 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 requirement for district area. Also specifies public hearing and notice requirements regarding infrastructure development districts (19 pp.).

Senate Status 02/08/24 - Referred to Senate State & Local Government Committee.
House Status 02/06/24 - Referred to House Property & Planning Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 84; Title 9, Chapter 21; Title 66, Chapter 5 and Title 67, 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, rather than 15 days, before the public hearing on the annexation or zoning. Requires the annexing municipality to provide notice of annexation to property owners whose property is within 200 feet of the territory being annexed. Requires signs that inform viewers of the proposed annexation to be posted in and around the area being annexed.
Senate Status	02/01/24 - Referred to Senate State & Local Government Committee.
House Status	02/06/24 - Referred to House Property & Planning Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 51, Part 1 and Title 13, Chapter 7, relative to municipal government.
SB2430/HB2530	Local government prohibited from limiting use of products or materials 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 national codes and standards or materials that meet the national codes and standards for single-family or multi-family housing or commercial construction under four stories. Deletes provision declaring that a denial of a waiver by a local governmental entity about 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 to building regulations.
SB2512/HB2640	Notice for public meeting related to approval of a payment in lieu of tax agreement.
Sponsors	Sen. Lundberg, Jon; Rep. Crawford, John
Summary	Specifies the required notice for a public meeting related to the approval of a payment in lieu of tax agreement of the board of directors of an industrial development corporation that must be published on the website of the corporation or the governing body of the municipality. Broadly captioned.
Senate Status	02/01/24 - 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 development.
SB2542/HB2589	Report on amount of state funds paid to acquire property through eminent domain.
Sponsors	Sen. Niceley, Frank; Rep. Russell, Lowell
Summary	Requires the commissioner of finance and administration to report the total amount of state funds paid to acquire property through eminent domain in the 2023-2024 fiscal year to the chairs of the finance, ways and means committees and the office of legislative budget analysis by January 1, 2025. Broadly captioned.
Senate Status	02/01/24 - Introduced in the Senate
House Status	02/01/24 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 5; Title 29, Chapter 17; Title 29, Chapter 16; Title 54, Chapter 21 and Title 65, Chapter 27, relative to eminent domain.
SB2561/HB2618	Nonprofit organization that has entered into a contract with district attorney general.
Sponsors	Sen. Taylor, Brent; Rep. Martin, Greg
Summary	Requires a nonprofit organization that has entered into a contract or memorandum of understanding with the district attorney general to disclose the list of persons or entities that have donated to the nonprofit in the previous calendar year, upon written request from a member of the general assembly or passage of a resolution requesting the information by a county legislative body for a county within the judicial district. Broadly captioned.
Senate Status	02/01/24 - Introduced in the Senate
House Status	02/01/24 - Introduced in the House

Caption AN ACT to amend Tennessee Code Annotated, Title 8; Title 38; Title 39 and Title 40, relative to nonprofit organizations.

SB2819/HB2841 County's intent to appropriate funds to a nonprofit organization - notice required.

Sponsors Sen. Reeves, Shane; Rep. Terry, Bryan
Summary Requires the newspaper notice of a county's intent to appropriate funds to a nonprofit organization that is not a charitable organization to be published at least 15 days prior to the legislative body voting on the appropriation. Broadly captioned.
Senate Status 02/01/24 - Filed for Introduction
House Status 02/01/24 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 5 and Title 67, relative to county authority.

SB2851/HB2896 Broadband service within the jurisdictional limits of Springfield.

Sponsors Sen. Roberts, Kerry; Rep. Kumar, Sabi
Summary Authorizes a cooperative that services Stewart, Cheatham, Robertson, Sumner, and Montgomery counties to provide broadband service within the jurisdictional limits of Springfield. Broadly captioned.
Senate Status 02/01/24 - Filed for Introduction
House Status 02/01/24 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 6; Title 7; Title 13; Title 65; Title 67 and Title 68, relative to broadband services.

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 of real property 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 the biennial organizational meeting of the incoming board of commissioners. Moves the monthly meeting of the board to the second Monday of each month. Expands the board's authority with respect to public infrastructure and the board's ability to exercise 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 the Town of Burns.

HB2968 Davidson County - East Bank Development Authority.

Sponsors Rep. Freeman, Bob
Summary Creates the East Bank Development Authority for the metropolitan government of Nashville and Davidson County.
House Status 02/08/24 - Introduced in the House
Caption AN ACT to create the East Bank development authority for the metropolitan government of Nashville and Davidson County.

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 to operate 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 02/07/24 - Set for House Finance, Ways & Means Subcommittee 02/14/24.

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

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 organization to be regulated, public contributions, and tax exemption status. Allows a civil penalty to be assessed if violations occur.
Senate Status 02/08/24 - Set for Senate Commerce & Labor Committee 02/13/24.
House Status 02/09/24 - Set for House Floor 02/12/24.
Caption AN ACT to amend Tennessee Code Annotated, Title 48, Chapter 101, Part 5, relative to charitable organizations.

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

Sponsors Sen. Yarbrow, Jeff; Rep. Beck, Bill
Summary Requires the state board for licensing contractors to post, within 15 days, instead of 30 days, of the board's action with regard to the board disciplining a contractor, home improvement services provider, or home improvement contractor, on the board's website information identifying the person, the violation, and the date a penalty was imposed. Broadly captioned.
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 68, relative to 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 Thereafter/ Geologist and Soil 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, relative to the Soil Scientist Licensure Act of 2009.
Position Monitor

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

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 polygraph examiner or licensed company has to notify the commissioner of commerce and insurance in writing. Broadly captioned.
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 of the individual's criminal record. Requires the licensing authority to provide individualized consideration of an individual's criminal record and circumstances. Specifies which convictions a licensing authority may consider in deciding for licensure. Makes other changes related to licensure determinations and criminal records including not using a vague term in its consideration and its notice or decision, including good moral character, moral turpitude, or character and fitness. (11pp). Broadly captioned.
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 seller and trustee must file an annual report with the commissioner of commerce and insurance. Broadly captioned.
Senate Status	02/01/24 - Referred to Senate Commerce & Labor Committee.
House Status	02/01/24 - Caption bill held on House clerk's desk.
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 a contractor who is seeking renewal of a license with a monetary limit exceeding \$1,500,000 must submit with the renewal application.
Senate Status	01/31/24 - Introduced in the Senate
House Status	02/07/24 - Set for House Business & Utilities Subcommittee 02/13/24.
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 prelicensing general 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 licensure.
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 time an applicant receives such experience. Adds requirement that certain applicants be certified as a professional land surveyor in training (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 related boards.
Sponsors	Sen. Taylor, Brent; Rep. Vaughan, Kevin
Summary	Requires state regulatory boards within the department of commerce and insurance to issue advisory opinions upon request to any person who is certified, licensed, or registered by such state entities. Also requires state health related 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.
SB2709/HB2874	Requirements for sponsors of private investigator apprentices.
Sponsors	Sen. Southerland, Steve; Rep. Hale, Michael
Summary	Authorizes sponsors of private investigator apprentices to submit apprentice training reports to the commissioner of commerce and insurance electronically. Broadly captioned.

Senate Status 02/01/24 - Introduced in the Senate
House Status 02/01/24 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 62 and Title 68, Chapter 21, relative to state licensure.

SB2732/HB2781 Notification regarding change of address to state board of cosmetology and barber examiners.

Sponsors Sen. Akbari, Raumesh; Rep. Parkinson, Antonio
Summary Requires a holder of a certificate of registration to notify the state board of cosmetology and barber examiners within 35 days, instead of 30 days, of a change to the certificate holder's mailing address. Broadly captioned.
Senate Status 02/01/24 - Introduced in the Senate
House Status 02/01/24 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 49 and Title 62, relative to professions.

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 the developer or business entity is permitted to contact a property owner to make an unsolicited offer to buy the property owner's property. Allows a property owner who believes a developer has violated the limitation to submit a complaint to the consumer affairs division in the office of the attorney general. Adds additional requirements and penalties for a violation. Broadly captioned.
Amendment Summary Senate 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 person to provide the property owner with specified contact information prior to making an unsolicited offer. Authorizes a property owner who believes a person has violated the limitation to submit a complaint to the Consumer Affairs Division in the Office of the Attorney General (AG). Requires the AG to begin investigating a complaint within 20 business days from the date 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 individual who contacted the property owner is a licensed real estate agent, and the actions, if any, as a result of the findings. Authorizes a court to assess a fine up to \$1,500 per violation as well as other reasonable costs and expense. Establishes this legislation does not apply to an individual who is licensed as a real estate agent in the state in which the real property about which the individual 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 02/06/24 - House Banking & Consumer Affairs Subcommittee deferred to special calendar to be Published with final calendar.
Caption AN ACT to amend Tennessee Code Annotated, Title 40, Chapter 33, Part 2; Title 47 and Title 66, relative to consumer protection.
Position Realtors: oppose

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 and must notify property owners when a document is recorded with this information. Provides that the county office of register of deeds is only required to provide this program if the county's legislative body appropriates funds to pay the full cost of the program. Creates a Class D felony for unlawfully drawing property transfer documents without interest in the property but clarifies that penalties for violations may only be applied to prohibited conduct on or after July 1, 2023.
Fiscal Note (Dated February 17, 2023) Increase Local Expenditures \$6,000/FY23-24/Permissive \$800/FY24-25 and Subsequent Years/Permissive
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 45; Title 47; Title 66 and Section 67-4-409, relative to property.

Position Monitor

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 municipal legislative body regarding the creation of a historic district or zone identify the statutory criteria or criterion met by the proposed historic zone or district. Broadly captioned.
Fiscal Note (Dated January 28, 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* Other Fiscal Impact Due to multiple unknown factors, the extent of any additional impacts on local government revenue and expenditures cannot be reasonably determined.
Senate Status 03/21/23 - 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 private property.
Position Monitor

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 a statement that the manufactured home is permanently connected to a functioning septic system, not just a septic system. Broadly captioned.
Fiscal Note (Dated March 8, 2023) NOT SIGNIFICANT
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, Chapter 3, relative to septic systems.
Position Monitor

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 on the property prior to entering into a contract with a buyer regardless of whether the sinkhole is indicated through the contour lines on the property's recorded plat map.
Amendment Senate amendment 1 (011610) changes the date from July 1, 2023, to July 1, 2024.
Summary
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.
Position Monitor

SB732/HB733 Directory of brokers licensed by TN real estate commission on commission website.

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 all brokers and 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 original 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 a holder other than the original grantor is invalid unless the validity of the future interest was determined by a final judgment in a judicial proceeding, or by a settlement among interested persons, prior to July 1, 2015. Broadly captioned.
Amendment Summary Senate amendment 1, House Civil Justice Subcommittee amendment 1 (003741) clarifies that a tenancy by the entirety in real property cannot be assigned or severed, or a spouse's interest in a real property conveyed, to a third party without the written consent of both spouses or a court order.
Fiscal Note (Dated February 16, 2023) NOT SIGNIFICANT
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.
Position Monitor

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 of the deterrent effect of gates blocking ingress and egress into communities as it relates to the rates of neighborhood crimes. Requires the study to be submitted to the general assembly no later than December 31, 2023.
Amendment Summary House Property & Planning Subcommittee amendment 1 (005734) rewrites the bill and applies to gated communities in counties with populations in excess of 247,000 people according to the 2020 U.S. census. Requires HOAs in such gated communities to conduct a security assessment every three years and to report its findings. Requires the HOA to notify homeowners in gated communities of crimes committed within the gated community within seven days of an incident. Senate Judiciary Committee amendment 1 (006289) requires certain homeowner's associations (HOAs) to obtain a written 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 each household in 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 Calendar Committee.
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 communities.
Position Monitor

SB1000/HB1046 THDA - votes required to approve the operation of financial assistance programs.

Sponsors Sen. Yager, Ken; Rep. Vaughan, Kevin
Summary Decreases, from nine to eight, the number of affirmative votes required by members of the Tennessee Housing Development Agency's board of directors in order for the agency to approve the operation of its financial assistance programs, which support the financing of residential housing construction for lower and moderate income persons and families. Broadly captioned.
Amendment Summary Senate State & Local Government Committee amendment 1, House Local Government Committee amendment 1 (006168) creates the Tennessee Rural and Workforce Housing Act. Authorizes the owner of a qualified project to claim a tax credit (credit) against a taxpayer liability for a state fee, premium, tax or other charge in an amount not to exceed the federal housing tax credit for which the qualified project received. Defines a qualified project as a low-income building located in this state and placed in service after January 1, 2025, that receives a federal housing tax credit allocation from the Tennessee Housing Development Agency (THDA). Authorizes the credit to be allocated among partners, members, or shareholders of the business entity or association owning a qualified project regardless of whether such business entities or associations are allocated or allowed any portion of the federal housing tax credit with respect to the qualified project. Prohibits the credit 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 credit 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 total of all 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 THDA to create rules and operate the new credit program and requires the THDA to allocate the credit to promote the highest value for greatest public benefit, provided that at least 50 percent of the credits are allocated to qualified projects in an eligible rural 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 3; Title 56 and Title 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 in this state that 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, title insurance agent, or the owner of the property. Requires the county register to verify that an affidavit on a deed of conveyance of real property was duly signed and notarized stating under oath the name and address of the preparer. Requires the register to refuse to register any deed of conveyance of a real property that is not prepared by a licensed attorney, title insurance agent, or the owner of the real property. Broadly captioned.

Fiscal Note (Dated March 16, 2023) NOT SIGNIFICANT
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 5, Part 1 and Title 66, Chapter 24, relative to conveyances of real property.
Position Monitor

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 thereto, to publish notice of the public hearing to consider the ordinance or amendment on its website, if available, at least 15 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 account 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 earmarked for the sole purpose of generating revenue to provide low income persons with safe and affordable housing to notify the Tennessee 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 101, Part 9; 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 how to use the 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.
Position Realtors: oppose

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 pending eviction. Authorizes the mobile home lot owner to seek payment of rent for the mobile home if the lender does not move it within 10 days of the eviction. Requires that the charged rent must not exceed the average rent for a comparable lot in the county where the property is located. Allows the lot owner to pursue a civil suit for payment. Provides remedies for the lot owner 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 each unit in a building of multi-family occupancy and any residential property under a lease agreement and intended for single-family 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.
Position Realtors: oppose

SB1201/HB1276 Circumstances under which a contractor can seek early release of a retainage.

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 with which the contractor has a written contract. Makes other changes related to retainages for contractors including permits, use of, or ability to use, the remote contractor's work, and certificate of substantial completion. Broadly captioned.
Amendment Summary Senate Commerce & Labor Committee amendment 1, House Business & Utilities Subcommittee amendment 1 (006120) revises various provisions related to retainage in contracts. Effective January 1, 2024. Applies to contracts entered into, 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.
Position Monitor

SB1256/HB34	Shelby County - landlord registration.
Sponsors	Sen. Akbari, Raumesh; Rep. Thompson, Dwayne
Summary	Requires residential landlords in Shelby County to furnish certain information to the agency or department of local government that is responsible for enforcing building codes in the jurisdiction where the dwelling units are located.
Fiscal Note	(Dated March 1, 2023) Increase Local Revenue \$27,300/FY23-24 and Subsequent Years/Permissive/Shelby County
Senate Status	02/08/24 - Set for Senate Commerce & Labor Committee 02/13/24.
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.
Position	Realtors: oppose
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 to a residential tenant certain contact information for the agent authorized to manage the premises and an owner of the premises, or a person or agent authorized to act for and on behalf of the owner for the acceptance of service of process and for receipt of notices and demands.
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. Authorizes a tenant who requests such information in writing to bring a cause of action if the information is not provided within 10 days of the tenant submitting the request. Requires the court to order the information be provided and award the tenant reasonable 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.
Position	Realtors: oppose
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 all adjoining landowners of the survey rather than just when the surveyor discovers or reasonably should have discovered discrepancies between the deed descriptions of the adjoining owners. Specifies that notice be sent by certified mail to the current address used for mailing property tax notices within five business days of the completion of the survey.
Fiscal Note	(Dated January 28, 2023) NOT SIGNIFICANT
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.
Position	Realtors: oppose
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 public notice is posted on the secretary of state's website.
Fiscal Note	(Dated February 9, 2023) Increase State Revenue \$488,900/FY23-24 \$977,800/FY24-25 and Subsequent Years Increase State Expenditures \$146,000/FY23-24 \$56,000/FY24-25 and Subsequent Years
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.
Position	Monitor
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 any legal basis.
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 real property 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 for purposes of classification and assessment as agricultural, forest, or open space land. Increases from 1,500 to 5,000 the maximum acreage available to a real property owner that may be classified as forest or open space land.
Senate Status 02/06/24 - Senate State & Local Government Committee recommended. Sent to Senate Finance.
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 owner of the premises, or a person or agent authorized to act for and on behalf of the owner for the acceptance of service of process and for receipt of notices and demands. 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 fruits and 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 the regulation of food 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, tax credits, 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 02/07/24 - Set for House Property & Planning Subcommittee 02/14/24.
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 6, Chapter 58; Title 9 and Title 13, Chapter 20, relative to the 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 rent during a billing cycle and whether the residential property landlord accepts reusable screening reports prior to the prospective tenant's submission of an application. Creates requirements for an individual to use a reusable tenant screening report in an application for residential rental property. Makes other changes related to the disclosure and charging of fees in connection with residential rental property including prohibiting a landlord from charging a fee that is higher than the actual cost to do 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 housing fees.

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 in this state. Prohibits certain foreign parties from acquiring agricultural land in this state. Requires land acquired in violation of this act to divest such land 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 regarding the condemnation. Creates a right for property owners whose property is being condemned to have a court determine whether the taking is necessary to accomplish the public use.
Senate Status 01/29/24 - Referred to Senate Judiciary Committee.
House Status 02/07/24 - Set for House Civil Justice Subcommittee 02/13/24.
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 02/07/24 - Set for House Civil Justice Subcommittee 02/13/24.
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 with decision making abilities and how to adopt and enforce bylaws. Requires that meetings take place regularly with public comments. Allows the executive board the have the authority to adopt, amend, or repeal rules governing the affairs of the association. Details the responsibilities of the association. (37pp.) Broadly captioned.
Senate Status 01/31/24 - Referred to Senate Commerce & Labor Committee.
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, registrations, licenses, or similar documents for assistance animals in exchange for payment of a fee are not reliable documentation in seeking an exemption to a prohibition on animals in rental property. Broadly captioned.
Senate Status 01/31/24 - Referred to Senate Commerce & Labor Committee.
House Status 02/06/24 - Referred to House Business & Utilities Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 29 and Title 66, relative to service and support animals.

SB2037/HB2150	Public disclosure mandate for redevelopment projects.
Sponsors	Sen. Lundberg, Jon; Rep. Crawford, John
Summary	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 to finance the costs of the project (including the estimated tax increment), an estimate of the total amount of debt to be incurred and expected time to be fully repaid, and an estimate of how the tax increment provision will affect the revenue streams of all taxing locations in the area being developed, at least ten days prior to a public hearing about the project, rather than five. Broadly captioned.
Senate Status	01/31/24 - Referred to Senate State & Local Government Committee.
House Status	01/31/24 - Caption bill held on House clerk's desk.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 9; Title 13 and Title 67, relative to tax incentives.
SB2124/HB2292	Housing development strategies required to be adopted by municipal and metropolitan governments.
Sponsors	Sen. Briggs, Richard; Rep. Davis, Elaine
Summary	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, in addition to 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 park and recreation fund grants. Broadly captioned.
Senate Status	02/01/24 - Referred to Senate State & Local Government Committee.
House Status	02/06/24 - Referred to House Property & Planning Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7 and Title 13, relative to zoning.
SB2150/HB2249	Declaration subject time frame.
Sponsors	Sen. Johnson, Jack; Rep. McCalmon, Jake
Summary	Reduces from 30 business days to 30 days, the amount of time that a business entity that is subject to a declaration has to send notice of a change in contact information for the entity or a transfer of the ownership interest in the residential property to the homeowners' association. Broadly captioned.
Senate Status	02/08/24 - Set for Senate Commerce & Labor Committee 02/13/24.
House Status	02/01/24 - Caption bill held on House clerk's desk.
Caption	AN ACT to amend Tennessee Code Annotated, Title 13 and Title 66, relative to property.
SB2153/HB2612	Williamson County - report on criminal activity in a gated subdivision.
Sponsors	Sen. Johnson, Jack; Rep. Bulso, Gino
Summary	Defines a gated community as a neighborhood with at least 300 single-family residential homes and at least two gates 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 compile a report of police activities and arrests within the gated community. This report must be made available to each household. This provision is only applicable within Williamson County.
Senate Status	02/08/24 - Set for Senate Commerce & Labor Committee 02/13/24.
House Status	02/01/24 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 27, relative to gated communities.
SB2237/HB2423	Zoning reform strategies for counties to support housing development.
Sponsors	Sen. Yarbro, Jeff; Rep. Shaw, Johnny
Summary	Allows for counties to adopt zoning reform strategies that support housing development which qualifies the county to receive from the department of revenue 5% of the revenue collected for each strategy based on transactions in the unincorporated territory of the county with a maximum of 20% of the revenue collected. Broadly captioned.
Senate Status	02/01/24 - Set for Senate State & Local Government Committee.
House Status	02/06/24 - Referred to House Property & Planning Subcommittee.
Caption	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 of 2024
Sponsors	Sen. Briggs, Richard; Rep. Hill, Timothy
Summary	Enacts the Housing Optimization and Market Empowerment Solutions Act of 2024 which can be adopted by the local governments or voted in by a simple majority of people which would prohibit the local government from limiting or prohibiting 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 certain requirements for the owners to use the property as a short-term rental unit. Broadly captioned.
Senate Status	02/01/24 - Referred to Senate State & Local Government Committee.
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 and Title 68, 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 applicable, using a government-issued identification card. Requires such registers and notaries to document and maintain as a permanent record certain personally identifying information of a person recording or notarizing such a document. Specifies penalties for violations by a notary public. 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 66, relative to real property.
SB2496/HB2623	Creation of a voluntary attainable housing incentive program by ordinance.
Sponsors	Sen. Gardenhire, Todd; Rep. Carr, Dale
Summary	Authorizes the chief legislative body of a municipality to create a voluntary attainable housing incentive program by ordinance for the purpose of authorizing certain incentives to be provided to property owners who seek to build attainable housing. Broadly captioned.
Senate Status	02/01/24 - Introduced in the Senate
House Status	02/01/24 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 13 and Title 66, relative to attainable housing.
SB2522/HB2576	Notification of a home improvement contractor licensee timeframe.
Sponsors	Sen. Pody, Mark; Rep. Boyd, Clark
Summary	Increases, from 30 to 35, the number of days after a change of control in ownership, management, or a change of address or trade name, that a home improvement contractor licensee has to notify the state board for licensing contractors. 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 4; Title 5; Title 6; Title 7; Title 8; Title 29 and Title 62, relative to contractors.
SB2523/HB2353	Foreign adversary designation.
Sponsors	Sen. Niceley, Frank; Rep. Reedy, Jay
Summary	Redesignates sanctioned foreign governmental and business entities and persons connected with such entities as foreign adversaries. Restates the order in which proceeds from the sale of property acquired illegally are disbursed by requiring that the attorney general and bona fide lien holders be reimbursed from such proceeds prior to any remaining funds being paid to the restricted foreign entity. Adds banks, credit unions, and those licensed by the department of financial institutions to the list of persons and entities that are exempt from liability under this part.
Senate Status	02/01/24 - Introduced in the Senate
House Status	02/06/24 - Referred to House Property & Planning Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 2, relative to property.
SB2532/HB2725	Affordable housing - development entitlements.

Sponsors Sen. Lamar, London; Rep. McKenzie, Sam
Summary Deletes the prohibition on local governments enacting a law that would place requirements regarding inclusionary, affordable, or below market value housing when entitlements, variances, or any other form of permit or authorization is sought from the local government. Deletes the prohibition on a local governmental unit from conditioning development entitlements through amendment to the zoning map on the allocation of existing or newly constructed private residential or commercial rental units to be sold or rented at below market rates.

Senate Status 02/01/24 - Introduced in the Senate
House Status 02/01/24 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 35, relative to affordable housing.

SB2547/HB2617 Electronic reporting of the total value of unclaimed property.

Sponsors Sen. Swann, Art; Rep. Moon, Jerome
Summary Allows the treasurer to file the annual report regarding the total amount and value of abandoned or unclaimed property with certain executive and legislative branch officials electronically. Broadly captioned.

Senate Status 02/01/24 - Introduced in the Senate
House Status 02/01/24 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 43; Title 44; Title 47; Title 48 and Title 66, relative to property.

SB2591/HB2567 Neighborhood Preservation Act revisions.

Sponsors Sen. Taylor, Brent; Rep. White, Mark
Summary Makes certain revisions to the Neighborhood Preservation Act including costs, public nuisances, stabilization plans, and property tax liens with possible sales or auctions.

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 13, Chapter 6, relative to the Neighborhood Preservation Act.

SB2637/HB2805 Time to file lienor's claim in a creditors' or foreclosure proceeding.

Sponsors Sen. Niceley, Frank; Rep. Hulse, Bud
Summary Increases time for a lienor to commence a proceeding or file the lienor's claim in a creditors' or foreclosure proceeding after service of a written demand by the owner, the owner's agent, or a prime contractor of the real property to which the lien is attached to from within 60 days to within 75 days after service. Broadly captioned.

Senate Status 02/01/24 - 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 9; Title 13; Title 20; Title 21; Title 26; Title 29; Title 35; Title 43; Title 45; Title 47; Title 48; Title 56; Title 66; Title 67 and Title 71, relative to foreclosure of mortgages.

SB2639/HB2553 Foreign-party controlled businesses prohibited from acquiring real property.

Sponsors Sen. Niceley, Frank; Rep. Reedy, Jay
Summary Restricts certain foreign investments in land located within this state through the creation of two separate prohibitions, one that restricts a prohibited foreign-party-controlled business from acquiring real property and another that restricts a prohibited foreign-party from acquiring agricultural land located within this state. (11pp.). 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 43; Title 44; Title 47; Title 48 and Title 66, 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 of real property of 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 surveyors.

SB2702/HB2688 Failing to register with the secretary of state an interest in real property.
Sponsors Sen. Southerland, Steve; Rep. Doggett, Clay
Summary Increases from \$2,000 to \$3,000, the amount per violation assessed by the secretary of state as a civil penalty against a sanctioned nonresident alien, sanctioned foreign business, sanctioned foreign government, or agent, trustee, or other fiduciary thereof, for failing to timely register with the secretary of state an interest in real property in this state on or after July 1, 2023, held by such individual or entity. Broadly captioned.
Senate Status 02/01/24 - Introduced in the Senate
House Status 02/01/24 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 66, relative to property.

SB2833/HB2927 Removal of temporary healthcare structure from a caregiver's property.
Sponsors Sen. Stevens, John; Rep. Sexton, Cameron
Summary Extends the time in which a temporary family healthcare structure must be removed from a caregiver's property from 30 to 45 days from the time in which the mentally or physically impaired person is no longer receiving or is no longer in need of assistance via a temporary family healthcare structure. Broadly captioned.
Senate Status 02/01/24 - Filed for Introduction
House Status 02/01/24 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7, relative to zoning.

SB2843/HB2879 Agricultural and Critical Infrastructure Protection Act.
Sponsors Sen. Jackson, Ed; Rep. Todd, Chris
Summary Restricts certain critical infrastructure and agricultural land transactions by aliens and entities of China, Iran, North Korea, Russia, or a future designated country. Allows the governor, after consultation with the commissioner of the department of safety, to designate a country as a threat to critical infrastructure or agricultural land.
Senate Status 02/01/24 - Filed for Introduction
House Status 02/01/24 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3, Part 20 and Title 66, Chapter 2, relative to the "Agricultural and Critical Infrastructure Protection Act."

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. Removes repealer provision for exceptions to the referendum requirement.
Senate Status 02/01/24 - Filed for Introduction
House Status 02/07/24 - Set for House Local Government Committee 02/13/24.
Caption AN ACT to amend Tennessee Code Annotated, Section 6- 51-104, relative to annexation.

SB2899/HB2430 Foreclosure sale of real property to be posted on the secretary of state's website.
Sponsors Sen. Bailey, Paul; Rep. Farmer, Andrew
Summary Updates requirements regarding public notice for a foreclosure sale of real property, including a requirement that public notice be posted on the secretary of state's website.
Senate Status 02/01/24 - Filed for Introduction
House Status 02/06/24 - Referred to House Civil Justice Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 35, relative to foreclosure sales.

SB2927/HB2437 Real property held by certain Chinese entities.
Sponsors Sen. Bailey, Paul; Rep. Travis, Ron
Summary Prohibits certain Chinese entities from directly or indirectly owning, having a controlling interest in, acquiring by purchase, grant, devise, or descent an interest, or holding by lease, contract, or usufruct an interest in, except a de minimus indirect interest, real property in this state or real property within 10 miles of a military installation. Requires divestment within two years of any such

interest unlawfully held. Requires certain property owners to register with the secretary of state. Provides civil penalties for violations.
Senate Status 02/01/24 - Filed for Introduction
House Status 02/06/24 - Referred to House Property & Planning Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 2, relative to ownership of real property.

HB1696 Reduction of acreage requirements for property to qualify as agricultural land.
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 one 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 totaling 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 agricultural 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 owner's property if the flag is displayed on a flagpole or otherwise affixed to the real property or an improvement to such property. Provides that an HOA cannot require approval of a flagpole or fixture used for the purpose of displaying such flags.
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 the display of 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.
Position Realtors: support

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 not collected, the method by which the fees are collected, and a comparison of such fees to similar fees assessed in neighboring states. Requires TACIR to report its findings to the chair of the senate judiciary committee, the chair of the civil justice committee of 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.
Position Monitor

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 2 and 3, firefighting commission coordinator, manufactured home inspector advanced, manufactured home inspector associate, manufactured home inspector consultant, manufactured home inspector INT, and manufactured home inspector manager.
Fiscal Note (Dated March 13, 2023) Increase State Expenditures - \$610,900/FY23-24 and Subsequent Years
Other Fiscal Impact - The FY23-24 Governors proposed budget includes funding for a five percent raise for state employees. If the proposed five percent raise is enacted, then the required increase in state expenditures resulting from this legislation will be \$407,300 in FY23-24 and subsequent years.

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.
Position Monitor

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 department of revenue.
Fiscal Note (Dated March 13, 2023) Increase State Revenue \$488,800/FY23-24/DOR \$575,100/FY24-25 and Subsequent Years/DOR Increase State Expenditures \$276,200/FY23-24/DOR \$523,300/FY24-25 and Subsequent Years/DOR Decrease Local Revenue \$488,800/FY23-24 \$575,100/FY24-25 and Subsequent Years Other Fiscal Impact Any decrease in local government 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 67, Chapter 4, Part 7, relative to business licenses.
Position Monitor

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 and 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 02/01/24 - Referred to Senate State & Local Government Committee.
House Status 02/01/24 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 13; Title 35; Title 39, Chapter 17; Title 45; Title 47; Title 66 and Section 67-4-409, relative to property.

HB1854 Registration of foreign agents.

Sponsors Rep. Ragan, John
Summary Defines agent of foreign principal, country of concern, foreign principal, government of a foreign country, information service employee, person, political activities, political consultant, prints, public relations counsel, publicity agent, registration statement, and the United States. A person shall not act as an agent of a foreign principal from a country of concern unless the person has filed with the attorney general. Requires retroactive transparency for a person who acted as an agent of a foreign principal from a country of concern during the period from January 1, 2014, until July 1, 2024. They shall file with the attorney general and reporter a true and complete retroactive registration statement and supplements. An agent of a foreign principal from a country of concern and required to register must conspicuously label materials that are distributed by the agent on behalf of the foreign principal from a country of concern. Prohibits an agent of foreign principal from a country of concern from sharing advice with respect to a matter pertaining to political or public interests, policies, or relations with a foreign country of concern or a political party from a country of concern, or pertaining to the foreign or domestic policies of the United States or this state unless the propaganda or the request is prefaced or accompanied by a true and accurate statement to the effect that such person is registered as an agent of a foreign principal from a country of concern in accordance with this part. A person who knowingly violates the rules set forth in this bill may face up to \$100,000 in fines or five years of imprisonment or a combination of both fines and imprisonment. If the attorney general and reporter determines that a registration statement does not comply with the requirements of this part or the rules promulgated thereunder, the attorney general and reporter shall notify the registrant in writing, specifying in what respects the statement is deficient (pp. 20).
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 registration of foreign agents.

SB2916/HB2717 Submission of annual operating budget of metropolitan airport authority.

Sponsors Sen. Bailey, Paul; Rep. Garrett, Johnny

Summary	Requires the president of the metropolitan airport authority to prepare and submit annually the operating budget of the authority to the board of commissioners 75 days instead of 60 days prior to the beginning of the fiscal year.
Senate Status	02/01/24 - Filed for Introduction
House Status	02/01/24 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 42, Chapter 3 and Title 42, Chapter 4, relative to airport authority boards.
SB2618/HB2733	Publishing of notices on department website related to blasting.
Sponsors	Sen. Campbell, Heidi; Rep. Hemmer, Caleb
Summary	Requires the department to publish on its website the notices it receives of the exact location that blasting will occur and the beginning and end date of the blasting.
Senate Status	02/01/24 - Introduced in the Senate
House Status	02/01/24 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 105, relative to blasting.
SB2635/HB2787	Building codes - inclusion of three-family and four-family dwellings.
Sponsors	Sen. Rose, Paul; Rep. Barrett, Jody
Summary	Authorizes a local government to amend adopted building codes to include three-family dwellings and four-family dwellings within the scope of the residential code by modifying, transitioning, and establishing minimum prescriptive requirements to address the design and construction of those dwellings and make conforming changes to adopted building codes.
Senate Status	02/01/24 - Introduced in the Senate
House Status	02/01/24 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 120, relative to building codes.
SB1837/HB2075	Implementation of an electronic lien and title system.
Sponsors	Sen. Johnson, Jack; Rep. Bricken, Rush
Summary	Requires the department to, on or before December 31, 2025, procure and implement an electronic lien and title system to be used throughout the state. Broadly captioned.
Senate Status	01/31/24 - Referred to Senate State & Local Government Committee.
House Status	01/29/24 - Held on House clerk's desk.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3, Part 19; Title 8, Chapter 13; Title 10, Chapter 7; Title 12; Title 47, Chapter 9; Title 55; Title 66 and Title 69, Chapter 9, relative to electronic document systems.
SB2102/HB1889	State of Tennessee Real Estate Asset Management (STREAM) Act.
Sponsors	Sen. Johnson, Jack; Rep. Lamberth, William
Summary	Enacts the "State of Tennessee Real Estate Asset Management (STREAM) Act" which authorizes the commissioner to perform certain activities related to the management of real property owned by this state including general custodial care and decision-making responsibility. Increases the cost threshold for major maintenance contracts for state departments, colleges of applied technology, and public two-year institutions of higher learning above which the state building commission must approve and supervise the contract. Broadly captioned. Part of Administration Package.
Senate Status	02/01/24 - Referred to Senate State & Local Government Committee.
House Status	01/30/24 - Referred to House Public Service Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4, relative to state real estate management.
SB2462/HB2342	Grant program for first-time home buyers.
Sponsors	Sen. Akbari, Raumesh; Rep. Pearson, Justin
Summary	Requires the department of finance and administration, in conjunction with assistance from the department of revenue and the Tennessee Housing Development Agency, to promulgate rules to establish a grant program to render assistance to first-time home buyers, utilizing federal funds allocated and state funds appropriated for such purposes. Broadly captioned.
Senate Status	01/31/24 - Introduced in the Senate
House Status	02/06/24 - Referred to House Property & Planning Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3, Part 10; Title 39, Chapter 14; Title 47 and Title 66, relative to first-time home buyers.

SB2882/HB2955	Requires TACIR to study availability of affordable housing in this state.
Sponsors	Sen. Kyle, Sara; Rep. Hardaway, G.A.
Summary	Requires the TACIR to study the availability of affordable housing in this state and report its findings and recommendations to the general assembly no later than January 1, 2025. Broadly captioned.
Senate Status	02/01/24 - Filed for Introduction
House Status	02/01/24 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 3; Title 4; Title 5; Title 6; Title 7; Title 8 and Title 13, relative to affordable housing.
SB2907/HB2910	ECD report on unserved locations receiving broadband service.
Sponsors	Sen. Bailey, Paul; Rep. Alexander, Rebecca
Summary	Requires the department of economic and community development to include information on which unserved locations have received or are in the process of receiving broadband service since the last update to the broadband accessibility map. Broadly captioned.
Senate Status	02/01/24 - Filed for Introduction
House Status	02/01/24 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3; Title 7 and Title 65, relative to the reporting of broadband service availability.
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 and excise 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.
Position	Monitor
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, 2028, a taxpayer who is subject to taxation under this part and who incurs eligible childcare expenses during a business tax period may elect to defer payment of the taxpayer's tax liability for that tax period by the amount of eligible childcare expenses, but not to exceed \$2,000.
Fiscal Note	(Dated March 12, 2023) Increase State Revenue \$181,300/FY29-30 \$279,300/FY30-31 \$377,300/FY31-32 \$392,000/FY32-33 through FY37-38 \$308,700/FY38-39 \$210,700/FY39-40 \$112,700/FY40-41 \$14,700/FY41-42 Decrease State 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 \$1,020,000/FY25-26 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.
Position	Monitor

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 businesses that make monetary contributions to eligible nonprofit organizations that provide certain pregnancy-related services.
Fiscal Note	(Dated March 12, 2023) Decrease State Revenue \$150,000/FY23-24 \$585,000/FY24-25 \$625,000/FY25-26 \$665,000/FY26-27 \$705,000/FY27-28 \$745,000/FY28-29 and Subsequent Years Decrease Local Revenue \$255,000/FY24-25 and Subsequent Years
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.
Position	Monitor
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, or who have filed a return under prior law, to not be required to complete and file a registration information form.
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.
Position	Monitor
SB981/HB1117	Exemption from franchise and excise taxes - community development entity.
Sponsors	Sen. Yager, Ken; Rep. Carr, Dale
Summary	Exempts from franchise and excise taxes, a community development entity or sub-community development entity that is certified by the United States department of the treasury's community development financial institutions fund, and that has received an allocation of the federal new markets tax credits or federal sub-new markets tax credits from a community development entity that is used to fund a qualified low-income community investment in a Tennessee facility or operations of a business or nonprofit entity where the qualified low-income community investment expands the Tennessee-based operations of the business or nonprofit entity.
Fiscal Note	(Dated March 6, 2023) Decrease State Revenue Exceeds \$40,000/FY23-24 Exceeds \$100,000/FY24-25 and Subsequent Years
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.
Position	Monitor
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 from July 1, 2013, to December 31, 2014. Broadly captioned.
Amendment Summary	Senate Finance Revenue Subcommittee amendment 1, House Government Operations Committee amendment 1 (003845) requires all publicly traded corporations, including those traded on foreign stock exchanges, doing business in the state of Tennessee for which 50 percent or more of the corporation's voting stock is owned, directly or indirectly, by a publicly traded corporation to file an additional tax disclosure statement with the Secretary of State (SOS). Authorizes corporations who must file the additional statement that are not required to file a Tennessee excise tax return to elect to file an alternative statement with the SOS containing all applicable information that is submitted by filing corporations who also file an excise tax return; an explanation of why the corporation is not required to file a Tennessee excise tax return; and identification of the filing corporations total gross receipts from sales to purchasers in Tennessee. Clarifies additional statements submitted are open for public review. Imposes a civil penalty up to \$5,000 if a corporation fails to submit an additional statement within 60 days after it is due. Allows applicable corporations required to file the additional statement to submit supplemental, publicly available, information to facilitate proper interpretation of the information contained in the additional statement. Requires the Department of Revenue (DOR) to offer assistance to the SOS. Subjects the required statements to audit by the DOR. Effective January 1, 2024.

Fiscal Note (Dated February 6, 2023) NOT SIGNIFICANT
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 with amendment 1 (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 Subsequent Years 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 39-17-1806; Section 50-6-904; Section 58-2-205; Section 58-2- 204; Section 62-44-102 and Title 67, relative to business tax.
Position Realtors: support

SB1710/HB1629

Recordation tax - revenue distributed to counties for school debt and school capital 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 school debt and school capital projects.
Fiscal Note (Dated February 4, 2024) Decrease State Revenue \$105,012,000/Each Year FY24-25 through FY28-29 Increase Local Revenue \$105,012,000/Each Year FY24-25 through FY28-29
Senate Status 01/29/24 - Referred to Senate Finance, Ways & Means Committee.
House Status 02/07/24 - Set for House Finance, Ways & Means Subcommittee 02/14/24.
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 governments regarding 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 or 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 the real or tangible property owned or used by a taxpayer in this state. Authorizes the commissioner of revenue to issue refunds under certain conditions to taxpayers who properly file a claim for refund for taxes paid under that provision.
Senate Status 02/01/24 - Referred to Senate Finance, Ways & Means Committee.
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 franchise taxes.

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 county trustee for deposit under the County Powers Relief Act.
Senate Status	02/01/24 - Referred to Senate State & Local Government Committee.
House Status	02/01/24 - Caption bill held on House clerk's desk.
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. Yarbro, 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 provision of the Franchise Tax Law of 1999 that determines the apportionment of a taxpayer's net worth.
Senate Status	02/01/24 - Referred to Senate Finance, Ways & Means Committee.
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 permit is issued, mail to the county tax collection official the form upon which the permit applicant acknowledges the privilege taxes owed under the County Powers Relief Act.
Senate Status	02/01/24 - Referred to Senate State & Local Government Committee.
House Status	02/01/24 - Caption bill held on House clerk's desk.
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 new development taxes.
Sponsors	Sen. Hensley, Joey; Rep. Capley, Kip
Summary	Clarifies that the preemption on local governments enacting new or additional development taxes after June 20, 2006, under the County Powers Relief Act applies only to residential development.
Senate Status	02/01/24 - Referred to Senate State & Local Government Committee.
House Status	02/06/24 - Referred to House Property & Planning Subcommittee.
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 tax period for the Business Tax Act from not less than two calendar months following the end of the tax period to not less than 60 days following the end of the tax period.
Senate Status	02/01/24 - Referred to Senate Finance, Ways & Means Committee.
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.
SB2711/HB2868	Hotel/motel tax - municipality may change allocation of revenue.
Sponsors	Sen. Taylor, Brent; Rep. Moon, Jerome
Summary	Allows for a municipality to change the allocation of revenue, but not its designated use, of a privilege tax upon the privilege of occupancy in a hotel if the tax preexisted July 1, 2021.
Senate Status	02/01/24 - 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 14, relative to tax revenue.

SB2792/HB2924	Report on total annual amount of industrial machinery franchise and excise tax credits.
Sponsors	Sen. Watson, Bo; Rep. Hazlewood, Patsy
Summary	Requires the commissioner of revenue to report on or before February 1, 2025, to the finance, ways and means committees of the senate and the house of representatives the total annual amount of industrial machinery franchise and excise tax credits provided under Section 67-4-2009(3), for fiscal years 2020-2024. Broadly captioned.
Senate Status	02/01/24 - Filed for Introduction
House Status	02/01/24 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, relative to franchise and excise taxes.
SB2925/HB2949	Joint report on findings and recommendations regarding tax credits available to certain businesses.
Sponsors	Sen. Bailey, Paul; Rep. Travis, Ron
Summary	Authorizes the commissioners of economic and community development and revenue to electronically submit their report of their findings and recommendations regarding franchise tax credits, excise tax credits, and sales and use tax credits available to certain businesses that is due every four years to the governor, the speakers of both houses, the finance, ways and means committees of both houses, and the office of legislative budget analysis. Broadly captioned.
Senate Status	02/01/24 - Filed for Introduction
House Status	02/01/24 - Introduced in the House
Caption	AN ACT to amend Tennessee Code Annotated, Title 5; Title 11; Title 12; Title 43 and Title 67, relative to tax credits.
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 collection official must keep and preserve tax collection records. Broadly captioned.
Amendment	House Property & Planning Subcommittee amendment 1 (006293) allows the proceeds from a tax levied upon 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 of limited means within the county with the remaining proceeds must be used as otherwise provided by law. Senate State & Local 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.
Summary	
Fiscal Note	(Dated January 27, 2023) NOT SIGNIFICANT
Senate Status	03/29/23 - Senate State & Local Government Committee recommended with amendment 1 (006680). Sent to Senate 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.
Position	Support
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 tax refund, specifies that the method of notification provided by the commissioner of revenue to the treasurer and each claimant must 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.
SB25/HB12	County Powers Relief Act tax rate for residential development increased.
Sponsors	Sen. Hensley, Joey; Rep. Cepicky, Scott
Summary	Raises the initial tax rate authorized by the County Powers Relief Act for residential development from \$1 per square foot to \$3 per square foot. Prohibits a county from increasing the tax rate within a 4-year period of the last tax raise. Allows a county to raise the tax rate to a maximum of 10% following the 4-year period.
Senate Status	01/20/23 - Referred to Senate State & Local Government Committee.

House Status 01/20/23 - Withdrawn in House.
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 29, relative to the County Powers Relief Act.

SB121 Tax exemptions for tree canopy cover.

Sponsors Sen. Niceley, Frank
Summary Creates tax exemption for portions of property that provide tree canopy cover in certain counties, subject to the approval of 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 upon whether Davidson County elects to come under its provisions. If Davidson County does elect to, there will be a one-time increase to state expenditures of \$10,000 for modifications to the online exemption application; any subsequent recurring increase to state revenue cannot be estimated. The proposed legislation would also result in a recurring decrease to local revenue and increase to local expenditures, both of which cannot be quantified but are considered permissive.
Senate Status 01/20/23 - Referred to Senate State & Local Government Committee.
Caption AN ACT to amend Tennessee Code Annotated, Title 5; Title 6 and Title 67, Chapter 5, relative to property tax exemptions.

SB171/HB565 Referendum to approve a property tax increase that exceeds specified thresholds.

Sponsors Sen. Stevens, John; Rep. Todd, Chris
Summary Requires a local governmental entity to hold a referendum to approve a property tax increase that would cause the local government to realize an increase in total revenue exceeding inflation plus two percent or would cause the local 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 01/21/23 - Referred to Senate State & Local Government Committee.
House Status 02/01/23 - Referred to House Property & Planning Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 48 and Title 67, relative to real property taxes.
Position Support

SB207/HB254 Tax relief for elderly, low-income homeowners.

Sponsors Sen. Lowe, Adam; Rep. Raper, Kevin
Summary Increases, from \$27,000 to \$50,000, the maximum market value on which property tax relief is calculated for elderly, low-income homeowners.
Amendment Summary House amendment 1 (004659) increases the property value threshold for determining the extent of any property relief payments to low-income, elderly or disabled, taxpayers from \$27,000 of the full market value of the property to \$40,000 of the full market value of the property.
Fiscal Note (Dated February 2, 2023) Increase State Expenditures \$7,720,000/FY24-25 and Subsequent Years Other Fiscal Impact The extent of any permissive increase on local government expenditures cannot reasonably be determined.
Senate Status 04/21/23 - Senate Finance, Ways & Means Committee deferred to 2024.
House Status 04/21/23 - House passed with amendment 1 (004659).
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief.
Position Realtors: support

SB793/HB1450 Exemption - lots purchased for construction of single family residence for low-income household.

Sponsors Sen. Stevens, John; Rep. Faison, Jeremy
Summary 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 residence for a low-income household. Broadly captioned.
Fiscal Note (Dated March 30, 2023) Other Fiscal Impact The extent and timing of any permissive decrease to local property tax revenue cannot be estimated.
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 7; Title 13; Title 48; Title 49; Title 67 and Title 68, relative to low-income housing.

SB1192/HB1209	Time for eligible taxpayers to apply for refund or present a credit voucher for credit 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 within 35 days from the date taxes in the jurisdiction become delinquent for that year to within 40 days from that date. Broadly captioned.
Amendment Summary	House Property & Planning Subcommittee amendment 1 (005794) creates a property tax study committee to study property tax rates; methods of valuing and appraising property for purposes of levying property taxes; and policies and methods regarding statutory limits on tax increases, including an evaluation of such policies and methods and any expected effects in 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 this state and similarly situated states and to study examples of states that have enacted limits on property tax increases, including, but not limited to, creating a statewide property tax rate, capping rate increases at a certain percent, or locking in 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 real property.
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 rating of 100 percent for a permanent and total service-connected disability for all of the local property taxes paid on property that the disabled veteran 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 precise impact to state 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.
Position	Realtors: support
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 real property that is used, or held for use, for dwelling purposes in which 50 or more single family, residential properties are owned by one individual, entity, or association, including, but not limited to, investor groups, within one county and used, or held for use, as 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	02/07/24 - Taken off notice in House Property & Planning Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.
Position	Monitor
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 availability of the proposed use value schedule in a newspaper, the deadline by which a petition must be filed by owners of agricultural, 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 classified as agricultural, 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 property assessor 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 taxes.
SB1367/HB1361	Increase in the full market value of a disabled veteran's residence for calculation of 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 that is to be used in calculating reimbursement for property tax paid by the disabled veteran.
Fiscal Note	(Dated March 3, 2023) Increase State Expenditures Exceeds \$4,618,100/FY24-25 and Subsequent Years Other Fiscal Impact The extent of any permissive impact on local government expenditures cannot reasonably be determined.
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.
Position	Realtors: support
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 must provide the estimates of the annual income limit for eligibility in the property tax relief program that is likely to maintain the program at a constant level of expenditure.
Fiscal Note	(Dated February 1, 2023) NOT SIGNIFICANT
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 not being 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 executive secretary to the state board of equalization of the possibility that the reappraisal program may not be completed timely and 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 will be 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.
Position	Monitor

SB1536/HB1535	Coffee County - acquiring of property at tax sale.
Sponsors	Sen. Bowling, Janice; Rep. Bricken, Rush
Summary	Provides that whenever Coffee County acquires property at a tax sale, any non-governmental entity holding a vested and duly recorded contractual right to the payment of fees or assessments secured by the property retains such right. Further provides that Coffee County will be liable for the payment of such fees and assessments if the county makes actual use of the property purchased at the tax sale.
Fiscal Note	(Dated April 5, 2023) NOT SIGNIFICANT
Senate Status	02/01/24 - Referred to Senate State & Local Government Committee.
House Status	02/07/24 - Taken off notice in House Property & Planning Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 20 and Title 67, Chapter 5, relative to property bought by a county at a tax sale.
SB1725/HB1813	Property tax relief for disabled veterans.
Sponsors	Sen. Crowe, Rusty; Rep. Reedy, Jay
Summary	Expands eligibility for property tax relief to a veteran who acquired a service-connected disability that is determined by the United States Department of Veterans Affairs to be permanent and total due to individual unemployability.
Senate Status	01/29/24 - Referred to Senate State & Local Government Committee.
House Status	01/23/24 - Referred to House Property & Planning Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Section 67-5-704, relative to property tax relief for disabled veterans.
SB1733/HB2021	Tax exemptions for tree canopy cover.
Sponsors	Sen. Niceley, Frank; Rep. Marsh, Pat
Summary	Creates tax exemption for portions of property that provide tree canopy cover in certain counties, subject to the approval of the local governing body in such counties. Broadly captioned.
Senate Status	01/29/24 - Referred to Senate State & Local Government Committee.
House Status	01/30/24 - Referred to House Property & Planning Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 5; Title 6 and Title 67, Chapter 5, relative to tree canopies.
SB1772/HB1941	Property tax relief for disabled veteran homeowners.
Sponsors	Sen. Lundberg, Jon; Rep. Reedy, Jay
Summary	Changes the amount of reimbursement for property taxes for disabled veteran homeowners from payment on the first \$175,000 of full market value to the first \$300,000 of full market value.
Senate Status	01/29/24 - Referred to Senate State & Local Government Committee.
House Status	01/30/24 - Referred to House Property & Planning Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief for veterans.
SB1777/HB1734	Classification of agricultural land under the greenbelt law.
Sponsors	Sen. Swann, Art; Rep. Moon, Jerome
Summary	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.
Senate Status	01/29/24 - Referred to Senate State & Local Government Committee.
House Status	01/11/24 - Referred to House Agriculture & Natural Resources Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 10, relative to the classification of agricultural land.
SB1778/HB1646	Minimum size requirements for property to qualify as agricultural land under the greenbelt law.
Sponsors	Sen. Swann, Art; Rep. Moon, Jerome
Summary	Reduces, from 15 acres to 12 acres, the minimum size requirements for property to qualify as agricultural land under the greenbelt law.
Senate Status	01/29/24 - Referred to Senate State & Local Government Committee.
House Status	01/09/24 - Introduced in the House

Caption	AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 10, relative to the classification of agricultural land.
SB1857/HB2161	Davidson County - partial payment of property taxes.
Sponsors	Sen. Haile, Ferrell; Rep. Moon, Jerome
Summary	Reduces, from \$25 to \$20, the minimum amount of a partial payment of property taxes that the Trustee for the Metropolitan Government of Nashville and Davidson County may accept. Broadly captioned.
Senate Status	01/31/24 - Referred to Senate State & Local Government Committee.
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 6; Title 7; Title 8; Title 9 and Title 67, relative to taxation.
SB1882/HB1980	Exemption - charitable nonprofit corporation in Knox County.
Sponsors	Sen. Massey, Becky; Rep. Wright, Dave
Summary	Authorizes a charitable nonprofit corporation located in Knox County or within a municipality located within Knox County that acquires replacement property which is operated as a licensed residential home for the aged, to claim and file a property tax exemption as a religious, charitable, scientific, or nonprofit educational institution.
Senate Status	01/29/24 - Referred to Senate State & Local Government Committee.
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.
SB1900/HB1715	Property tax relief for veterans with disabilities.
Sponsors	Sen. Oliver, Charlane; Rep. Freeman, Bob
Summary	Requires the state to reimburse veterans with permanent and total disabilities for 100% of the local property taxes paid on their residences. Removes the limitations that such reimbursement be a partial payment and that it be paid on the first \$175,000 of the full market value of the residence.
Senate Status	01/29/24 - Referred to Senate State & Local Government Committee.
House Status	02/07/24 - Set for House Property & Planning Subcommittee 02/14/24.
Caption	AN ACT to amend Tennessee Code Annotated, Section 67-5-704, relative to property tax relief for veterans with disabilities.
SB1946/HB2057	Revises schedule of property reappraisals by county property assessors.
Sponsors	Sen. Walley, Page; Rep. Carr, Dale
Summary	Replaces the six-year reappraisal cycle with the requirement for counties to choose between a reappraisal program that requires reappraisal to occur once per year, once every two years, once every three years, or once every four years. Also details requirements for the reappraisal programs including the updates to reappraisal requirements and procedures, maximum costs to assess property within a city, and assessments of cemeteries.
Senate Status	01/29/24 - Referred to Senate State & Local Government Committee.
House Status	02/07/24 - Set for House Local Government Committee 02/13/24.
Caption	AN ACT to amend Tennessee Code Annotated, Section 67-5-1005 and Title 67, Chapter 5, Part 16, relative to reappraisal.
SB2033/HB2162	Preemption on local governments enacting new or additional development taxes.
Sponsors	Sen. Hensley, Joey; Rep. Capley, Kip
Summary	Clarifies that the preemption on local governments enacting new or additional development taxes after June 20, 2006, under the County Powers Relief Act applies only to residential development.
Senate Status	01/31/24 - Referred to Senate State & Local Government Committee.
House Status	01/31/24 - Referred to House Property & Planning Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 29, relative to the County Powers Relief Act.
SB2111/HB2217	Tax formula for calculating tax relief on real property owned by disabled veterans.
Sponsors	Sen. Lundberg, Jon; Rep. Crawford, John

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

Senate Status 02/01/24 - Referred to Senate State & Local Government Committee.
House Status 01/31/24 - Referred to House Property & Planning Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief.

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 reduce the amount of delinquent property tax, interest, statutory fees, and court costs, by relative amounts on a pro-rata basis.

Senate Status 02/01/24 - Referred to Senate State & Local Government Committee.
House Status 02/07/24 - Set for House Property & Planning Subcommittee 02/14/24.
Caption AN ACT to amend Tennessee Code Annotated, Section 67-5-2001, relative to collection of delinquent 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 a building permit applicant to the county official or employee who has been designated by the county legislative body to collect the tax when a building permit is issued under the County Powers Relief Act from 30 days to 30 business days.

Senate Status 02/01/24 - Referred to Senate State & Local Government Committee.
House Status 02/01/24 - Caption bill held on House clerk's desk.
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 governing bodies elect to create the exemption by two-thirds majority vote.

Senate Status 02/01/24 - Referred to Senate State & Local Government Committee.
House Status 02/07/24 - Set for House Property & Planning Subcommittee 02/14/24.
Caption AN ACT to amend Tennessee Code Annotated, Title 5; Title 6 and Title 67, Chapter 5, relative to tree canopies.

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 02/01/24 - Referred to Senate State & Local Government Committee.
House Status 02/07/24 - Set for House Agriculture & Natural Resources Subcommittee 02/13/24.
Caption AN ACT to amend Tennessee Code Annotated, Title 66; Section 67-4-409 and Title 67, Chapter 5, Part 10, relative to the 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 a classification of the property as zoning-exempt property, which values the property based on the zoning classification that existed at the time the owner came into possession of the property and its current use.

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

House Status 02/06/24 - Referred to House Property & Planning Subcommittee.
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 a 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 by the court. Broadly captioned.

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

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 49; Title 54; Title 55; Title 64; Title 67 and Title 68, relative to property taxes.

SB2289/HB2525 Low-interest construction loans to low-income persons living in areas with a need for 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 purposes of making low-interest and zero-interest construction loans to low-income persons who live in areas with a critical need for affordable housing.

Senate Status 02/01/24 - 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 13, Chapter 23 and Title 67, Chapter 4, relative to affordable housing.

SB2417/HB2581 Payment in lieu of tax agreements to be approved by a majority vote of the city or 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 02/01/24 - Referred to Senate State & Local Government Committee.

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, relative to payments in lieu of ad valorem taxes.

SB2483/HB2481 Filing an exception regarding the property tax assessment for a utility or carrier.

Sponsors Sen. Kyle, Sara; Rep. Thompson, Dwayne
Summary Changes, from 20 days to three weeks, the time in which a person or entity must file an exception regarding the property tax assessment for a utility or carrier before the person or entity is deemed to have waived any objection to the assessment. Broadly captioned.

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

House Status 02/01/24 - Caption bill held on House clerk's desk.

Caption AN ACT to amend Tennessee Code Annotated, Section 67-5-1327; Section 67-5-1328 and Section 67-5- 303, relative to property 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 investors who own more than 100 homes in this state. Specifies that the privilege tax is \$20,000 per home that the investor owns in excess of 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 financial 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.

SB2550/HB2624 Revises current law regarding property tax liens and delinquent property taxes.

Sponsors Sen. Swann, Art; Rep. Carr, Dale
Summary Grants first priority to property tax liens relative to receiver's liens and other liens established under the Neighborhood Preservation Act and the Tennessee Local Land Bank Program. Clarifies that various provisions governing judicial sales do not apply to property tax proceedings. Makes various revisions to laws governing property tax liens, delinquent property taxes, and property tax proceedings. (21pp.). Broadly captioned.
Senate Status 02/01/24 - Introduced in the Senate
House Status 02/01/24 - Introduced in the House
Caption AN ACT to amend Tennessee Code Annotated, Title 5; Title 8; Title 13; Title 26 and Title 67, relative to delinquent property taxes.

SB2658/HB2608 TACIR study of the County Powers Relief Act.

Sponsors Sen. White, Dawn; Rep. Stevens, Robert
Summary Requires TACIR to conduct a study of the County Powers Relief Act and report its findings to the state and local government committee of the senate and the local government committee of the house by January 30, 2025. Broadly captioned.
Senate Status 02/01/24 - 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 and Title 67, Chapter 4, Part 29, relative to revenue from development.

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 the county board of equalization during its regular session must be completed and notice of its decision and appeal procedure must be sent. 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 an agent to collect 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 Constitutional Amendments - state tax on property.

Sponsors Sen. Niceley, Frank
Summary Proposes additional language in Article II, Section 28 to prohibit the general assembly from levying, authorizing, or otherwise permitting a state tax on property.
Senate Status 02/06/23 - Referred to Senate Judiciary Committee.
Position Realtors: support

HB244 Property tax relief for elderly low-income homeowners.

Sponsors Rep. Hale, Michael
Summary Increases income eligibility limits for property tax relief for elderly low-income homeowners and disabled homeowners from \$24,000 to \$36,600 beginning tax year 2024. Increases income eligibility limits for property tax relief for elderly low-income 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 \$35,000. Increases the full market value

limit on which property tax reimbursement is calculated for disabled veteran and surviving spouse homeowners to \$200,000.
Fiscal Note (Dated March 24, 2023) Increase State Expenditures Exceeds \$5,120,900/FY24-25 and Subsequent Years Other Fiscal Impact The extent of any permissive impact on local government expenditures cannot reasonably be determined.
House Status 01/24/23 - Referred to House Property & Planning Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief.

HB1952 **Revises the schedule of required property appraisals.**
Sponsors Rep. Carr, Dale
Summary 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.
House Status 01/24/24 - Withdrawn in House.
Caption AN ACT to amend Tennessee Code Annotated, Section 67-5-1005 and Title 67, Chapter 5, Part 16, relative to reappraisal.

HJR81 **Constitutional amendment - state tax on property.**
Sponsors Rep. Darby, Tandy
Summary Proposes an amendment to Article II, Section 28 of the Constitution of Tennessee, to prohibit taxation of property by the State.
House Status 04/21/23 - House adopted on third reading.
Position Realtors: support

SB462/HB1187 **Sale tax distribution change.**
Sponsors Sen. Briggs, Richard; Rep. Garrett, Johnny
Summary Reduces from 29.0141 percent to 28.5262 percent, the share of state sales and use tax revenue deposited to the state general fund. Increases, from 4.6030 percent to 5.0909 percent, the share appropriated to municipalities.
Amendment Summary House Finance Subcommittee amendment 1 (006663) requires that all revenue generated from the increase in the rate of 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 \$3,200 on the sale or use of any single article of personal property must be paid into the state general fund and allocated exclusively for general state purposes. Requires that revenue generated from the increases in the rate of sales and use tax from 6% to 7% must be apportioned, paid, and allocated in specific amounts over every fiscal year for the next six fiscal cycles. Requires all revenue generated from the 0.5% increases in the sales and use tax rate that became effective April 1, 1992, must be 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%.
Fiscal Note (Dated March 9, 2023) Increase State Revenue \$551,400/FY22-23 and Subsequent Years /Municipal Technical Advisory Service Decrease State Revenue \$55,142,000/FY22-23 and Subsequent Years /General Fund Increase Local Revenue \$54,590,600/FY22-23 and Subsequent Years
Senate Status 04/20/23 - Taken off notice in Senate Finance, Ways & Means Committee.
House Status 02/07/24 - House Finance, Ways & Means Subcommittee deferred to Special Calendar to be Published with Final Calendar.
Caption AN ACT to amend Tennessee Code Annotated, Section 67-6-103, relative to distribution of revenues.
Position Realtors: support

SB767/HB789 **Share of state sales and use tax revenue appropriated to municipalities.**
Sponsors 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 use tax revenue appropriated to municipalities. Reduces, over a five-year period, from 29.0141 percent to 28.5262 percent, the share of state 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 \$330,800/FY26-27/MTAS \$441,100/FY27-28/MTAS \$551,400/FY28-29 and Subsequent Years/MTAS Decrease State Revenue \$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 Local Revenue \$13,650,400/FY24-25 \$21,829,500/FY25-26 \$32,749,900/FY26-27 \$43,670,200/FY27-28 \$54,590,600/FY28-29 and 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.
Position Realtors: support

SB1356/HB1424 Requirements for the retainment of records and invoices associated with filed 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, keep and 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. Requires such counties 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 Business Enterprise Tax Act which imposes a 0.75% tax upon the taxable enterprise value tax base of every business enterprise. Also enacts the Worldwide Combined Reporting Act which applies to the reporting of net earnings and the levying of taxes. (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.

HJR134 Housing solutions for Tennesseans in need by TennCare.

Sponsors Rep. Dixie, Vincent
Summary Urges the Bureau of TennCare to seek a Section 1115 waiver to provide housing solutions for Tennesseans in need.
House Status 02/01/23 - Referred to House Health Subcommittee.
Position Monitor

SB2823/HB1898 Period of time by which government entity may respond to claim under TN 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 such a claim, action, or suit is deemed denied if, at the end of such period, the governmental entity or its insurer 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 66, relative to liability.

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 and 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 device permits to remove, block cut, or trim vegetation located on the right-of-way, without regard to whether it is adjacent to the device, if the vegetation prevents clear visibility for a certain distance to occupants of vehicles using the main traveled ways 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 Highway Administration due to failure to comply with relevant federal laws and regulations. The exact amount of any possible 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.
Position Monitor

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 was 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.
Position Monitor

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 containing statements of the operations of the company, unless the railroad companies prepare such statements of operations on a monthly or 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 of the time and place of the proceeding before a jury instead of three days' notice. Broadly captioned. Part of Administration Package.
Senate Status 02/01/24 - 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 4; Title 8; Title 12; Title 13; Title 29; Title 54; Title 62 and Title 64, relative to right-of-way acquisition.

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 of the house of representatives and the transportation and safety committee of the senate no later than March 15 annually concerning placards issued to transporters of manufactured homes, including data on unsafe and erratic driving reported to 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.

Position Monitor

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 or under such conditions as to leave available less than 12 feet of an unobstructed width of the roadway opposite the parked vehicle for the free passage of other vehicles. Broadly captioned.

Senate Status 02/01/24 - Referred to Senate Transportation & Safety Committee.

House Status 02/06/24 - Referred to House Transportation Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 55, relative to parking.

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 projects that a municipality includes depreciation in its calculation of fees or rates.

Fiscal Note (Dated March 3, 2023) Other Fiscal Impact Any increase in revenue and expenditures for the State Revolving Fund and local governments cannot be quantified with reasonable certainty. Any impact on local governments is considered permissive.

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 utilities.

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.

Position Monitor

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 send notice to a municipality regarding the municipality's failure to remit funds in accordance with the amortization schedule for the municipality's waterworks construction loan agreement. Broadly captioned.

Fiscal Note (Dated January 28, 2023) NOT SIGNIFICANT

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 utilities.

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, 2023, and by July 1 of the two subsequent years thereafter, a map or other information with the appropriate regulatory entity indicating the specific locations where the

provider offered broadband service that is capable of delivering download speeds of at least 100 Mbps and upload speeds of at least 20 Mbps.
Fiscal Note (Dated March 9, 2023) NOT SIGNIFICANT
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.
Position Realtors: support

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 excavate or 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 01/31/24 - Referred to Senate State & Local Government Committee.
House Status 02/01/24 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7 and Title 65, relative to utility excavations.

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 the utility provides 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 a smart meter is already present. Broadly captioned.
Senate Status 02/01/24 - Referred to Senate Commerce & Labor Committee.
House Status 02/06/24 - Referred to House Business & Utilities Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 8; Title 65 and Title 68, relative to utility 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 video 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 services.

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 loans for starting a business, use their military experience to access degrees, certifications, and occupational licenses, ensure veterans' healthcare and mental healthcare is affordable and adequate, and find affordable and reliable housing for homeless veterans. Requires a report on findings and recommendations to be sent to the governor and the general assembly by February 1 of each year (10 pp). Broadly captioned.
Fiscal Note (Dated February 26, 2023) Increase State Expenditures - \$1,879,100/FY23-24 \$1,312,300/FY24-25 and Subsequent Years Other Fiscal Impact This legislation would result in significant additional state and local expenditures to provide veterans with additional resources; however, due to multiple unknown factors, any such increase cannot be reasonably estimated.
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 and Title 71, 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 are of the highest priority to the state. Ensures that Tennessee is ready and able to receive federal funds from the Safeguarding Tomorrow 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 earnings, money received as repayment of loan principal and interest, and all money received by the fund. Requires money in the fund to be used to provide loans at an interest rate not exceeding 1% to eligible recipients. Allows money in the fund to be used to provide loans and financial assistance to recipients that mitigate the impacts of natural hazards. Requires TEMA to administer the fund and adopt rules and regulations for the fund's administration. Requires the agency to publish information about all projects receiving funding. Part of Administration Package.

Senate Status 02/08/24 - Set for Senate State & Local Government Committee 02/13/24.
House Status 02/07/24 - Set for House Department & Agencies Subcommittee 02/14/24.
Caption AN ACT to amend Tennessee Code Annotated, Title 58, Chapter 2, relative to the establishment of the Resilient Tennessee Revolving Loan Act.

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 under the federal housing choice voucher program to the maximum allowed by federal law.

Senate Status 01/31/24 - Introduced in the Senate
House Status 02/06/24 - Referred to House Property & Planning Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 23, relative to affordable housing.