



RAMSEY FARRAR RUSSELL & SMITH
GOVERNMENT RELATIONS

TN Realtors Weekly Calendar 2024 Legislative Session

Mon 2/5/24 1:30pm - House Hearing Rm I, House Government Operations Committee

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

- HB1754 GOVERNMENT ORGANIZATION: Sunset - department of general services.** Extends the department of general services to June 30, 2028. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29 and Title 4, Chapter 3, relative to the department of general services.
Ragan J. SB1611 - K. Roberts - 02/01/24 - Set for Senate Government Operations Committee 02/07/24.
- HB1707 MISCELLANEOUS: Charitable Solicitations Act.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 48, Chapter 101, Part 5, relative to charitable organizations.
J. SB1661 - A. Swann - 01/10/24 - Referred to Senate Commerce & Labor Committee.

Mon 2/5/24 5:00pm - House Chamber, House Consent

The committee will take up the following resolutions on consent: hr100, hjr860-863, sjr871, sjr873-877, sjr882-889.

- HB1765 GOVERNMENT ORGANIZATION: Sunset - Tennessee Real Estate Commission.** Extends the Tennessee Real Estate Commission to June 30, 2030. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29 and Title 62, Chapter 13, relative to the Tennessee real estate commission.
Ragan J. SB1622 - K. Roberts - 01/31/24 - Senate Government Operations Committee recommended. Sent to Senate Calendar Committee.
- HB1764 GOVERNMENT ORGANIZATION: Sunset - real estate appraiser commission.** Extends the real estate appraiser commission to June 30, 2030. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29 and Title 62, Chapter 39, relative to the real estate appraiser commission.
Ragan J. SB1621 - K. Roberts - 01/31/24 - Senate Government Operations Committee recommended. Sent to Senate Calendar Committee.

Tue 2/6/24 10:30am - House Hearing Rm III, House Agriculture & Natural Resources Subcommittee

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

- HB1054 ENVIRONMENT & NATURE: Classification of real property as a wetland.** 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** K. **Summary:** House Agriculture & Natural Resources Subcommittee amendment 1 (011782) removes certain wetland property from applicable standards under the Water Quality Control Act. **Fiscal Note:** (Dated March 2, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 11, Chapter 14, Part 4; Title 66 and Title 69, relative to wetlands.
Vaughan K. SB631 - B. Taylor - 03/08/23 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.

Tue 2/6/24 10:30am - Senate Hearing Rm I, Senate State & Local Government Committee

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

- SB1659 PROPERTY & HOUSING: Increase in acreage for tax jurisdiction purposes.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.
Walley P. HB2054 - R. Eldridge - 01/30/24 - Referred to House Property & Planning Subcommittee.

Tue 2/6/24 12:00pm - House Hearing Rm III, House Business & Utilities Subcommittee

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

- HB1702 CONSTRUCTION: Sunset - Go Build Tennessee Act extension.** Extends the Go Build Tennessee Act by changing the repeal date from July 1, 2024, to July 1, 2029. **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.
Williams R. SB1666 - J. Johnson - 02/01/24 - Set for Senate Commerce & Labor Committee Consent 02/06/24.

Tue 2/6/24 12:00pm - House Hearing Rm II, House Criminal Justice Subcommittee

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

- HB1858 CRIMINAL LAW: Home address confidentiality program for victims.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 40, Chapter 38, Part 6, relative to the home address confidentiality program.
Davis E. SB1775 - A. Swann - 01/29/24 - Referred to Senate Judiciary Committee.

Tue 2/6/24 1:00pm - Senate Hearing Rm I, Senate Commerce & Labor Committee Consent

- SB1666 CONSTRUCTION: Sunset - Go Build Tennessee Act extension.** Extends the Go Build Tennessee Act by changing the repeal date from July 1, 2024, to July 1, 2029. **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.
Johnson J. HB1702 - R. Williams - 01/31/24 - Set for House Business & Utilities Subcommittee 02/06/24.

Tue 2/6/24 1:30pm - House Hearing Rm II, House Banking & Consumer Affairs Subcommittee

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

1. **HB2087 BANKING & CREDIT: Calculation of annual assessments for trust companies by department of finance and administration.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 45, Chapter 1 and Title 45, Chapter 2, relative to financial institutions. SB2072 - J. Johnson - 01/31/24 - Introduced in the Senate
2. **HB528 PROPERTY & HOUSING: Number of times an entity is permitted to contact property owner to make an unsolicited offer.** Limits the number of times that a real estate developer, business entity, or individual working on behalf of the developer or business entity is permitted to contact a property owner to make an unsolicited offer to buy the property owner's property. Allows a property owner who believes a developer has violated the limitation to submit a complaint to the consumer affairs division in the office of the attorney general. Adds additional requirements and penalties for a violation. Broadly captioned. **Amendment Summary:** Senate 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 40, Chapter 33, Part 2; Title 47 and Title 66, relative to consumer protection. **Subcommittee Amendments:** Banking_Sub_Amendments_03.21.23.pdf
SB234 - C. Oliver - 03/20/23 - Senate passed with amendment 1 (005363).
4. **HB1470 COMMERCIAL LAW: Consumer Wheelchair Repair Bill of Rights Act.** Enacts the "Consumer Wheelchair Repair Bill of Rights Act," which states that an original equipment manufacturer of powered wheelchair manufacturers shall, with fair and reasonable terms and costs, make available to an independent repair provider or owner of the manufacturer's equipment any documentation, parts, embedded software, firmware, or tools that are intended for use with the equipment or any part, including updates to documentation, parts, embedded software, firmware, or tools. Covers equipment that contains an electronic security lock or other security-related function. Details limitations to outdated powered wheelchairs. **Fiscal Note:** (Dated March 16, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 18, relative to consumer protection. SB1252 - R. Akbari - 02/06/23 - Referred to Senate Commerce & Labor Committee.

Wed 2/7/24 8:30am - Senate Hearing Rm I, Senate Government Operations Committee

MEMBERS: CHAIR K. Roberts (R); VICE CHAIR E. Jackson (R); 2ND VICE CHAIR J. Bowling (R); R. Crowe (R); S. Kyle (D); A. Lowe (R); C. Oliver (D); P. Rose (R); B. Taylor (R)

2. **SB1611 GOVERNMENT ORGANIZATION: Sunset - department of general services.** Extends the department of general services to June 30, 2028. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29 and Title 4, Chapter 3, relative to the department of general services. HB1754 - J. Ragan - 01/31/24 - Set for House Government Operations Committee 02/05/24.

Wed 2/7/24 9:00am - House Hearing Rm II, House Department & Agencies Subcommittee

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

7. **HB2141 ENVIRONMENT & NATURE: Removing a wild animal, fowl, or fish while trespassing on land penalty.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 70, relative to wildlife resources. SB1751 - P. Rose - 01/29/24 - Referred to Senate Energy, Agriculture & Natural Resources Committee.

Wed 2/7/24 10:30am - House Hearing Rm III, House Finance, Ways & Means Subcommittee

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

4. **HB1629 TAXES BUSINESS: Recordation tax - revenue distributed to counties for school debt and school capital projects.** Requires half of the unencumbered revenue from the recordation tax to be distributed to counties for school debt and school capital projects. **Caption:** AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to the recordation tax. SB1710 - J. Hensley - 01/29/24 - Referred to Senate Finance, Ways & Means Committee.
7. **HB1187 TAXES SALES: Sale tax distribution change.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Section 67-6-103, relative to distribution of revenues. **Subcommittee Amendments:** Finance_Sub_Amendments_04.05.2023.pdf
SB462 - R. Briggs - 04/20/23 - Taken off notice in Senate Finance, Ways & Means Committee.

Wed 2/7/24 10:30am - House Hearing Rm II, House Property & Planning Subcommittee

MEMBERS: CHAIR D. Carr (R); J. Crawford (R); G. Martin (R); K. Raper (R); J. Reedy (R); T. Rudd (R); D. Thompson (D); D. Wright (R)

1. **HB2071 PROPERTY & HOUSING: Referendum for annexation of territory.** Specifies circumstances in which a referendum will not be required to effectuate annexation of territory. Removes repealer provision for exceptions to the referendum requirement. **Caption:** AN ACT to amend Tennessee Code Annotated, Section 6- 51-104, relative to annexation. SB2895 - P. Bailey - 02/01/24 - Filed for Introduction
2. **HB1535 TAXES PROPERTY: Coffee County - acquiring of property at tax sale.** 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 **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. SB1536 - J. Bowling - 02/01/24 - Referred to Senate State & Local Government Committee.

4. **HB969** **TAXES PROPERTY: Redefines "industrial and commercial property."** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes. SB1277 - J. Yarbro - 02/06/23 - Referred to Senate State & Local Government Committee.
Thompson D.
5. **HB2057** **TAXES PROPERTY: Revises schedule of property reappraisals by county property assessors.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Section 67-5-1005 and Title 67, Chapter 5, Part 16, relative to reappraisal. SB1946 - P. Walley - 01/29/24 - Referred to Senate State & Local Government Committee.
Carr D.