



RAMSEY FARRAR RUSSELL & SMITH
GOVERNMENT RELATIONS

TN REALTORS Bill Report

2024 Legislative Session

AGRICULTURE

SB2099/HB1890 **Agricultural real estate interests.**

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

Summary: Establishes a program to allow the department of agriculture to acquire and administer real estate interests 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.

Amendment Summary: House Agriculture & Natural Resources Subcommittee amendment 1 (014391) establishes a program for the Department of Agriculture's acquisition and administration of agricultural real estate interests in the State, including the administration of grants for the purpose of preserving farm and forestry land and the acquisition of agricultural easements. Creates the Farmland Preservation Fund, within the General Fund, to be administered by the Commissioner of Agriculture for agricultural easements. Specifies that the fund may only consist of funds appropriated from the General Assembly or interest accrued on investments and deposits of the fund. Unexpended funds do not revert to the General Fund, but are carried forward and maintained until expended. Prohibits the department from selling, transferring, or otherwise divesting of any agricultural easement acquired pursuant to the proposed legislation.

Fiscal Note: (Dated February 10, 2024) Increase State Revenue \$25,000,000/FY24-25/Farmland Preservation Fund Increase State Expenditures \$25,000,000/FY24-25/General Fund Other Fiscal Impact The timing and amount of expenditures from the Farmland Preservation Fund for agricultural easements cannot reasonably be estimated. The Governor's proposed FY24-25 budget, on page B-267, recognizes a one-time appropriation of \$25,000,000 to fund the Farmland Conservation Fund within the Department of Environment and Conservation.

Senate Status: 03/06/24 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.

House Status: 03/06/24 - House Agriculture & Natural Resources Committee recommended with amendment 1 (014394). Sent to House Government Operations.

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

Position: Monitor

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.

Amendment Summary: Senate Energy, Agriculture & Natural Resources Committee amendment 1 (014329) prohibits the Department of Environment and Conservation (TDEC) from regulating or overseeing activities on a farm 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 Spaced Land Act of 1976. Senate Energy, Agriculture & Natural Resources Committee amendment 2 (014982) redefines "rock harvesting" within the Water Quality and Control Act by not applying to any agricultural or forestry activity or the activities necessary to the conduct and operations thereof or to any lands devoted to the production of any agricultural or forestry products, unless there is a point source discharge from the discernible, confined, and discrete water conveyance.

Fiscal Note: (Dated February 25, 2024) Decrease State Revenue - \$16,300/FY24-25 and Subsequent Years/Environmental Protection Fund

Senate Status: 03/06/24 - Senate Energy, Agriculture & Natural Resources Committee recommended with amendment 1 (014982). Sent to Senate Calendar Committee.

House Status: 02/05/24 - 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 11; Title 13; Title 43; Title 44; Title 64; Title 66; Title 67; Title 68 and Title 69, relative to agriculture.

Position: Monitor

ANIMALS & ANIMAL HUSBANDRY

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

BANKING & CREDIT

SB1257/HB1172 **Homeowner Bill of Rights.**

Sponsors: Sen. Akbari, Raumesh , Rep. Dixie, Vincent

Summary: Enacts the "Homeowner Bill of Rights," which details the pre-foreclosure procedures to notify the delinquent 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.

Fiscal Note: (Dated January 12, 2024) NOT SIGNIFICANT

Senate Status: 02/27/24 - Failed in Senate Commerce & Labor Committee.

House Status: 03/05/24 - Taken off notice in House Banking & Consumer Affairs Subcommittee.

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

Position: Monitor

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.

Fiscal Note: (Dated January 27, 2024) NOT SIGNIFICANT

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.

Position: Monitor

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.

Fiscal Note: (Dated February 3, 2024) NOT SIGNIFICANT

Senate Status: 02/22/24 - Senate passed.

House Status: 02/22/24 - House passed.

Executive Status: 02/22/24 - Sent to the speakers for signatures.

Caption: AN ACT to amend Tennessee Code Annotated, Title 45, Chapter 1 and Title 45, Chapter 2, relative to financial institutions.

Position: Monitor

CAMPAIGNS & LOBBYING

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

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

Summary: Prohibits a candidate or political campaign committee from accepting contributions that exceed 30 percent of the total contributions received by a candidate or political campaign committee from persons who are not residents of 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.

Fiscal Note: (Dated February 13, 2024) NOT SIGNIFICANT

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

House Status: 03/06/24 - Set for House Elections & Campaign Finance Subcommittee 03/13/24.

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

Position: Monitor

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.

Fiscal Note: (Dated February 16, 2024) NOT SIGNIFICANT

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

House Status: 03/06/24 - Failed in House Elections & Campaign Finance Subcommittee.

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

Position: Monitor

SB2743/HB2117 **Written attestation with the political subdivision's annual audit.**

Sponsors: Sen. Niceley, Frank , Rep. Powers, Dennis

Summary: Requires a political subdivision to provide a written attestation with the political subdivision's annual audit to the comptroller of the treasury certifying that the political subdivision has not sought or received a grant in intentional pursuit of certain prohibited policies. Broadly captioned.

Fiscal Note: (Dated February 28, 2024) NOT SIGNIFICANT

Senate Status: 02/05/24 - Referred to Senate State & Local Government Committee.

House Status: 03/06/24 - Set for House Civil Justice Subcommittee 03/12/24.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 20; Title 21; Title 27; Title 28 and Title 29, relative to the protection of private property rights.

COMMERCIAL LAW

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

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

Summary: Prohibits consumer reporting agencies from including on a consumer report a record of a civil action that is 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.

Position: Caption

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: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

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 Summary: Senate amendment 1 (006129) requires, before transacting any business with this state or a political subdivision of this state, a domestic corporation, a foreign corporation, an LLC, a foreign LLC, a partnership, a registered 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.

Fiscal Note: (Dated January 24, 2024) NOT SIGNIFICANT

Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

House Status: 03/06/24 - Set for House Business & Utilities Subcommittee 03/12/24.

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

Position: Monitor

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.

Fiscal Note: (Dated January 20, 2024) NOT SIGNIFICANT

Senate Status: 02/26/24 - Senate passed.

House Status: 02/12/24 - House passed.

Executive Status: 02/26/24 - Sent to the speakers for signatures.

Caption: AN ACT to amend Tennessee Code Annotated, Title 48, Chapter 101, Part 5, relative to charitable organizations.

Position: Monitor

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.

Fiscal Note: (Dated January 31, 2024) NOT SIGNIFICANT

Senate Status: 01/31/24 - Referred to Senate Commerce & Labor Committee.

House Status: 03/06/24 - Set for House Banking & Consumer Affairs Subcommittee 03/12/24.

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.

Position: Monitor

SB2370/HB2309 Blockchain Basics Act.

Sponsors: Sen. Watson, Bo , Rep. Vaughan, Kevin

Summary: Specifies that an individual may engage in home digital asset mining as long as the individual complies with all local noise ordinances and operates a node for the purpose of connecting to a blockchain protocol or a protocol built on top of a blockchain protocol and transferring digital assets on a blockchain protocol, or participating in staking on a blockchain protocol. Clarifies that an individual engaged in home digital asset mining, a digital asset mining business, or operating a node or a series of nodes on a blockchain protocol is not required to obtain a license under the Money Transmission Modernization Act. Specifies that a digital asset mining business may engage in digital asset mining in any area that is zoned for industrial use.

Amendment Summary: House Business & Utilities Subcommittee amendment 1 (014403) authorizes an individual to engage in home digital asset mining as they comply with local noise ordinances and operate a node for the purpose of connecting to, transferring digital assets, or participating in staking on a blockchain protocol. Specifies individuals engaging in such activities are not required to obtain a license under the Money Transmission Modernization Act (MTMA). Prohibits a business offering to provide data asset mining services or staking as a service for individuals or businesses to be deemed to be offering a security under the Tennessee Securities Act of 1980. Authorizes a digital asset mining business to engage in digital asset mining in any area that is zoned for industrial use. Prohibits a political subdivision from: (1) setting a limit on sound decibels generated from home or business digital asset mining other than limits set for sound pollution in the political subdivision or industrial-zoned areas; (2) imposing requirements on a digital asset mining business that are not a requirement for data centers within the jurisdiction of the political subdivision; or (3) making zoning changes without the required procedures. Prohibits the state or a political subdivision from: prohibiting, restricting, or impairing the use of a controllable electronic record to purchase legal goods or services or a self-hosted, third-party, or hardware storage wallet for self-custody of controllable electronic records; or imposing additional taxes, withholdings, assessments, or charges on a controllable electronic record used as a method of payment based solely on the use of the record as the method of payment unless the imposition or collection of a tax, withholding, assessment, or charge would otherwise be collected if the transaction had taken place using legal tender. Authorizes a financial institution or trust company to provide customers with digital asset custody services through third-party service providers if the financial institution or trust company has adequate protocols in place to manage risks and comply with applicable laws. Requires the financial institution or trust company to examine the risks involved in offering such services through a methodical self-assessment process prior to the offering of such services. Requires the financial institution or trust company offering these services to implement risk management systems and controls to measure, monitor, and control relevant risks associated with custody of digital assets, confirm that it has adequate insurance coverage for such services, and maintain a service provider oversight program to address risks to service provider relationships as a result of engaging in digital asset custody services. Permits the financial institution or trust company, through the entity's charter authority, to provide digital asset custody services in a nonfiduciary or fiduciary capacity.

Fiscal Note: (Dated February 24, 2024) NOT SIGNIFICANT

Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

House Status: 03/06/24 - Set for House Commerce Committee 03/12/24.

Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 45; Title 47; Title 48 and Title 67, relative to digital assets.

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.

Fiscal Note: (Dated February 24, 2024) NOT SIGNIFICANT

Senate Status: 03/05/24 - Senate Commerce & Labor Committee recommended. Sent to Senate Calendar Committee.

House Status: 03/06/24 - Set for House Banking & Consumer Affairs Subcommittee 03/12/24.

Caption: AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 6, Part 4 and Title 47, relative to commerce.

Position: Monitor

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.

Fiscal Note: (Dated February 13, 2024) NOT SIGNIFICANT

Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

House Status: 02/07/24 - Referred to House Banking & Consumer Affairs Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 47, relative to the use of artificial intelligence.

Position: Oppose

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: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

House Status: 03/06/24 - Set for House Business & Utilities Subcommittee 03/12/24.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 43; Title 48 and Title 61, relative to business entities.

Position: Oppose

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: 02/05/24 - Referred to Senate Commerce & Labor Committee.

House Status: 02/07/24 - Referred to House Business & Utilities Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 12; Title 48 and Title 67, relative to business entities.

Position: Monitor

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.

Amendment Summary: House Civil Justice Subcommittee amendment 1 (014435) makes various changes to the Uniform Commercial Code (UCC) adopted by the Uniform Law Commission of the National Conference of Commissioners on Uniform State Laws.

Fiscal Note: (Dated February 7, 2024) NOT SIGNIFICANT

Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

House Status: 03/06/24 - Set for House Civil Justice Subcommittee 03/12/24.

Caption: AN ACT to amend Tennessee Code Annotated, Title 47, relative to the uniform commercial code.

Position: Monitor

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.

Fiscal Note: (Dated February 9, 2024) NOT SIGNIFICANT

Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

House Status: 03/06/24 - Set for House Banking & Consumer Affairs Subcommittee 03/12/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 47, relative to mortgage interest rates.
Position: Monitor

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.

Amendment Summary: House Public Service Subcommittee amendment 1 (014226) requires a person acting as an agent of a foreign principal from a county of concern (agent) to file a registration statement and supplemental information with the Tennessee Ethics Commission (Commission) within 10 days of becoming an agent. Requires each agent to file a supplemental statement under oath on a form prescribed by the Commission within 30 days after the expiration of each six-month period following a filing. Requires an agent to give notice within 10 days of when information furnished to the Commission changes. Imposes a \$150 registration fee for each agent and each foreign principal from a country of concern. Requires any person who acted as an agent from January 1, 2014 to July 1, 2024 to file a retroactive registration statement and supplemental statements. Establishes various disclosure and reporting requirements for agents. Authorizes a person who willfully violates a provision or rule promulgated pursuant to this act be fined up to \$100,000 and/or imprisoned for up to five years; provided that a violation of filing and labeling of informational materials has a fine up to \$50,000 and/or imprisonment for up to 12 months. Establishes that an alien who is convicted of a violation of, or a conspiracy to violate, this act may be referred to the United State Department of Justices for removal under the Immigration and Nationality Act. Prohibits an agent from being party to a contract or agreement with a foreign principal from a country of concern to which compensation of the agent is contingent upon the success of political activities carried out. Requires the Commission promulgate rules to effectuate this act, and to report to the General Assembly every six months regarding the administration of this act and to make such report publicly available on its website.

Fiscal Note: (Dated February 2, 2024) NOT SIGNIFICANT
Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
House Status: 03/06/24 - Set for House State Government Committee 03/13/24.
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.
Position: Monitor

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.
Fiscal Note: (Dated January 31, 2024) NOT SIGNIFICANT
Senate Status: 02/05/24 - Referred to Senate Commerce & Labor Committee.
House Status: 02/05/24 - Caption bill held on House clerk's desk.
Caption: AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 18, relative to consumer protection.
Position: Caption

CONSTRUCTION

SB969/HB1207 Tennessee Public Buildings Accessibility Act.

Sponsors: Sen. Powers, Bill , Rep. Carringer, Michele
Summary: Increases from 120 to 180 days the period within which a public building must come into full 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.
Position: Monitor

SB1444/HB655 Contractor licenses minimum project cost.

Sponsors: Sen. Roberts, Kerry , Rep. Fritts, Monty
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 Commerce Committee (013943) 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. 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: 02/20/24 - Failed in House Commerce Committee after adopting amendment 1 (013943).
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.
Fiscal Note: (Dated February 5, 2024) Other Fiscal Impact The State Board of Licensing Contractors will continue annual payments to the Go Build Tennessee Corporation averaging approximately \$84,200 in FY24-25 through FY28-29. Additionally, the board will experience a one-time expenditure of \$250,000 in FY24-25 from the boards reserve fund. The Governors proposed FY24-25 budget, on page B-270, recognizes a non- recurring appropriation of \$250,000 from the reserves of the Contractors Board.
Senate Status: 02/15/24 - Senate passed.
House Status: 03/04/24 - House passed.
Executive Status: 03/04/24 - Sent to the speakers for signatures.
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.
Position: Monitor

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.).

Amendment Summary: Senate amendment 1, House Business & Utilities Subcommittee amendment 1 (013987) requires a local jurisdiction, which has adopted its building standards and codes authorized in statute, but outside of the minimum state-wide standards, to perform any examinations of construction plans and specifications and inspections within 30 days of a request. Authorizes the State Fire Marshal to require an inspection during construction or alteration of certain types of buildings or structures. Authorizes a person in a local jurisdiction to engage with third-party inspectors or third-party plans examiners to examine plans and specifications prior to construction or to complete locally required building construction inspections and inspection reports during construction, in lieu of examinations or inspections by the local jurisdiction. Clarifies that engaging with a third party is not applicable to state buildings, educational occupancies, or any other occupancy requiring an inspection by the State Fire Marshal for initial licensure, except agencies licensed by the Department of Human Services. Removes the requirement that a local jurisdiction that accepts an electrical engineer inspection by a registered inspector must maintain a record of an inspection performed by an engineer for no less than three audit years. Authorizes a person to engage a third-party water resource engineer to prepare a permit package to install a subsurface sewage disposal system or to inspect the final inspection of a subsurface sewage disposal system in lieu of the Department of Environment and Conservation (TDEC) or contract county. Authorizes a person to engage a third-party water resource engineer to conduct a final inspection or to review engineering reports, plans, and specifications to construct, install, or modify a non-discharging treatment works or sewerage system, including the collection system, treatment facility, and land application components. Authorizes a person to engage a third-party wetland professional to review an application for the alteration of the physical, chemical, radiological, biological, or bacteriological properties of any waters of the state in lieu of TDEC review. Authorizes the third party to submit a permit application review after the applicant has submitted an aquatic resource inventory and TDEC has concurred with this inventory. Creates requirements and guidelines for engaging with each applicable third party under the applicable departments. Prohibits third parties from conducting an inspection, examination, review or permit package if the third-party inspector or third-party examiner has a conflict of interest. Requires any fees charged by the local government or department for a third-party plans examinations, inspection, reviews or permit packaging to be the same amount charged by the local government, or departments to perform the same service. Senate amendment 2 (014959) requires a person who engages a third-party inspector to complete locally required building inspections are required to continue using a third-party inspector for any subsequent inspections. Requires the person to submit the building plans, inspection reports, third-party inspector's name and registration, and a sworn written statement by the third-party inspector stating any deficiencies in the applicable code.

Fiscal Note: (Dated February 10, 2024) NOT SIGNIFICANT

Senate Status: 03/04/24 - Senate passed with amendment 1 (013987) and amendment 2 (014959). Amendment 1 requires a local jurisdiction, which has adopted its building standards and codes authorized in statute, but outside of the minimum state-wide standards, to perform any examinations of construction plans and specifications and inspections within 30 days of a request. Authorizes the State Fire Marshal to require an inspection during construction or alteration of certain types of buildings or structures. Authorizes a person in a local jurisdiction to engage with third-party inspectors or third-party plans examiners to examine plans and specifications prior to construction or to complete locally required building construction inspections and inspection reports during construction, in lieu of examinations or inspections by the local jurisdiction. Clarifies that engaging with a third party is not applicable to state buildings, educational occupancies, or any other occupancy requiring an inspection by the State Fire Marshal for initial licensure, except agencies licensed by the Department of Human Services. Removes the requirement that a local jurisdiction that accepts an electrical engineer inspection by a registered inspector must maintain a record of an inspection performed by an engineer for no less than three audit years. Authorizes a person to engage a third-party water resource engineer to prepare a permit package to install a subsurface sewage disposal system or to inspect the final inspection of a subsurface sewage disposal system in lieu of the Department of Environment and Conservation (TDEC) or contract county. Authorizes a person to engage a third-party water resource engineer to conduct a final inspection or to review engineering reports, plans, and specifications to construct, install, or modify a non-discharging treatment works or sewerage system, including the collection system, treatment facility, and land application components. Authorizes a person to engage a third-party wetland professional to review an application for the alteration of the physical, chemical, radiological, biological, or bacteriological properties of any waters of the state in lieu of TDEC review. Authorizes the third party to submit a permit application review after the applicant has submitted an aquatic resource inventory and TDEC has concurred with this inventory. Creates requirements and guidelines for engaging with each applicable third party under the applicable departments. Prohibits third parties from conducting an inspection, examination, review or permit package if the third-party inspector or third-party examiner has a conflict of interest. Requires any fees charged by the local government or department for a third-party plans examinations, inspection, reviews or permit packaging to be the same amount charged by the local government, or departments to perform the same service. Amendment 2 requires a person who engages a third-party inspector to complete locally required building inspections are required to continue using a third-party inspector for any subsequent inspections. Requires the person to submit the building plans, inspection reports, third-party inspector's name and registration, and a sworn written statement by the third-party inspector stating any deficiencies in the applicable code.

House Status: 03/06/24 - Set for House Commerce Committee 03/12/24.

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.

Position: Support

CRIMINAL LAW

SB354/HB463 Requirements for securing a bail bond by real estate.

Sponsors: Sen. Haile, Ferrell , Rep. Slater, William

Summary: Lowers the amount, from two to one, the number of sureties required to sign a deed of trust when the 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

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: 02/13/24 - Set for House Floor 02/15/24.

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.

Position: Monitor

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.

Fiscal Note: (Dated February 3, 2024) NOT SIGNIFICANT

Senate Status: 03/05/24 - Senate Judiciary Committee recommended. Sent to Senate Calendar Committee.

House Status: 03/04/24 - House passed.

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

Position: Monitor

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.

Amendment Summary: House Commerce Committee amendment 1 (014656) expands the offense of caller identification spoofing to include 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 that is not a toll-free phone number, to a subscriber with the intent to defraud or cause harm to another person or to wrongfully obtain anything of value.

Fiscal Note: (Dated February 8, 2024) NOT SIGNIFICANT

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

House Status: 03/05/24 - House Commerce Committee recommended with amendment 1 (014656), which expands the offense of caller identification spoofing to include 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 that is not a toll-free phone number, to a subscriber with the intent to defraud or cause harm to another person or to wrongfully obtain anything of value. Sent to House Calendar & Rules.

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

Position: Support

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.

Fiscal Note: (Dated March 5, 2024) NOT SIGNIFICANT

Senate Status: 03/06/24 - Senate Energy, Agriculture & Natural Resources Committee recommended. Sent to Senate Calendar Committee.

House Status: 02/07/24 - Referred to House Criminal Justice Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 39; Title 43; Title 44 and Title 63, Chapter 12, relative to animals.

Position: Monitor

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

Sponsors: Sen. Bowling, Janice , Rep. Hulse, 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: 02/07/24 - Referred to House Criminal Justice Subcommittee.

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

Position: Monitor

ECONOMIC DEVELOPMENT

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

Sponsors: Sen. Walley, Page , Rep. Marsh, Pat

Summary: Enacts the Employee Ownership, Empowerment and Expansion Act for the purposes of providing incentives 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: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

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.

Position: Caption

EDUCATION

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

Sponsors: Sen. White, Dawn , Rep. Baum, Charlie

Summary: Allows a local education agency (LEA) that experiences growth in its average daily membership (ADM), excluding the ADM of the LEA's virtual schools, exceeding 2 percent for each year of a two-consecutive-year period to be eligible for an infrastructure stipend for the 2023-2024 school year. Broadly captioned.

Amendment Summary: House amendment 1 (005017) revises this bill to allow a local education agency (LEA) to be eligible for an infrastructure stipend for the 2023-2024 school year, if the LEA experienced average daily membership (ADM) growth in 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

ENVIRONMENT & NATURE

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.

Position: Caption

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. Senate Energy, Agricultural, & Natural Resources Committee amendment 1 (014537) 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, and isolated wetlands. Authorizes a person, desiring to develop property, to request a determination from the Tennessee Department of Environment and Conservation (TDEC) regarding the presence, extent, and category of wetland by submitting a wetland resource inventory report prepared by a third-party wetland professional, including delineation and, if applicable, documentation that the wetland is isolated and the quality of the wetland. If such report contains all required information, is prepared accurately, and is certified by a third-party wetland professional, then such determination made in report must be presumed to be true. Establishes that the alteration to a moderate-quality wetland that is one acre or less in size, or a low-quality isolated wetland, regardless of size and by any activity, cannot be considered as part of a cumulative impact or degradation analysis, any impact to such isolated wetlands do not apply to National Pollutant Discharge elimination system (NPDES) permits, and no notice, approval, or compensatory mitigation is required for such alteration, as long as certain conditions are met. Establishes mitigation requirements for a moderate-quality wetland that is more than one acre in size must not exceed a 1:1 ratio for wetland restoration, a 2:1 ration for wetland creation and enhancement, or a 5:1 ration for wetland preservation. Makes changes to current requirements, including timeliness, to which TDEC must adhere in responding to appeals to determinations of whether water in question is a stream or a wet weather conveyance or, as applicable, the presence, extent, status as isolated, and quality of wetlands.

Fiscal Note: (Dated March 2, 2023) NOT SIGNIFICANT

Senate Status: 03/06/24 - Senate Energy, Agriculture & Natural Resources Committee deferred to summer study.

House Status: 03/06/24 - Set for House Agriculture & Natural Resources Committee 03/13/24.

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.

Position: Caption

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.
Position: Monitor

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.
Amendment Summary: House State Government Committee Amendment 1 (013888) increases the maximum fine, from \$50 to no more than \$500, that is applicable for a violation of any arrestable offense regarding wildlife resources and for which a submission of fine in lieu of court is not authorized.
Fiscal Note: (Dated February 6, 2024) Increase State Revenue Up to \$442,800/FY24-25 and Subsequent Years/ Wildlife Resources Fund Increase Local Expenditures \$2,900/FY24-25 and Subsequent Years* Other Fiscal Impact This legislation is estimated to result in an unknown increase in local revenue as a result of receiving a portion of the increase in fine revenue. Any such increase in local revenue could not be confirmed with certainty.
Senate Status: 03/06/24 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.
House Status: 03/06/24 - House Finance Subcommittee placed behind the budget.
Caption: AN ACT to amend Tennessee Code Annotated, Title 70, relative to wildlife resources.
Position: Monitor

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.
Fiscal Note: (Dated February 25, 2024) NOT SIGNIFICANT
Senate Status: 03/06/24 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.
House Status: 02/27/24 - House Agriculture & Natural Resources Subcommittee deferred to the special calendar.
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

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.
Fiscal Note: (Dated February 25, 2024) Decrease State Revenue \$411,900/FY24-25 and Subsequent Years/Environmental Protection Fund
Senate Status: 03/06/24 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.
House Status: 03/06/24 - Set for House Agriculture & Natural Resources Subcommittee 03/12/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 221, relative to subsurface sewage disposal systems.
Position: Monitor

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

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: 02/05/24 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
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.
Position: Monitor

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.
Fiscal Note: (Dated February 17, 2024) NOT SIGNIFICANT
Senate Status: 02/05/24 - Referred to Senate Judiciary Committee.
House Status: 02/20/24 - House Criminal Justice Subcommittee deferred to the final calendar.
Caption: AN ACT to amend Tennessee Code Annotated, Title 69, Chapter 9 and Title 70, relative to powers of the wildlife resources agency.
Position: Monitor

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

ESTATES & TRUSTS

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

Sponsors: Sen. Gardenhire, Todd , Rep. Vital, Greg
Summary: Requires a personal representative for an estate to serve a copy of each claim filed against the estate, 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.
Position: Caption

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: 03/06/24 - Set for House Civil Justice Subcommittee 03/12/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 35, relative to foreclosure notices.
Position: Caption

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.
Fiscal Note: (Dated February 15, 2024) NOT SIGNIFICANT
Senate Status: 03/06/24 - Set for Senate Judiciary Committee 03/11/24.
House Status: 03/06/24 - Set for House Banking & Consumer Affairs Subcommittee 03/12/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 35; Title 45; Title 61 and Title 66, relative to trusts and estates.
Position: Monitor

GOVERNMENT CONTRACTS

SB124/HB176 Required document specifications.

Sponsors: Sen. Walley, Page , Rep. Carr, Dale
Summary: Requires documents submitted to the county register for registration to be in Times New Roman font with a minimum twelve-point font size.
Amendment Summary: Senate amendment 1 (002667) requires documents submitted to the county register of deeds for registration to be written using a minimum 12-point font size.
Fiscal Note: (Dated January 19, 2023) NOT SIGNIFICANT
Senate Status: 02/13/23 - Senate passed with amendment 1 (002667).
House Status: 02/21/23 - Taken off notice in House Local Government Committee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 24, Part 1, relative to registration of writings.
Position: Monitor

GOVERNMENT ORGANIZATION

SB1611/HB1754 Sunset - department of general services.

Sponsors: Sen. Roberts, Kerry , Rep. Ragan, John
Summary: Extends the department of general services to June 30, 2028.
Fiscal Note: (Dated January 15, 2024) NOT SIGNIFICANT
Senate Status: 03/06/24 - Set for Senate Government Operations Committee 03/13/24.
House Status: 03/07/24 - Set for House Consent on 03/11/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29 and Title 4, Chapter 3, relative to the department of general services.
Position: Monitor

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.
Fiscal Note: (Dated January 15, 2024) NOT SIGNIFICANT
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.
Position: Monitor

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.
Fiscal Note: (Dated January 15, 2024) NOT SIGNIFICANT
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.
Position: Monitor

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.
Fiscal Note: (Dated January 20, 2024) Decrease State Revenue \$1,734,700/FY24-25/Division of Charitable Solicitations and Gaming
Senate Status: 03/05/24 - Senate Finance, Ways & Means Committee recommended. Sent to Senate Calendar Committee.
House Status: 03/07/24 - House passed.
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.
Position: Monitor

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.
Fiscal Note: (Dated January 11, 2024) NOT SIGNIFICANT
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.
Position: Caption

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: 02/05/24 - Referred to Senate State & Local Government Committee.
House Status: 02/05/24 - Caption bill held on House clerk's desk.
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.
Position: Caption

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

Sponsors: Sen. Stevens, John , Rep. Grills, Rusty
Summary: Establishes a procedure under which each license, certificate, or registration of an agency, business, or person 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.
Fiscal Note: (Dated January 11, 2024) NOT SIGNIFICANT
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.
Position: Monitor

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 Summary: House Commerce Committee 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. 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. House Commerce Committee amendment 2 (013556) 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. Requires an inspection done in connection with a certificate of occupancy to be completed within five business days of the receipt of the request. 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.
Fiscal Note: (Dated January 29, 2024) Increase State Expenditures \$342,500/FY24-25/General Fund \$332,800/FY25-26 and Subsequent Years/General Fund \$358,200/FY24-25/Health Facilities Commission \$348,600/FY25-26 and Subsequent Years/Health Facilities Commission Other Fiscal Impact To the extent that current revenue is not sufficient to cover the cost of additional expenditures of the Health Facilities Commission, the commission may increase fees to cover the additional expenditures.
Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
House Status: 02/28/24 - House Finance Subcommittee placed behind the budget.

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.
Position: Monitor

INSURANCE GENERAL

SB836/HB991 Restrictions on insurers of homeowner's or renter's insurance.

Sponsors: Sen. Lundberg, Jon ,
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.
Amendment Summary: House Insurance Committee amendment 1 (014428) requires an individual applying for an insurance producer license for a title insurance line of authority to take a pre-licensing course of study that consists of a minimum of 30 hours of coursework for title insurance.
Fiscal Note: (Dated February 22, 2024) NOT SIGNIFICANT
Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
House Status: 03/07/24 - Set for House Floor on 03/11/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 56, relative to insurance producers.
Position: Monitor

JUDICIARY

SB873/HB541 Petitions for the removal and destruction of records by party to civil litigation.

Sponsors: Sen. Akbari, Raumesh , Rep. Harris, Torrey
Summary: Authorizes a party to civil litigation to petition the court for removal and destruction of records under certain circumstances. Defines "public records" to mean trial court records. Clarifies that the definition of "public records" does not include 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.
Fiscal Note: (Dated March 1, 2024) Increase Local Expenditures Exceeds \$50,000/FY24-25 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: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
House Status: 03/06/24 - Set for House Civil Justice Committee 03/13/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 29, relative to land use regulation.
Position: Monitor

LABOR LAW

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: 02/20/24 - Taken off notice in House Banking & Consumer Affairs Subcommittee.
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: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

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

LOCAL GOVERNMENT

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

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

Summary: Deletes requirement that municipalities adopt a comprehensive growth plan and have an approved urban growth boundary 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.

Position: Monitor

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.

Position: Monitor

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.
Position: Caption

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.
Position: Caption

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.
Position: Support

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.
Position: Caption

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 Summary: House Property & Planning Subcommittee amendment 1 (006369) prohibits a local government 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.
Position: Oppose

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.
Position: Caption

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.
Position: Oppose

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.
Fiscal Note: (Dated February 29, 2024) Other Fiscal Impact A precise increase in foregone local revenue and increase in mandatory expenditures cannot be estimated. *
Senate Status: 03/05/24 - Senate State & Local Government Committee deferred to final calendar.
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.
Position: Support

SB2137/HB2628 Disposal of solid waste on one's own land.

Sponsors: Sen. Reeves, Shane , Rep. Baum, Charlie
Summary: Prohibits a municipality 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.
Fiscal Note: (Dated February 22, 2024) NOT SIGNIFICANT
Senate Status: 03/06/24 - Re-referred to Senate State & Local Government Committee.
House Status: 02/28/24 - Taken off notice in House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 5, relative to the authority of county governments.
Position: Oppose

SB2163/HB2422 Timeframe for a fire marshal to settle a building or fire code dispute.

Sponsors: Sen. Yarbro, Jeff , Rep. Powell, Jason
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.
Fiscal Note: (Dated February 7, 2024) NOT SIGNIFICANT
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.
Position: Caption

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

Sponsors: Sen. Lundberg, Jon , Rep. Hulsey, Bud
Summary: Specifies that the required notice of a public meeting by an industrial development corporation related to the 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.
Fiscal Note: (Dated January 31, 2024) NOT SIGNIFICANT
Senate Status: 02/01/24 - Referred to Senate State & Local Government Committee.
House Status: 02/05/24 - Caption bill held on House clerk's desk.
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.
Position: Caption

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.
Fiscal Note: (Dated March 1, 2024) Other Fiscal Impact A precise impact to local revenue and increase in local expenditures cannot be estimated; however, any such impacts are considered permissive.
Senate Status: 03/06/24 - Set for Senate State & Local Government Committee 03/12/24.
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.
Position: Support

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.).
Fiscal Note: (Dated March 3, 2024) Other Fiscal Impact A precise impact to local government revenue and expenditures cannot be estimated, but such impacts are considered permissive.
Senate Status: 02/08/24 - Referred to Senate State & Local Government Committee.
House Status: 03/06/24 - Set for House Local Government Committee 03/12/24.
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.
Position: Monitor

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.
Fiscal Note: (Dated February 16, 2024) Other Fiscal Impact A precise increase in permissive local government expenditures cannot be estimated with certainty.
Senate Status: 03/05/24 - Senate State & Local Government Committee deferred to final calendar.
House Status: 03/06/24 - Set for House Finance, Ways & Means Subcommittee 03/13/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 51, Part 1 and Title 13, Chapter 7, relative to municipal government.
Position: Support

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: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

House Status: 03/06/24 - Set for House Business & Utilities Subcommittee 03/12/24.
Caption: AN ACT to amend Tennessee Code Annotated, Section 68-120-101, relative to building regulations.
Position: Monitor

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.
Fiscal Note: (Dated February 4, 2024) NOT SIGNIFICANT
Senate Status: 02/05/24 - Referred to Senate State & Local Government Committee.
House Status: 02/05/24 - Caption bill held on House clerk's desk.
Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13 and Title 48, relative to development.
Position: Caption

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: 02/05/24 - Referred to Senate Judiciary Committee.
House Status: 02/05/24 - Caption bill held on House clerk's desk.
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.
Position: Caption

SB2561/HB2618 Nonprofit organization that has entered into a contract with district attorney general.

Sponsors: Sen. Taylor, Brent , Rep. Gillespie, John
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.
Amendment Summary: Senate amendment 1 (013951) 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, unless such contract or memorandum of understanding is required by statute.
Fiscal Note: (Dated February 14, 2024) NOT SIGNIFICANT
Senate Status: 02/26/24 - Senate passed with amendment 1 (013951).
House Status: 03/06/24 - Set for House Public Service Subcommittee 03/12/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 8; Title 38; Title 39 and Title 40, relative to nonprofit organizations.
Position: Monitor

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: 02/05/24 - Referred to Senate State & Local Government Committee.
House Status: 03/06/24 - Set for House Cities & Counties Subcommittee 03/13/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 5 and Title 67, relative to county authority.
Position: Caption

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: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
House Status: 02/07/24 - Referred to House Business & Utilities Subcommittee.
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.
Position: Monitor

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: 02/05/24 - 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 8 and Title 66, relative to real property.
Position: Caption

SB2968/HB2984 Davidson County - East Bank Development Authority.

Sponsors: Sen. Oliver, Charlane , Rep. Freeman, Bob
Summary: Creates the East Bank Development Authority for the metropolitan government of Nashville and Davidson County. (12pp.).
Senate Status: 02/22/24 - Introduced in the Senate
House Status: 03/06/24 - Set for House Local Government Committee 03/12/24.
Caption: AN ACT to create the East Bank development authority for the metropolitan government of Nashville and Davidson County.

SB2971/HB2987 Algood - leasing of property by city.

Sponsors: Sen. Bailey, Paul , Rep. Williams, Ryan
Summary: Local bill for Algood that authorizes the city to lease real, mixed, and personal property inside or outside of the city. Amends Chapter 78 of the Private Acts of 2014.
Senate Status: 02/26/24 - Filed for Introduction
House Status: 02/29/24 - Introduced in the House
Caption: AN ACT to amend Chapter 78 of the Private Acts of 2014; and any other acts amendatory thereto, relative to the charter for the City of Algood.

SB2975/HB2992 Henry County - sell or lease of assets by Henry County Hospital District.

Sponsors: Sen. Stevens, John , Rep. Darby, Tandy
Summary: Local bill for Henry County that authorizes the Henry County Hospital District to sell or lease assets outside of the ordinary course of business, including, without limitation, substantially all the assets of the Henry County Nursing Home. Amends Chapter 176 of the Private Acts of 1953, as amended.
Senate Status: 03/07/24 - Introduced in the Senate
House Status: 03/07/24 - Introduced in the House

Caption: AN ACT to amend Chapter 176 of the Private Acts of 1953, as amended by Chapter 524 of the Private Acts of 1953, Chapter 95 of the Private Acts of 1985, Chapter 56 of the Private Acts of 1991, Chapter 157 of the Private Acts of 1994, Chapter 7 of the Private Acts of 2015, and any other acts amendatory thereto, relative to the Henry County Hospital District.

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.
Position: Oppose

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: 02/12/24 - Referred to House Local Government Committee.
Caption: AN ACT to create the East Bank development authority for the metropolitan government of Nashville and Davidson County.

HB2988 Gallatin - authorizes city to impose impact fees.

Sponsors: Rep. Slater, William
Summary: Local bill for Gallatin that authorizes the City of Gallatin to impose impact fees. Amends Chapter 67 of the Private Acts of 1953, as amended.
House Status: 03/06/24 - Set for House Local Government Committee 03/12/24.
Caption: AN ACT to amend Chapter 67 of the Private Acts of 1953; as amended by Chapter 74 of the Private Acts of 1955; Chapter 31 of the Private Acts of 1957; Chapter 12 of the Private Acts of 1963; Chapter 192 of the Private Acts of 1967; Chapter 70 of the Private Acts of 1975; Chapter 97 of the Private Acts of 1981; Chapter 48 of the Private Acts of 1999; Chapter 4 of the Private Acts of 2009; Chapter 30 of the Private Acts of 2014; and any other acts amendatory thereto, relative to the City of Gallatin.

LOTTERY

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

Sponsors: Sen. Johnson, Jack , Rep. Whitson, Sam
Summary: Establishes a five-day period after the effective date of this act during which a nonprofit organization may apply to operate a charitable gaming event during the annual period beginning July 1, 2023, until June 30, 2024.
Amendment Summary: House amendment 1, Senate Commerce & Labor Committee amendment 1 (013744) authorizes nonprofit organizations to submit an annual charitable gaming event application to the Secretary of State(SOS) within five calendar days after this proposed legislation becomes law for events being held from the period beginning July 1, 2023, and ending June 30, 2024, and for events being held in the period beginning July 1, 2024, and ending June 30, 2025. Requires the omnibus listing of any approved organizations for the period beginning July 1, 2023 to June 30, 2024, and for July 1, 2024 to June 30, 2025, to be transferred to the Clerk of the Senate and the Clerk of the House of Representatives within 10 calendar days after this proposed legislation becomes law.
Fiscal Note: (Dated January 20, 2024) Increase State Revenue \$300/FY23-24/Division of Charitable Solicitations and Gaming
Senate Status: 03/05/24 - Senate Commerce & Labor Committee recommended with amendment 1 (013744), which authorizes nonprofit organizations to submit an annual charitable gaming event application to the Secretary of State (SOS) within five calendar days after this proposed legislation becomes law for events being held from the period beginning July 1, 2023, and ending June 30, 2024, and for events being held in the period beginning July 1, 2024, and ending June 30, 2025. Requires the omnibus listing of any approved organizations for the period beginning July 1, 2023 to June 30, 2024, and for July 1, 2024 to June 30, 2025, to be transferred to the Clerk of the Senate and the Clerk of the House of Representatives within 10 calendar days after this proposed legislation becomes law. Sent to Senate Calendar Committee.
House Status: 02/26/24 - House passed with amendment 1 (013744).
Caption: AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 17, relative to charitable gaming.
Position: Monitor

PROFESSIONS & LICENSURE

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

Sponsors: Sen. Yarbro, Jeff ,
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.
Position: Caption

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: 02/21/24 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.
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.
Position: Caption

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: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
House Status: 03/06/24 - Set for House Business & Utilities Subcommittee 03/12/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 62 and Title 63, relative to occupational licensing.
Position: Monitor

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.
Fiscal Note: (Dated February 2, 2024) NOT SIGNIFICANT
Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
House Status: 03/06/24 - Set for House Business & Utilities Subcommittee 03/12/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 62 and Title 63, relative to professions.
Position: Caption

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.
Amendment Summary: House amendment 1, Senate Commerce & Labor Committee amendment 1 (013925) authorizes the board, without cause, to require a financial statement of the applicant that is reviewed or audited and attested to by a licensed public accountant or certified public accountant if the board has reason to believe it is in the best interest of the public safety and welfare.
Fiscal Note: (Dated February 7, 2024) NOT SIGNIFICANT
Senate Status: 03/05/24 - Senate Commerce & Labor Committee recommended with amendment 1 (013925). Sent to Senate Calendar Committee.
House Status: 03/04/24 - House passed with amendment 1 (013925).
Caption: AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 6, relative to licensing of contractors.
Position: Monitor

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 preclicensing general contractor education courses that the fee amount is listed on the board's website. Broadly captioned.
Fiscal Note: (Dated February 29, 2024) NOT SIGNIFICANT
Senate Status: 02/01/24 - Referred to Senate Commerce & Labor Committee.
House Status: 02/05/24 - Caption bill held on House clerk's desk.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 50; Title 62; Title 63; Title 68 and Title 70, relative to licensure.
Position: Monitor

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.
Fiscal Note: (Dated February 24, 2024) NOT SIGNIFICANT
Senate Status: 03/04/24 - Senate passed.
House Status: 03/06/24 - Set for House Commerce Committee 03/12/24.
Caption: AN ACT to amend Tennessee Code Annotated, Section 62-18-109, relative to land surveyors.
Position: Monitor

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: 02/05/24 - Referred to Senate Health & Welfare Committee.
House Status: 03/06/24 - Set for House Department & Agencies Subcommittee 03/13/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 62 and Title 63, relative to advisory opinions.
Position: Monitor

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.
Fiscal Note: (Dated February 7, 2024) NOT SIGNIFICANT
Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
House Status: 02/05/24 - Caption bill held on House clerk's desk.
Caption: AN ACT to amend Tennessee Code Annotated, Title 62 and Title 68, Chapter 21, relative to state licensure.
Position: Monitor

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.

Amendment Summary: Senate Commerce & Labor Committee amendment 1, House Business & Utilities Subcommittee amendment 1 (014816) enacts the Cosmetology Licensure Compact (Compact). States that the purpose of the Compact is to facilitate the interstate practice and regulation of cosmetology with the goal of improving public access to, and the safety of, cosmetology services and reducing unnecessary burdens related to cosmetology licensure. The Compact establishes a regulatory framework that provides for a new multistate licensing program that authorizes individuals to practice in other states that are members of the compact. Authorizes the Department of Commerce and Insurance to charge a fee for granting a multistate license. Requires license holders moving from one member state to another member state to pay any fees required for reissuance of a license in the new home state. Creates a commission whose members consist of all states that have enacted this Compact. Authorizes commission meetings to be held via telecommunication. Authorizes the commission to levy and collect an annual assessment from each member state and impose fees on licensees to cover the cost of operations. Removes the requirement to have completed and passed at least two years of high school or received at least a score of 38 percent on the GED® or HiSET® examination to be eligible for cosmetology school or licensure and removes the requirement for barbers or barber instructors to have completed the twelfth grade in an accredited school or the equivalent. Reduces the requirement for a barber instructor to have a valid certificate of registration from three consecutive years to three years. Removes the authorization that an expired registration may be reinstated upon payment of twice the fees that would have been collected for timely renewal and sets the penalty to be determined by the Board of Cosmetology and Barber Examiners.

Fiscal Note: (Dated February 2, 2024) NOT SIGNIFICANT
Senate Status: 03/06/24 - Set for Senate Government Operations Committee 03/13/24.
House Status: 03/06/24 - Set for House Commerce Committee 03/12/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 49 and Title 62, relative to professions.
Position: Caption

PROPERTY & HOUSING

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

Sponsors: Sen. Oliver, Charlane , Rep. Thompson, Dwayne
Summary: Limits the number of times that a real estate developer, business entity, or individual working on behalf of 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.
Position: Caption

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 Summary: Senate amendment 1 (011610) changes the date from July 1, 2023, to July 1, 2024.

Fiscal Note: (Dated February 16, 2023) NOT SIGNIFICANT

Senate Status: 01/22/24 - Senate passed with amendment 1 (011610), which changes the date from July 1, 2023, to July 1, 2024.

House Status: 01/25/24 - House concurred in Senate amendment 1 (011610).

Executive Status: 01/25/24 - Sent to the speakers for signatures.

Caption: AN ACT to amend Tennessee Code Annotated, Title 56 and Title 66, relative to sinkholes.

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.

Position: Oppose

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.

Position: Support

SB1030/HB35 **Notice to HOAs regarding transfer of ownership of property.**

Sponsors: Sen. Yarbrow, 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.

Position: Caption

SB1082/HB1344 **Preparing and filing deed for the conveyance of real property.**

Sponsors: Sen. Kyle, Sara ,

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.

Position: Caption

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.

Position: Caption

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.

Fiscal Note: (Dated March 30, 2023) NOT SIGNIFICANT

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

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: 03/06/24 - Set for House Business & Utilities Subcommittee 03/12/24.

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 (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. House Commerce Committee amendment 1 (013935) increases, from \$300 per day to \$500 per day, the amount required to be paid as damages by a party to a contract that is withholding retained funds to the owner of the retained funds, for failing to deposit the funds into an escrow account in accordance with state law. Requires a party that is withholding retained funds in accordance with a contract and fails to pay or otherwise release the retainage as required, to pay each owner of the retained funds an additional \$500 per day as damages for each day that the retained funds are not paid or otherwise released. Requires a prime or remote contractor that fails to pay or otherwise release retained funds within 10 days after receipt to pay each owner of the retained funds an additional \$500 per day as damages for each day that the funds are withheld after the tenth day of the contractor's receipt of the retainage. Specifies when damages begin to accrue for these provisions. Effective upon becoming a law. Applies to contracts entered into, amended, or renewed after the act takes effect.

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

Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

House Status: 02/20/24 - House Commerce Committee deferred to the special calendar after adopting amendment 1 (013935).

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: 02/27/24 - Senate Finance, Ways & Means Committee deferred to 03/19/24.

House Status: 03/06/24 - Set for House Business & Utilities Subcommittee 03/12/24.

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. Yarbrow, 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.
Fiscal Note: (Dated January 18, 2024) NOT SIGNIFICANT
Senate Status: 01/10/24 - Referred to Senate Judiciary Committee.
House Status: 03/06/24 - Set for House Civil Justice Subcommittee 03/12/24.
Caption: AN ACT to amend Tennessee Code Annotated, Section 47-9-513 and Title 66, Chapter 21, Part 1, relative to real property interests.
Position: Monitor

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.
Fiscal Note: (Dated January 17, 2024) Decrease Local Revenue Exceeds \$3,000,000/FY25-26 and Subsequent Years
Senate Status: 02/27/24 - Re-referred to Senate Finance, Ways & Means Committee.
House Status: 03/06/24 - House Property & Planning Subcommittee deferred to 03/20/2024.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.
Position: Monitor

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.
Amendment Summary: House Business & Utilities Subcommittee amendment 1 (014574) requires a landlord, or another person authorized to enter into a rental agreement on the landlord's behalf, to disclose certain contact information to a residential tenant prior to commencement of tenancy. Authorizes a tenant to provide a written notice requesting such information, which may not include electronic mail, text, or another electronic communication. Effective January 1, 2025.
Fiscal Note: (Dated January 27, 2024) NOT SIGNIFICANT
Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
House Status: 03/06/24 - Set for House Business & Utilities Subcommittee 03/12/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 66, relative to landlord obligations.
Position: WWS to Amend

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.
Position: Oppose

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.
Fiscal Note: (Dated January 15, 2024) NOT SIGNIFICANT
Senate Status: 01/29/24 - Referred to Senate State & Local Government Committee.
House Status: 02/14/24 - Taken off notice in House Property & Planning Subcommittee.
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.

Position: Monitor

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.

Fiscal Note: (Dated March 1, 2024) NOT SIGNIFICANT

Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

House Status: 03/05/24 - Failed in 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.

Position: Oppose

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: 02/07/24 - Referred to House Property & Planning Subcommittee.

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

Position: WWS to Amend

SB1983/HB2119 Condemned property.

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

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.

Amendment Summary: House amendment 1 (014194) specifies that a condemner bears the burden of proving by a preponderance of evidence certain facts regarding the condemnation of a property. Authorizes property owners whose property is being condemned to have a court determine whether the taking is necessary to accomplish the public use. Provides that the act does not apply to condemnation actions for projects or uses regarding streets, highways, roads, bridges, transportation, utilities, utility water, public water projects, sewer, and electricity.

Fiscal Note: (Dated February 10, 2024) NOT SIGNIFICANT

Senate Status: 03/06/24 - Set for Senate Judiciary Committee 03/11/24.

House Status: 03/07/24 - House passed with amendment 1 (014194), which specifies that a condemner bears the burden of proving by a preponderance of evidence certain facts regarding the condemnation of a property. Authorizes property owners whose property is being condemned to have a court determine whether the taking is necessary to accomplish the public use. Provides that the act does not apply to condemnation actions for projects or uses regarding streets, highways, roads, bridges, transportation, utilities, utility water, public water projects, sewer, and electricity.

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

Position: Support

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

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

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

Amendment Summary: House Civil Justice Committee amendment 1 (013928) prohibits the use of eminent domain to take land for the purpose of establishing private recreational facilities or parks, or for private recreational purposes, but authorizes eminent domain for the acquisition of brownfield projects, or the redevelopment of brownfield sites.

Fiscal Note: (Dated February 11, 2024) Other Fiscal Impact Due to multiple unknown factors, any fiscal impact to state or local government cannot be determined with reasonable certainty.

Senate Status: 03/06/24 - Set for Senate Judiciary Committee 03/11/24.

House Status: 03/06/24 - Set for House Finance, Ways & Means Subcommittee 03/13/24.

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

Position: Monitor

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.

Fiscal Note: (Dated February 15, 2024) NOT SIGNIFICANT

Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

House Status: 03/04/24 - House passed.

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

Position: Support

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.

Fiscal Note: (Dated January 27, 2024) NOT SIGNIFICANT

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.

Position: Caption

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.

Fiscal Note: (Dated February 14, 2024) Other Fiscal Impact A mandatory impact to local government revenue and increase in local expenditures cannot be estimated with reasonable certainty. *

Senate Status: 02/27/24 - Senate State & Local Government Committee deferred to 03/26/24.

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.

Position: Oppose

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.
Amendment Summary: Senate amendment 1 (014107) rewrites the bill to add to the law regarding homeowners' associations, as follows: (1) This amendment requires a homeowners' association seeking to levy a special assessment on its members for a nonessential amenity to (i) pass the assessment by at least a two-thirds majority vote of the total members in the homeowners' association; and (ii) provide members with financing or a payment plan over a defined period of time. As used in this amendment, a "nonessential amenity" means an amenity that is not essential to the daily regular operation of the community, including a pool, tennis court, or club house and does not include: (i) a road, utility, or other amenity that is necessary to the daily regular operation of a community; or (ii) an amenity described in the declaration but not yet built; (2) This amendment provides that if a member of the homeowners' association fails to pay a special assessment for a nonessential amenity, then this amendment prohibits the homeowners' association from taking a foreclosure action against the property or the member for failure to pay the special assessment; and (3) This amendment revises the present law that provides that the law regarding multiple ownership of property relevant to homeowners' associations applies to declaration amendments that are enacted on or after May 1, 2021. This amendment clarifies that such present law is not applicable to the provisions in this amendment.
Fiscal Note: (Dated January 31, 2024) NOT SIGNIFICANT
Senate Status: 03/07/24 - Senate passed with amendment 1 (014107) rewrites the bill to add to the law regarding homeowners' associations, as follows: (1) This amendment requires a homeowners' association seeking to levy a special assessment on its members for a nonessential amenity to (i) pass the assessment by at least a two-thirds majority vote of the total members in the homeowners' association; and (ii) provide members with financing or a payment plan over a defined period of time. As used in this amendment, a "nonessential amenity" means an amenity that is not essential to the daily regular operation of the community, including a pool, tennis court, or club house and does not include: (i) a road, utility, or other amenity that is necessary to the daily regular operation of a community; or (ii) an amenity described in the declaration but not yet built; (2) This amendment provides that if a member of the homeowners' association fails to pay a special assessment for a nonessential amenity, then this amendment prohibits the homeowners' association from taking a foreclosure action against the property or the member for failure to pay the special assessment; and (3) This amendment revises the present law that provides that the law regarding multiple ownership of property relevant to homeowners' associations applies to declaration amendments that are enacted on or after May 1, 2021. This amendment clarifies that such present law is not applicable to the provisions in this amendment.
House Status: 03/06/24 - Set for House Property & Planning Subcommittee 03/13/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 13 and Title 66, relative to property.
Position: Monitor

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.
Fiscal Note: (Dated February 7, 2024) NOT SIGNIFICANT
Senate Status: 02/22/24 - Senate passed.
House Status: 03/06/24 - Set for House Local Government Committee 03/12/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 27, relative to gated communities.
Position: Monitor

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 - 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 13, Chapter 7 and Title 67, relative to housing.
Position: Support

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: 02/07/24 - Referred to House Property & Planning Subcommittee.
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.
Position: Support

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.
Fiscal Note: (Dated February 18, 2024) Increase Local Expenditures Exceeds \$99,100/FY24-25 and Subsequent Years*
Senate Status: 02/01/24 - Referred to Senate State & Local Government Committee.
House Status: 03/06/24 - House Property & Planning Subcommittee deferred to 03/20/2024.
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.
Position: Monitor

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.
Amendment Summary: Senate State & Local Government Committee amendment 1 (014534) 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 multi-family attainable housing. Requires property owners to submit a completed application to the regional planning commission of a local government in order to be considered for the voluntary program. Defines "multi-family housing" to mean accommodations that are designed principally for residential use and consist of not less than five rental units on one site, so long as such units are not detached.
Fiscal Note: (Dated February 17, 2024) Other Fiscal Impact A recurring, permissive impact to local government revenue and expenditures cannot be reasonably estimated.

Senate Status: 03/05/24 - Senate State & Local Government Committee recommended with amendment 1 (014534), which(014534) 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 multi-family attainable housing. Requires property owners to submit a completed application to the regional planning commission of a local government in order to be considered for the voluntary program. Defines "multi-family housing" to mean accommodations that are designed principally for residential use and consist of not less than five rental units on one site, so long as such units are not detached. Sent to Senate Calendar Committee.

House Status: 03/06/24 - Set for House Property & Planning Subcommittee 03/13/24.

Caption: AN ACT to amend Tennessee Code Annotated, Title 13 and Title 66, relative to attainable housing.

Position: Support

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.

Fiscal Note: (Dated February 2, 2024) NOT SIGNIFICANT

Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

House Status: 03/06/24 - Set for House Business & Utilities Subcommittee 03/12/24.

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.

Position: Caption

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: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

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.

Position: Monitor

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.

Fiscal Note: (Dated February 25, 2024) NOT SIGNIFICANT

Senate Status: 02/05/24 - Referred to Senate State & Local Government Committee.

House Status: 03/06/24 - Failed in House Property & Planning Subcommittee for lack of a motion.

Caption: AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 35, relative to affordable housing.

Position: Oppose

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.

Fiscal Note: (Dated February 2, 2024) NOT SIGNIFICANT

Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

House Status: 02/05/24 - Caption bill held on House clerk's desk.

Caption: AN ACT to amend Tennessee Code Annotated, Title 43; Title 44; Title 47; Title 48 and Title 66, relative to property.

Position: Recommendation, caption

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: 02/05/24 - Referred to Senate State & Local Government Committee.

House Status: 03/06/24 - Set for House Property & Planning Subcommittee 03/13/24.

Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 6, relative to the Neighborhood Preservation Act.

Position: Monitor

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

Sponsors: Sen. Niceley, Frank , Rep. Hulsey, 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.

Fiscal Note: (Dated February 2, 2024) NOT SIGNIFICANT

Senate Status: 02/05/24 - Referred to Senate Judiciary Committee.

House Status: 03/06/24 - Set for House Civil Justice Subcommittee 03/12/24.

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.

Position: Caption

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.

Amendment Summary: House Property and Planning Subcommittee amendment 1 (015023) exempts certain licensed individuals and entities from liability under Tennessee's Real Estate Broker License Act of 1973. Specifically, it provides immunity to licensed real estate brokers, attorneys, title insurance companies and agents, banks and their affiliates, savings and loan associations, credit unions, and licensed mortgage lenders who are involved in transactions where a prohibited foreign party acquires property in violation of the law. House Property and Planning Subcommittee amendment 2 (014859) includes Al-Shabaab, Boko Haram, Hayat Tahir al Sham, ISIS, the Taliban, and the Wagner group in the definition of entities of particular concern. Prohibits prohibited foreign party-controlled businesses from acquiring non-agricultural land in Tennessee. A violation of this act is punishable by fine or confinement. Declares a policy of the state to conserve, protect, and encourage the development and improvement of agricultural and forest lands.

Fiscal Note: (Dated February 27, 2024) Increase State Revenue \$82,000/FY24-25/General Fund \$2,000/FY25-26 and Subsequent Years/General Fund Decrease State Expenditures \$82,000/FY24-25/Secretary of State \$2,000/FY25-26 and Subsequent Years/Secretary of State HB 2553 - SB 2639 Other Fiscal Impact This legislation could effectively deter the investments of PFPs and PFPCBs in real estate within this state. Any subsequent fiscal impacts upon state or local tax revenue that would have occurred in the absence of this legislation are dependent upon multiple unknown factors and cannot be determined with reasonable certainty.

Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

House Status: 03/06/24 - Set for House Local Government Committee 03/12/24.

Caption: AN ACT to amend Tennessee Code Annotated, Title 43; Title 44; Title 47; Title 48 and Title 66, relative to property.

Position: WWS to Amend

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.

Fiscal Note: (Dated March 3, 2024) NOT SIGNIFICANT

Senate Status: 03/05/24 - Taken off notice in 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 66, Chapter 5, Part 1, relative to surveyors.

Position: Monitor/ Collect Info.

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: 02/05/24 - Referred to Senate Commerce & Labor Committee.

House Status: 02/05/24 - Caption bill held on House clerk's desk.

Caption: AN ACT to amend Tennessee Code Annotated, Title 66, relative to property.

Position: Caption

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: 02/05/24 - Referred to Senate State & Local Government Committee.

House Status: 02/05/24 - Caption bill held on House clerk's desk.

Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7, relative to zoning.

Position: Caption

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.

Fiscal Note: (Dated February 25, 2024) Other Fiscal Impact It is assumed that state and local governments could incur an increase in expenditures related to resolving any disruptions to contracts or services with vendors that provide such services for critical infrastructure. Due to multiple unknown variables, a precise estimate of any such increases cannot be reasonably determined. HB 2879 - SB 2843

Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

House Status: 03/06/24 - Set for House Local Government Committee 03/12/24.

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."

Position: Monitor

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.

Fiscal Note: (Dated February 2, 2024) Other Fiscal Impact A precise impact to local government revenue and expenditures cannot be reasonably quantified. Municipalities may also experience permissive cost avoidances associated with referendums.

Senate Status: 02/05/24 - Referred to Senate State & Local Government Committee.

House Status: 03/05/24 - Failed in House Local Government Committee.

Caption: AN ACT to amend Tennessee Code Annotated, Section 6- 51-104, relative to annexation.

Position: Monitor

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: 02/13/24 - Referred to Senate State & Local Government Committee.

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.

Position: Monitor

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.

Fiscal Note: (Dated March 3, 2024) Other Fiscal Impact Any secondary impacts such as decreased business investment resulting from the prohibition of Chinese entities owning property, and what impact that may have on state and local tax revenue is dependent upon multiple unknown variables and cannot be reasonably determined.

Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

House Status: 03/06/24 - House Property & Planning Subcommittee deferred to 03/20/2024.

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

Position: WWS to Amend

HJR139 Home affordability and impact fees.

Sponsors: Rep. Sparks, Mike

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

PUBLIC EMPLOYEES

SB754/HB1354 TACIR study on fees assessed by registers.*Sponsors:* Sen. Briggs, Richard , Rep. Farmer, Andrew*Summary:* Requires the Tennessee advisory commission on intergovernmental relations (TACIR) to study the fees assessed by registers pursuant to present law, including, at a minimum, the amount in fees collected, the amount in fees 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.*Position:* Support

REGIONAL AUTHORITIES

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.*Fiscal Note:* (Dated February 4, 2024) NOT SIGNIFICANT*Senate Status:* 03/06/24 - Set for Senate Transportation & Safety Committee 03/13/24.*House Status:* 02/05/24 - Caption bill held on House clerk's desk.*Caption:* AN ACT to amend Tennessee Code Annotated, Title 42, Chapter 3 and Title 42, Chapter 4, relative to airport authority boards.*Position:* Caption

SAFETY

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.*Fiscal Note:* (Dated February 13, 2024) NOT SIGNIFICANT*Senate Status:* 02/05/24 - Referred to Senate Commerce & Labor Committee.*House Status:* 02/07/24 - Referred to House Business & Utilities Subcommittee.*Caption:* AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 105, relative to blasting.*Position:* Monitor**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.*Fiscal Note:* (Dated February 25, 2024) Other Fiscal Impact A permissive increase in local expenditures in FY24-25 and subsequent years cannot be precisely estimated.*Senate Status:* 03/06/24 - Set for Senate State & Local Government Committee 03/12/24.*House Status:* 03/06/24 - Set for House Property & Planning Subcommittee 03/13/24.*Caption:* AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 120, relative to building codes.

STATE GOVERNMENT

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.
Amendment Summary: House Commerce Committee amendment 1 (014689) requires the Department of Revenue (DOR) to procure a statewide electronic lien and title system, a program allowing the exchange of lien and title information with lienholders, by December 31, 2025.
Fiscal Note: (Dated February 19, 2024) NOT SIGNIFICANT
Senate Status: 01/31/24 - Referred to Senate State & Local Government Committee.
House Status: 03/07/24 - Set for House Floor on 03/11/24.
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.
Position: Monitor

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.
Amendment Summary: House Public Service Subcommittee amendment 1 (014281) establishes the State of Tennessee Real Estate Asset Management (STREAM) Act. Authorizes the Commissioner of the Department of General Services (DGS) to do the following: Administer general custodial care and decision-making responsibility for all executive branch leases, acquisitions, and disposals of real property, and exercise responsibility for agency compliance with State Building Commission (SBC) policy requirements on land and lease acquisitions and disposals; Provide state executive branch agencies with additional support services for real property that are not otherwise assigned by law to other departments or divisions; Notwithstanding another law or policy to the contrary, approve financial incentives for the early completion of capital projects under budget and in accordance with agreed upon construction schedules; and Promulgate rules in accordance with the Uniform Administrative Procedures Act, compiled in chapter 5 of this title, and establish policies to effectuate the purposes of this section. Increases the cost thresholds, from \$250,000 to \$1,000,000, for a structure, and \$1,000,000 to \$3,000,000, for a project, with regards to what constitutes a major maintenance contract for state departments and thus must be approved by the SBC.
Fiscal Note: (Dated February 19, 2024) NOT SIGNIFICANT
Senate Status: 02/20/24 - Senate State & Local Government Committee deferred to final calendar.
House Status: 03/06/24 - Set for House State Government Committee 03/13/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4, relative to state real estate management.
Position: Monitor

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: 02/01/24 - Referred to Senate Finance, Ways & Means Committee.
House Status: 03/06/24 - Set for House Property & Planning Subcommittee 03/13/24.
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.
Position: Support

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: 02/05/24 - Referred to Senate State & Local Government Committee.
House Status: 02/05/24 - Caption bill held on House clerk's desk.
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.
Position: Monitor

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.
Fiscal Note: (Dated February 2, 2024) NOT SIGNIFICANT
Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
House Status: 03/06/24 - Set for House Business & Utilities Subcommittee 03/12/24.
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.
Position: Monitor

TAXES BUSINESS

SB139/HB49 Extension to time to file franchise and excise tax return.

Sponsors: Sen. Hensley, Joey , Rep. Cepicky, Scott
Summary: Limits the commissioner of revenue to granting only one extension of time for a taxpayer to file a franchise 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.
Position: Caption

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.
Position: Monitor

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: 02/14/24 - House Finance Subcommittee placed behind the budget.
Caption: AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to the recordation tax.
Position: Oppose

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.
Fiscal Note: (Dated January 23, 2024) NOT SIGNIFICANT
Senate Status: 01/29/24 - 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 67, relative to taxation.
Position: Caption

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.
Fiscal Note: (Dated January 23, 2024) NOT SIGNIFICANT
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.
Position: Caption

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.
Fiscal Note: (Dated February 12, 2024) Increase State Revenue \$1,561,577,600/FY24-25/Franchise Tax Refund Fund Decrease State Revenue \$393,400,000/FY24-25/General Fund \$405,200,000/FY25-26 and Subsequent Years/General Fund Increase State Expenditures \$1,561,577,600/FY24-25/General Fund Other Fiscal Impact Should taxpayers amend estimated tax payments as a result of the proposed legislation in FY23-24, decreases in state franchise tax revenue will be realized prior to FY24-25. The amount of any decrease is dependent on multiple unknown factors and cannot be reasonably determined. An amount of up to \$1,561,577,600 will be expended from the Franchise Tax Refund Fund beginning in FY24-25 and ending in FY27-28. The Governors FY24-25 proposed budget includes a one-time appropriation of \$1,200,000,000 in FY23-24 and recognizes a decrease in recurring revenue of \$410,000,000, beginning in FY24-25.
Senate Status: 03/06/24 - Set for Senate Finance Revenue Subcommittee 03/12/24.
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.
Position: Monitor

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.
Fiscal Note: (Dated January 31, 2024) NOT SIGNIFICANT
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.
Position: Caption

SB2198/HB2745 Reporting requirements for department of revenue.

Sponsors: Sen. Yarbrow, Jeff , Rep. Clemmons, John
Summary: Requires the department of revenue to submit, by January 1, 2026, a one-time report to the finance, ways and means committees of the house and the senate concerning the revenue effects of certain amendments made to the provision of the Franchise Tax Law of 1999 that determines the apportionment of a taxpayer's net worth.
Fiscal Note: (Dated January 30, 2024) NOT SIGNIFICANT
Senate Status: 03/06/24 - Set for Senate Finance Revenue Subcommittee 03/12/24.
House Status: 03/06/24 - Set for House Finance, Ways & Means Subcommittee 03/13/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 21, relative to franchise tax.
Position: Monitor

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

Sponsors: Sen. Reeves, Shane , 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.
Amendment Summary: House Property and Planning Subcommittee amendment 1 (014531) authorizes counties to levy a privilege tax on persons and entities engaged in the development of property in order to provide a county with funding to meet the needs of citizens of the county and population growth. Establishes new developments to be a locally taxable privilege upon which a county by resolution or ordinance may levy a tax. The resolution or ordinance must receive a two thirds majority vote. The governing body must not levy a tax unless the county experienced an increase in population described in the section. The county may levy a tax based on the floor area of a new development and cannot exceed \$1.50 per square foot on residential and commercial property and can raise the tax after four years. Additionally, the county may resume exercising the authority to levy and collect development taxes in a private act before the effective date of this act.
Fiscal Note: (Dated February 16, 2024) NOT SIGNIFICANT
Senate Status: 02/08/24 - Senate sponsor changed from Lowe to Reeves.
House Status: 03/06/24 - Set for House Local Government Committee 03/12/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 29, relative to the County Powers Relief Act.
Position: Caption

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: 03/06/24 - Set for Senate State & Local Government Committee 03/12/24.
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.
Position: Monitor

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.
Fiscal Note: (Dated January 27, 2024) NOT SIGNIFICANT
Senate Status: 02/13/24 - Referred to Senate Finance Revenue Subcommittee.
House Status: 01/25/24 - Caption bill held on House clerk's desk.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 7, relative to the Business Tax Act.
Position: Support

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: 02/05/24 - Referred to Senate State & Local Government Committee.
House Status: 03/06/24 - Set for House Property & Planning Subcommittee 03/13/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 14, relative to tax revenue.
Position: Monitor

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: 02/20/24 - Referred to Senate Finance Revenue Subcommittee.
House Status: 02/05/24 - Caption bill held on House clerk's desk.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, relative to franchise and excise taxes.
Position: Monitor

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.
Fiscal Note: (Dated February 2, 2024) NOT SIGNIFICANT
Senate Status: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
House Status: 02/05/24 - Caption bill held on House clerk's desk.
Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 11; Title 12; Title 43 and Title 67, relative to tax credits.
Position: Caption

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

Sponsors: Sen. Yarbrow, 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 Summary: 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.
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.
Position: Caption

TAXES PROPERTY**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.

Amendment Summary: House Property & Planning Subcommittee amendment 1 (011122) establish the process for assessment and valuation of low-income housing properties for property tax purposes. Applies to residential property and projects developed on or after January 1, 2025.

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: 03/06/24 - Set for Senate State & Local Government Committee 03/12/24.

House Status: 03/06/24 - Set for House Finance, Ways & Means Subcommittee 03/13/24.

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.

Position: Caption

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.

Position: Monitor

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. Yarbrow, 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.

Position: Caption

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.

Position: Caption

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.

Position: Caption

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.

Position: Caption

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.

Amendment Summary: House Property & Planning Subcommittee amendment 1 (013374) provides that whenever Coffee County acquires property at a delinquent property tax sale, any non-governmental entity may enforce its contractual rights to such property only through the exercise of a lien. Requires Coffee County to pay contractual fees assessed against such property by the non-governmental entity 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: 03/06/24 - Set for House Local Government Committee 03/12/24.

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.

Position: Monitor

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 unemployment.

Fiscal Note: (Dated March 3, 2024) Increase State Expenditures Up to \$10,368,700/FY24-25 Up to \$11,613,000/FY25-26 and Subsequent Years Other Fiscal Impact The extent of any permissive increase in local expenditures cannot reasonably be determined.

Senate Status: 03/06/24 - Set for Senate State & Local Government Committee 03/12/24.

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.

Position: Support

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.

Fiscal Note: (Dated January 20, 2024) Other Fiscal Impact The fiscal impact of the proposed legislation is dependent upon whether a county elects to come under its provisions. If a county does elect to do so, there will be a one-time increase in state expenditures of \$10,000 for modifications to the online exemption application; any subsequent recurring increase to state or local revenue cannot be estimated. The proposed legislation would also result in a recurring decrease in local revenue and increase in local expenditures, both of which cannot be quantified but are considered permissive.

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.

Position: Monitor

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.

Fiscal Note: (Dated February 14, 2024) Increase State Expenditures Exceeds \$13,318,600/FY24-25 and Subsequent Years Other Fiscal Impact The extent of any permissive impact on local government expenditures cannot reasonably be determined.

Senate Status: 02/20/24 - Senate State & Local Government Committee recommended. Sent to Senate Finance.

House Status: 02/28/24 - Taken off notice in 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.
Position: Support

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.
Fiscal Note: (Dated January 18, 2024) Other Fiscal Impact Due to the lack of available data regarding noncontiguous tracts of land, a mandatory recurring decrease in local revenue beginning in FY25-26 cannot be quantified.
Senate Status: 03/05/24 - Taken off notice in Senate State & Local Government Committee.
House Status: 03/06/24 - Set for House Agriculture & Natural Resources Committee 03/13/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 10, relative to the classification of agricultural land.
Position: Monitor

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.
Fiscal Note: (Dated January 18, 2024) Other Fiscal Impact Due to multiple unknown variables, a precise mandatory recurring decrease in local government revenue beginning in FY25-26 cannot be reasonably determined.
Senate Status: 01/29/24 - Referred to Senate State & Local Government Committee.
House Status: 01/10/24 - Referred to House Agriculture & Natural Resources Committee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 10, relative to the classification of agricultural land.
Position: Monitor

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.
Fiscal Note: (Dated February 13, 2024) NOT SIGNIFICANT
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.
Position: Caption

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: 03/06/24 - Set for Senate State & Local Government Committee 03/12/24.
House Status: 03/06/24 - Set for House Property & Planning Subcommittee 03/13/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.
Position: Monitor

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.
Fiscal Note: (Dated January 31, 2024) Increase State Expenditures \$20,454,000/FY24-25 Exceeds \$22,908,500/FY25-26 and Subsequent Years Other Fiscal Impact The extent of any permissive impact on local government expenditures cannot reasonably be estimated.
Senate Status: 01/29/24 - Referred to Senate State & Local Government Committee.
House Status: 03/06/24 - Set for House Property & Planning Subcommittee 03/13/24.
Caption: AN ACT to amend Tennessee Code Annotated, Section 67-5-704, relative to property tax relief for veterans with disabilities.
Position: Support

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.
Fiscal Note: (Dated February 6, 2024) Other Fiscal Impact The extent and timing of any increase in local property tax revenue cannot be reasonably estimated but will be significant. In tax year 2023, it is estimated at least \$100 million in property tax collections would have been realized under a more frequent reappraisal system.
Senate Status: 03/06/24 - Set for Senate Finance, Ways & Means Committee 03/12/24.
House Status: 03/07/24 - House deferred to 03/11/24.
Caption: AN ACT to amend Tennessee Code Annotated, Section 67-5-1005 and Title 67, Chapter 5, Part 16, relative to reappraisal.
Position: Monitor

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: 03/06/24 - Set for Senate State & Local Government Committee 03/12/24.
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.
Position: Monitor

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.
Fiscal Note: (Dated March 1, 2024) Increase State Expenditures Exceeds \$2,366,500/FY25-26 and Subsequent Years Other Fiscal Impact The extent of any permissive increase in local government expenditures cannot reasonably be determined.

Senate Status: 02/01/24 - Referred to Senate State & Local Government Committee.
House Status: 03/06/24 - House Property & Planning Subcommittee deferred to Special Calendar to be Published with Final Calendar.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief.
Position: Support

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.
Amendment Summary: House Property & Planning Subcommittee amendment 1 (014462) prohibits a county clerk from accepting a partial payment of delinquent taxes, interest, or court costs in which a proceeding is pending, with few exceptions.
Fiscal Note: (Dated February 10, 2024) NOT SIGNIFICANT
Senate Status: 02/01/24 - Referred to Senate State & Local Government Committee.
House Status: 03/06/24 - Set for House Local Government Committee 03/12/24.
Caption: AN ACT to amend Tennessee Code Annotated, Section 67-5-2001, relative to collection of delinquent taxes.
Position: Monitor

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.
Fiscal Note: (Dated January 31, 2024) NOT SIGNIFICANT
Senate Status: 03/06/24 - Set for Senate State & Local Government Committee 03/12/24.
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.
Position: Caption

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.
Fiscal Note: (Dated February 8, 2024) Other Fiscal Impact The fiscal impact of the proposed legislation is dependent upon whether a county elects to come under its provisions. If a county does elect to do so, there will be a one-time increase in state expenditures of \$10,000 for modifications to the online exemption application; any subsequent recurring increase to state or local revenue cannot be estimated. The proposed legislation would also result in a recurring decrease in local revenue and increase in local expenditures, both of which cannot be quantified but are considered permissive.
Senate Status: 02/01/24 - Referred to Senate State & Local Government Committee.
House Status: 02/28/24 - Taken off notice in 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.
Position: Monitor

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.
Amendment Summary: Amendment 1 (13990) clarifies that if the seller is paying the rollback tax, they must pay the rollback tax at the time of selling.
Fiscal Note: (Dated February 7, 2024) Other Fiscal Impact A mandatory increase in local revenue beginning in FY24-25 cannot be precisely quantified.
Senate Status: 03/06/24 - Set for Senate State & Local Government Committee 03/12/24.
House Status: 03/06/24 - House Agriculture & Natural Resources Committee deferred to 03/20/24.
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.
Position: Oppose

SB2238/HB2467 Classification of the property as zoning-exempt property.

Sponsors: Sen. Yarbrow, 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.
Fiscal Note: (Dated March 1, 2024) Increase State Expenditures - \$92,500/FY24-25/Comptroller of the Treasury Other Fiscal Impact The proposed legislation will result in a recurring decrease in local revenue and increase in local expenditures, both of which cannot be quantified with reasonable certainty but are considered permissive.
Senate Status: 03/06/24 - Set for Senate State & Local Government Committee 03/12/24.
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.
Position: Support

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.
Fiscal Note: (Dated January 30, 2024) NOT SIGNIFICANT
Senate Status: 03/05/24 - Senate State & Local Government Committee deferred to final calendar.
House Status: 03/06/24 - Set for House Property & Planning Subcommittee 03/13/24.
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.
Position: Monitor

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: 02/01/24 - Referred to House Property & Planning Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 23 and Title 67, Chapter 4, relative to affordable housing.
Position: Oppose

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.
Fiscal Note: (Dated March 5, 2024) NOT SIGNIFICANT
Senate Status: 02/01/24 - Referred to Senate State & Local Government Committee.
House Status: 02/05/24 - Held on House clerk's desk.
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.
Position: Monitor

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: 02/01/24 - Set for 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, Section 67-5-1327; Section 67-5-1328 and Section 67-5-303, relative to property taxes.
Position: Monitor

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: 02/01/24 - Set for Senate Commerce & Labor Committee.
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.
Position: Oppose

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: 02/05/24 - Referred to Senate State & Local Government Committee.
House Status: 02/07/24 - Referred to House Local Government Committee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 8; Title 13; Title 26 and Title 67, relative to delinquent property taxes.
Position: Monitor

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: 02/05/24 - Referred to Senate State & Local Government Committee.
House Status: 02/05/24 - Held on House clerk's desk.
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.
Position: Caption

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.
Fiscal Note: (Dated January 30, 2024) NOT SIGNIFICANT
Senate Status: 03/06/24 - Set for Senate State & Local Government Committee 03/12/24.
House Status: 03/06/24 - Set for House Property & Planning Subcommittee 03/13/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, relative to property taxes.
Position: Caption

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.
Fiscal Note: (Dated February 16, 2024) Other Fiscal Impact A precise, permissive increase in local revenue and local expenditures in FY24-25 and subsequent years cannot be estimated with certainty.
Senate Status: 03/05/24 - Senate State & Local Government Committee recommended. Sent to Senate Calendar Committee.
House Status: 03/06/24 - Set for House Finance, Ways & Means Committee 03/12/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.
Position: Caption

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: Support

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.
Senate Status: 03/06/24 - Set for Senate Finance, Ways & Means Committee 03/12/24.
House Status: 04/21/23 - House adopted on third reading.
Position: 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: Support

SB1356/HB1424 Requirements for the retention 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.
Position: Caption

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: 03/06/24 - Set for House Finance, Ways & Means Subcommittee 03/13/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 6, relative to the sales and use tax.
Position: Support

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.)
Fiscal Note: (Dated March 3, 2024) Increase State Revenue Net Impact Exceeds \$39,559,700/FY24-25 Exceeds \$19,779,900/FY25-26 and Subsequent Years Increase State Expenditures \$2,000,000/FY24-25 Decrease Local Revenue Net Impact \$240,573,300/FY24-25 \$481,146,600/FY25-26 and Subsequent Years Other Fiscal Impact The extent in which adoption of Worldwide Combined Reporting may impact foreign direct investment and business activity in this state, and whatever impact it may or may not have on state revenue, is based upon multiple unknown variables that cannot be reasonably quantified or determined.
Senate Status: 03/06/24 - Set for Senate Finance Revenue Subcommittee 03/12/24.
House Status: 03/06/24 - Set for House Government Operations Committee 03/11/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 57 and Title 67, relative to taxation.
Position: Monitor

SB2057/HB2185 Political advertisements that are created by artificial intelligence to include certain disclaimers.

Sponsors: Sen. Yarbrow, Jeff , Rep. Hemmer, Caleb
Summary: Requires campaign advertisements to disclose if they were partially or wholly generated by artificial intelligence. Specifies that advertisements in print must feature a disclaimer in text similar to the rest of the communication. For audio communications, the disclaimer must last a minimum of three seconds. For video communications, the disclaimer must meet the requirements for audio and appear for four seconds in text similar to the majority of the advertisement's text. Additionally, requires non-political advertisements, including communications about an election, candidate, or ballot question, to disclose if they were generated in part or wholly by artificial intelligence. Prohibits a person, political campaign committee, or other entities from distributing deceptive material without a disclaimer, and violation of this is a Class C misdemeanor. Establishes the right to injunctive relief for violation.
Amendment Summary: Elections & Campaign Finance Subcommittee amendment 1 (013804) requires that any form of political advertisement must disclose if it was made with artificial intelligence. A person or organization may not distribute deceptive media. Defines advertisement as a representation disseminated by any means that relates to political campaigns. Defines artificial intelligence as a machine-based system that can make decisions, recommendations, or predictions. Defines materially deceptive media as depicting speech that did not happen, something that would convince a reasonable viewer, or media that was procured substantially relying on technology rather than a voice actor. Defines political advertisement as an advertisement involving a candidate, race, or ballot question that is on behalf of a candidate.
Fiscal Note: (Dated February 9, 2024) NOT SIGNIFICANT
Senate Status: 01/31/24 - Referred to Senate State & Local Government Committee.
House Status: 02/21/24 - Failed in House Elections & Campaign Finance Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 2, Chapter 19, Part 1, relative to political campaigns.

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

TORT LIABILITY

SB2823/HB1898 Period of time by which government entity my 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.
Fiscal Note: (Dated February 11, 2024) NOT SIGNIFICANT
Senate Status: 02/05/24 - Referred to Senate Judiciary Committee.
House Status: 01/25/24 - Held on House clerk's desk.
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.
Position: Caption

TRANSPORTATION GENERAL

SB1096/HB684 Revises definition of "visible" in the Outdoor Advertising Control Act of 2020.

Sponsors: Sen. Bowling, Janice , Rep. Carr, Dale
Summary: Changes the definition of "visible" in the Outdoor Advertising Control Act of 2020 to "capable of being seen 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.
Position: Caption

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.
Fiscal Note: (Dated January 11, 2024) NOT SIGNIFICANT
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.
Position: Caption

TRANSPORTATION VEHICLES

SB175/HB162 Report on placards issued to transporters of manufactured homes.

Sponsors: Sen. Massey, Becky , Rep. Moon, Jerome
Summary: Requires the department of transportation to submit a brief written summary to the transportation committee 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.
Fiscal Note: (Dated February 25, 2024) NOT SIGNIFICANT
Senate Status: 02/01/24 - Referred to Senate Transportation & Safety Committee.
House Status: 02/28/24 - Taken off notice in House Transportation Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 55, relative to parking.
Position: Monitor

UTILITIES**SB129/HB526 Removal of requirements for water treatment project fees and rates.**

Sponsors: Sen. Walley, Page , Rep. Haston, Kirk
Summary: Removes requirement for receipt of certain grants and loans for water and wastewater treatment infrastructure 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: 03/06/24 - Set for Senate State & Local Government Committee 03/12/24.
House Status: 03/06/24 - Set for House Cities & Counties Subcommittee 03/13/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 9; Title 65; Title 67 and Title 68, relative to utilities.
Position: Monitor

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.
Position: Caption

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: Support

SB1895/HB1879 Termination of utilities - notice required.

Sponsors: Sen. Oliver, Charlane , Rep. Freeman, Bob
Summary: Requires utilities to send a written notice of termination to the customer on record as well as the owner of the property if they differ from the customer. Also describes how the comptroller of the treasury or the comptroller's designee must impose sanctions if a utility is reported to have violated this termination notice. Broadly captioned.
Fiscal Note: (Dated February 15, 2024) NOT SIGNIFICANT
Senate Status: 01/29/24 - Referred to Senate State & Local Government Committee.
House Status: 02/20/24 - Taken off notice in House Business & Utilities Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 7; Title 65; Title 68 and Title 69, relative to termination of utilities.

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.
Fiscal Note: (Dated January 30, 2024) NOT SIGNIFICANT
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.
Position: Caption

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: 03/06/24 - Set for Senate State & Local Government Committee 03/12/24.
House Status: 03/06/24 - Set for House Business & Utilities Subcommittee 03/12/24.
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.

Position: Monitor

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: 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
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.
Position: Monitor

VETERANS & MILITARY AFFAIRS

SB376/HB446 Veterans' Bill of Rights.

Sponsors: Sen. Campbell, Heidi , Rep. Glynn, Ronnie
Summary: Enacts the "Veterans' Bill of Rights," which helps veterans obtain a job through work programs and 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.
Position: Monitor

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.
Fiscal Note: (Dated February 10, 2024) Increase State Expenditures - \$384,900/FY24-25 and Subsequent Years The Governors proposed FY24-25 budget, on page A-35, recognizes a recurring increase in state expenditures of \$357,000 for five emergency management specialist-3 positions.
Senate Status: 03/04/24 - Senate passed.
House Status: 03/06/24 - Set for House Government Operations Committee 03/11/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 58, Chapter 2, relative to the establishment of the Resilient Tennessee Revolving Loan Act.
Position: Monitor

WELFARE

SB2457/HB2337 Standard monthly housing assistance payment amount.

Sponsors: Sen. Akbari, Raumesh , Rep. Pearson, Justin
Summary: Requires the agency to establish the payment standard amount for the monthly housing assistance payment under the federal housing choice voucher program to the maximum allowed by federal law.
Senate Status: 02/01/24 - Referred to Senate State & Local Government Committee.
House Status: 03/06/24 - Set for House Property & Planning Subcommittee 03/13/24.
Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 23, relative to affordable housing.
Position: Monitor