



RAMSEY FARRAR RUSSELL & SMITH
GOVERNMENT RELATIONS

TN Realtors Weekly Calendar 2024 Legislative Session

Mon 3/4/24 1:30pm - House Hearing Rm I, House Government Operations Committee

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

2. **HB2043 TAXES SALES: Eliminates sales tax on groceries.** 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.) **Caption:** AN ACT to amend Tennessee Code Annotated, Title 57 and Title 67, relative to taxation. SB1934 - C. Oliver - 02/28/24 - Set for Senate Finance Revenue Subcommittee 03/05/24.

Tue 3/5/24 8:30am - Senate Hearing Rm I, Senate Finance, Ways & Means Committee

This committee will hold budget hearings by the Sports Wagering Council and TACIR. MEMBERS: CHAIR B. Watson (R); VICE CHAIR J. Stevens (R); 2ND VICE CHAIR J. Hensley (R); F. Haile (R); J. Johnson (R); L. Lamar (D); B. Powers (R); P. Walley (R); D. White (R); K. Yager (R); J. Yarbrow (D)

3. **SB1662 GOVERNMENT ORGANIZATION: Charitable organization fees and reporting.** 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 **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. HB1708 - J. McCalmon - 02/29/24 - Set for House Consent on 03/04/24.

Tue 3/5/24 9:00am - House Hearing Rm I, House Commerce Committee

MEMBERS: CHAIR K. Vaughan (R); R. Alexander (R); J. Barrett (R); C. Boyd (R); J. Burkhart (R); K. Camper (D); J. Clemmons (D); J. Faison (R); B. Freeman (D); J. Garrett (R); M. Hale (R); G. Hardaway (D); K. Haston (R); P. Hazlewood (R); J. Holsclaw, Jr. (R); C. Johnson (R); S. Lynn (R); P. Marsh (R); J. Moon (R); D. Powers (R); M. Sparks (R); D. Thompson (D); J. Towns Jr. (D); G. Vital (R); R. Williams (R); J. Zachary (R)

2. **HB1892 CONSTRUCTION: Use of third-party examiners, inspectors, or engineers.** 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 Commerce & Labor Committee amendment 1, House Business & Utilities Subcommittee amendment 1 (013987) requires a local jurisdiction, that 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. **Fiscal Note:** (Dated February 10, 2024) NOT SIGNIFICANT **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. **Subcommittee Amendments:** Business_Sub_Amendments_02.27.24.pdf

SB2100 - J. Johnson - 02/26/24 - Senate deferred to 03/04/24.

3. **HB2504 CRIMINAL LAW: Telecommunications transmitting misleading caller identification established as a misdemeanor.** 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. **Fiscal Note:** (Dated February 8, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 39 and Title 47, Chapter 18, relative to caller identification spoofing. SB2410 - L. Lamar - 02/01/24 - Referred to Senate Judiciary Committee.
4. **HB2075 STATE GOVERNMENT: Implementation of an electronic lien and title system.** 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. **Fiscal Note:** (Dated February 19, 2024) NOT SIGNIFICANT **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. SB1837 - J. Johnson - 01/31/24 - Referred to Senate State & Local Government Committee.

6. **HB2309 COMMERCIAL LAW: Blockchain Basics Act.** 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 **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. **Subcommittee Amendments:** Business_Sub_Amendments_02.27.24.pdf

SB2370 - B. Watson - 02/28/24 - Set for Senate Commerce & Labor Committee 03/05/24.

Tue 3/5/24 9:00am - Senate Hearing Rm I, Senate Finance Revenue Subcommittee

MEMBERS: CHAIR J. Hensley (R); VICE CHAIR F. Haile (R); B. Powers (R); K. Yager (R); J. Yarbro (D)

1. **SB2103 TAXES BUSINESS: Value of tangible property as minimum tax base.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 1 and Title 67, Chapter 4, relative to franchise taxes. HB1893 - W. Lamberth - 01/30/24 - Referred to House Finance, Ways & Means Subcommittee.
8. **SB2198 TAXES BUSINESS: Reporting requirements for department of revenue.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 21, relative to franchise tax. HB2745 - J. Clemmons - 02/05/24 - Caption bill held on House clerk's desk.
9. **SB1934 TAXES SALES: Eliminates sales tax on groceries.** 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.) **Caption:** AN ACT to amend Tennessee Code Annotated, Title 57 and Title 67, relative to taxation. HB2043 - A. Behn - 02/28/24 - Set for House Government Operations Committee 03/04/24.

Tue 3/5/24 10:30am - House Hearing Rm I, House Insurance Committee

MEMBERS: CHAIR S. Kumar (R); VICE CHAIR B. Martin (R); S. Cepicky (R); E. Davis (R); B. Freeman (D); E. Helton-Haynes (R); C. Hemmer (D); G. Hicks (R); T. Hill (R); G. Johnson (D); C. Johnson (R); J. Lafferty (R); B. Mitchell (D); B. Richey (R); T. Rudd (R); I. Rudder (R); M. Sparks (R); B. Terry (R); D. Thompson (D)

1. **HB2281 INSURANCE GENERAL: Education requirements for applicants for an insurance producer license.** 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 Subcommittee 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 56, relative to insurance producers. **Subcommittee Amendments:** Insurance_Sub_Amendments_02.27.2024.pdf
- SB2698 - S. Southerland - 02/05/24 - Referred to Senate Commerce & Labor Committee.

Tue 3/5/24 10:30am - Senate Hearing Rm I, Senate State & Local Government Committee

This committee will hold budget hearings by the Department of Human Resources, the Department of Military, the Tennessee Human Rights Commission and the Tennessee Corrections Institute. MEMBERS: CHAIR R. Briggs (R); VICE CHAIR P. Waley (R); 2ND VICE CHAIR M. Pody (R); E. Jackson (R); S. Kyle (D); A. Lowe (R); J. Stevens (R); K. Yager (R); J. Yarbro (D)

4. **SB2496 PROPERTY & HOUSING: Creation of a voluntary attainable housing incentive program by ordinance.** 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. **Fiscal Note:** (Dated February 17, 2024) Other Fiscal Impact A recurring, permissive impact to local government revenue and expenditures cannot be reasonably estimated. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 13 and Title 66, relative to attainable housing. HB2623 - D. Carr - 02/07/24 - Referred to House Property & Planning Subcommittee.
9. **SB2248 TAXES PROPERTY: Report filed on tax sale by court clerk.** 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 **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. HB1968 - R. Williams - 01/25/24 - Caption bill held on House clerk's desk.
15. **SB2778 TAXES PROPERTY: Removal of repeal date for collection agent retention.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes. HB2018 - P. Marsh - 02/28/24 - Set for House Finance, Ways & Means Subcommittee 03/06/24.

- 17. **SB2635** **SAFETY: Building codes - inclusion of three-family and four-family dwellings.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 120, relative to building codes.
Rose P. HB2787 - J. Barrett - 02/28/24 - Set for House Property & Planning Subcommittee 03/06/24.
- 19. **SB1777** **TAXES PROPERTY: Classification of agricultural land under the greenbelt law.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 10, relative to the classification of agricultural land.
Swann A. HB1734 - J. Moon - 02/28/24 - House Agriculture & Natural Resources Committee deferred to 03/13/24.
- 21. **SB2422** **LOCAL GOVERNMENT: Requirements for notifying affected persons on annexation of a territory.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 51, Part 1 and Title 13, Chapter 7, relative to municipal government.
Crowe R. HB2425 - T. Hicks - 02/28/24 - Set for House Local Government Committee 03/05/24.
- 22. **SB1725** **TAXES PROPERTY: Property tax relief for disabled veterans.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Section 67-5-704, relative to property tax relief for disabled veterans.
Crowe R. HB1813 - J. Reedy - 01/23/24 - Referred to House Property & Planning Subcommittee.
- 30. **SB2131** **LOCAL GOVERNMENT: Municipal authority outside of corporate boundaries.** 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. * **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5 and Title 6, relative to municipal authority outside of corporate boundaries.
Lowe A. HB1983 - M. Fritts - 01/30/24 - Referred to House Property & Planning Subcommittee.
- 32. **SB129** **UTILITIES: Removal of requirements for water treatment project fees and rates.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 9; Title 65; Title 67 and Title 68, relative to utilities.
Walley P. HB526 - K. Haston - 02/28/24 - Set for House Cities & Counties Subcommittee 03/06/24.
- 36. **SB2238** **TAXES PROPERTY: Classification of the property as zoning-exempt property.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property tax.
Yarbo J. HB2467 - R. Stevens - 02/06/24 - Referred to House Property & Planning Subcommittee.
- 37. **SB2239** **LOCAL GOVERNMENT: Authorization of any local government to create a land bank.** 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. **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.
Yarbo J. HB2439 - M. Sparks - 02/06/24 - Referred to House Property & Planning Subcommittee.

Tue 3/5/24 12:00pm - House Hearing Rm III, House Business & Utilities Subcommittee

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

- 3. **HB2235** **PROFESSIONS & LICENSURE: Requirements for land surveyors.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Section 62-18-109, relative to land surveyors.
Hicks T. SB2584 - B. Taylor - 02/27/24 - Senate Commerce & Labor Committee recommended. Sent to Senate Calendar Committee.
- 4. **HB2781** **PROFESSIONS & LICENSURE: Notification regarding change of address to state board of cosmetology and barber examiners.** 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. **Fiscal Note:** (Dated February 2, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 49 and Title 62, relative to professions.
Parkinson A. SB2732 - R. Akbari - 02/28/24 - Set for Senate Commerce & Labor Committee 03/05/24.
- 8. **HB2025** **PROPERTY & HOUSING: Residential Rental Fee Transparency and Junk Fee Prohibition Act** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 18 and Title 66, relative to residential rental housing fees.
Clemmons J. SB1893 - C. Oliver - 01/29/24 - Referred to Senate Commerce & Labor Committee.
- 9. **HB1814** **PROPERTY & HOUSING: Disclosure of information to residential tenant by landlord.** 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. **Fiscal Note:** (Dated January 27, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 66, relative to landlord obligations.
Thompson D. SB1694 - J. Yarbo - 01/11/24 - Referred to Senate Commerce & Labor Committee.

Tue 3/5/24 1:00pm - Senate Hearing Rm I, Senate Commerce & Labor Committee

MEMBERS: CHAIR P. Bailey (R); VICE CHAIR A. Swann (R); 2ND VICE CHAIR F. Niceley (R); R. Akbari (D); J. Johnson (R); S. Reeves (R); S. Southerland (R); B. Watson (R); K. Yager (R)

6. **SB2429** **PROFESSIONS & LICENSURE: Requirements for licensing of contractors.** 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 Commerce Committee amendment 1 (013925) authorizes a contractor seeking a renewal application for a monetary limitation greater than \$1,500,000 to be accompanied by a compilation prepared by a licensed public accountant or a certified public accountant rather than a reviewed or audited financial statement prepared by a licensed public accountant or a certified public accountant. Authorizes the Board for Licensing Contractors, with cause, to require a financial statement of the applicant that is reviewed or audited and attested 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 6, relative to licensing of contractors. **Subcommittee Amendments:** Business_Sub_Amendments_02.20.24.pdf
HB1903 - J. Burkhart - 02/29/24 - Set for House Floor on 03/04/24.
8. **SB2391** **COMMERCIAL LAW: Revises provisions governing trade practices and consumer protection.** Revises provisions governing trade practices and consumer protection. **Fiscal Note:** (Dated February 24, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 6, Part 4 and Title 47, relative to commerce.
HB2711 - J. Garrett - 02/27/24 - House Banking & Consumer Affairs Subcommittee deferred to 03/05/24.
11. **SB2732** **PROFESSIONS & LICENSURE: Notification regarding change of address to state board of cosmetology and barber examiners.** 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. **Fiscal Note:** (Dated February 2, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 49 and Title 62, relative to professions.
HB2781 - A. Parkinson - 02/28/24 - Set for House Business & Utilities Subcommittee 03/05/24.
13. **SB1201** **PROPERTY & HOUSING: Circumstances under which a contractor can seek early release of a retainage.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 16, Chapter 15 and Title 66, relative to retainages. **Subcommittee Amendments:** Business_Sub_Amendments_03.21.23.pdf
HB1276 - C. Boyd - 02/20/24 - House Commerce Committee deferred to the special calendar after adopting amendment 1 (013935).
15. **SB1669** **LOTTERY: Application by nonprofit organization to operate a charitable gaming event.** 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 (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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 17, relative to charitable gaming.
HB1651 - S. Whitson - 02/26/24 - House passed with amendment 1 (013744).
23. **SB2692** **PROPERTY & HOUSING: Land surveyors requirements.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 62 and Title 66, Chapter 5, Part 1, relative to surveyors.
HB2072 - G. Hicks - 01/30/24 - Referred to House Business & Utilities Subcommittee.
27. **SB2370** **COMMERCIAL LAW: Blockchain Basics Act.** 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 **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. **Subcommittee Amendments:** Business_Sub_Amendments_02.27.24.pdf
HB2309 - K. Vaughan - 02/28/24 - Set for House Commerce Committee 03/05/24.

Tue 3/5/24 1:30pm - House Hearing Rm III, House Civil Justice Subcommittee

MEMBERS: CHAIR L. Russell (R); G. Bulso (R); K. Capley (R); R. Eldridge (R); A. Farmer (R); R. Grills (R); W. Lamberth (R); A. Parkinson (D); C. Todd (R)

18. **HB2888** **JUDICIARY: Compensation for a diminution of value of the property caused by the enactment of land use regulations.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 29, relative to land use regulation.
SB2806 - A. Lowe - 02/05/24 - Referred to Senate Commerce & Labor Committee.

Tue 3/5/24 1:30pm - House Hearing Rm II, House Banking & Consumer Affairs Subcommittee

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

8. **SB2711 TAXES BUSINESS: Hotel/motel tax - municipality may change allocation of revenue.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 14, relative to tax revenue.
Taylor B.
HB2868 - J. Moon - 02/28/24 - Set for House Banking & Consumer Affairs Subcommittee 03/05/24.
9. **HB2713 ESTATES & TRUSTS: Makes various changes on trusts, estates, and partnerships.** Makes various changes to present law on trusts, estates, and partnerships. Broadly captioned. **Fiscal Note:** (Dated February 15, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 35; Title 45; Title 61 and Title 66, relative to trusts and estates.
Garrett J.
SB2256 - J. Stevens - 02/01/24 - Referred to Senate Judiciary Committee.
10. **HB1819 BANKING & CREDIT: Requirements for consumer credit reports.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 13; Title 45; Title 47 and Title 66, relative to credit data.
Miller L.
SB1684 - L. Lamar - 02/27/24 - Failed in Senate Commerce & Labor Committee.
12. **HB2092 COMMERCIAL LAW: Changes the definition of "home loan."** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 47, relative to mortgage interest rates.
Vaughan K.
SB2707 - S. Southerland - 02/05/24 - Referred to Senate Commerce & Labor Committee.

Tue 3/5/24 1:30pm - House Hearing Rm I, House Local Government Committee

MEMBERS: CHAIR J. Crawford (R); VICE CHAIR D. Wright (R); R. Alexander (R); J. Burkhardt (R); D. Carr (R); C. Doggett (R); M. Hale (R); E. Helton-Haynes (R); J. Holsclaw, Jr. (R); H. Love Jr. (D); G. Martin (R); S. McKenzie (D); L. Miller (D); J. Moon (R); K. Raper (R); J. Reedy (R); T. Rudd (R); J. Shaw (D); W. Slater (R); R. Stevens (R); D. Thompson (D); T. Warner (R)

3. **HB1450 TAXES PROPERTY: Exemption - lots purchased for construction of single family residence for low-income household.** 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. **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.
Faison J.
SB793 - J. Stevens - 02/06/23 - Referred to Senate State & Local Government Committee.
5. **HB2879 PROPERTY & HOUSING: Agricultural and Critical Infrastructure Protection Act.** 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 **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."
Todd C.
SB2843 - E. Jackson - 02/05/24 - Referred to Senate Commerce & Labor Committee.
8. **HB2071 PROPERTY & HOUSING: Referendum for annexation of territory.** Specifies circumstances in which a referendum will not be required to effectuate annexation of territory. Removes repealer provision for exceptions to the referendum requirement. **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. **Caption:** AN ACT to amend Tennessee Code Annotated, Section 6-51-104, relative to annexation.
Williams R.
SB2895 - P. Bailey - 02/05/24 - Referred to Senate State & Local Government Committee.
10. **HB2425 LOCAL GOVERNMENT: Requirements for notifying affected persons on annexation of a territory.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 51, Part 1 and Title 13, Chapter 7, relative to municipal government.
Hicks T.
SB2422 - R. Crowe - 02/28/24 - Set for Senate State & Local Government Committee 03/05/24.

Tue 3/5/24 3:00pm - Senate Hearing Rm I, Senate Judiciary Committee

This committee will hold budget meetings by the District Attorneys General Conference and the Administrative Office of the Courts. This committee will hold the Judicial Confirmation of Mary Wagner.

MEMBERS: CHAIR T. Gardenhire (R); VICE CHAIR D. White (R); 2ND VICE CHAIR P. Rose (R); S. Kyle (D); L. Lamar (D); J. Lundberg (R); K. Roberts (R); J. Stevens (R); B. Taylor (R)

36. **SB1775 CRIMINAL LAW: Home address confidentiality program for victims.** Expands the ways in which applicants may apply for the home address confidentiality program to include moving to a new address unknown to the offender and not previously identified in a public record. **Fiscal Note:** (Dated February 3, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 40, Chapter 38, Part 6, relative to the home address confidentiality program.
Swann A.
HB1858 - E. Davis - 02/29/24 - Set for House Floor on 03/04/24.

Tue 3/5/24 4:30pm - House Hearing Rm IV, House Public Service Subcommittee

MEMBERS: CHAIR I. Rudder (R); R. Alexander (R); V. Dixie (D); R. Eldridge (R); C. Johnson (R); K. Keisling (R); D. Powers (R)

7. **HB2889 COMMERCIAL LAW: Authorizes registered agent of a foreign corporation to resign the agency appointment by filing info with the secretary of state.** 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. **Fiscal Note:** (Dated February 2, 2024) NOT SIGNIFICANT **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.
Todd C.
SB2863 - K. Roberts - 02/05/24 - Referred to Senate Commerce & Labor Committee.
15. **HB2618 LOCAL GOVERNMENT: Nonprofit organization that has entered into a contract with district attorney general.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 8; Title 38; Title 39 and Title 40, relative to nonprofit organizations.
Martin G.
SB2561 - B. Taylor - 02/26/24 - Senate passed with amendment 1 (013951).

Wed 3/6/24 9:00am - House Hearing Rm III, House Agriculture & Natural Resources Committee

The committee will hear a presentation from the Tennessee Forestry Commission. MEMBERS: CHAIR C. Todd (R); VICE CHAIR T. Darby (R); M. Fritts (R); R. Grills (R); G. Hardaway (D); T. Harris (D); B. Hulseley (R); C. Hurt (R); J. Jones (D); P. Marsh (R); B. Martin (R); J. Reedy (R); B. Richey (R); J. Shaw (D); R. Travis (R); G. Vital (R); D. Wright (R)

3. **HB1902 TAXES PROPERTY: Payment of greenbelt rollback taxes.** Requires the payment of greenbelt rollback taxes in full at closing when greenbelt property is sold. **Amendment Summary:** Burkhardt J. 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. **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. **Subcommittee Amendments:** Agriculture & Natural Resources Subcommittee Amendment 02.20.24.PDF

SB2218 - B. Powers - 02/01/24 - Referred to Senate State & Local Government Committee.

4. **HB1890 AGRICULTURE: Agricultural real estate interests.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 43, Chapter 1, Part 1, relative to agricultural real estate interests. **Subcommittee Amendments:** Agriculture & Natural Resources Subcommittee Amendment 02.13.24.PDF Agriculture & Natural Resources Subcommittee Amendment 02.27.24.PDF

SB2099 - J. Johnson - 02/29/24 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/06/24.

5. **HB1054 ENVIRONMENT & NATURE: Classification of real property as a wetland.** Prohibits the department of environment and conservation from applying criteria that will result in the classification of real property as a wetland, or otherwise regulating real property as a wetland, unless the property is classified as a wetland under federal law. Broadly captioned. **Amendment Summary:** House Agriculture & Natural Resources Subcommittee amendment 1 (013341) removes certain wetland property from applicable standards under the Water Quality Control Act (Act). Separates wetlands into the following categories: high-quality wetlands, moderate-quality wetlands, low-quality wetlands, incidental wetlands, and isolated wetlands. Establishes that no permit, authorization, or another requirement related to riparian buffer, cumulative impact analysis, antidegradation, mitigation, or another regulatory purpose or requirement, within the scope of the Act, is required for alterations to a low-quality wetland or incidental wetland. Establishes that a permit is not required for a low-quality wetland, regardless of the size of the low-quality wetland, and that no mitigation requirements apply to such wetland type. Establishes that an alteration to a moderate-quality wetland that is less than four acres in size is regulated by a general permit for aquatic alterations; however, such permit must not impose any requirements related to riparian buffer, cumulative impact analysis, antidegradation, or mitigation, within the scope of the Act, and may only contain requirements to protect downstream riparian uses. Specifies that an application is complete and permit coverage is issued for an aquatic resource alteration general permit (ARAP) if a denial or request for additional information is not received by the applicant within 21 days of the submission of a hydrologic determination. Establishes that mitigation requirements are not required for a moderate-quality wetland that is less than four acres in size, and furthermore, mitigation requirements for a moderate-quality wetland that is above four acres in size must not exceed a 1:1 ratio. Establishes that an individual ARAP is required for a moderate-quality wetland that is four or more acres in size. Unless required by federal law, prohibits a permit or other authorization or requirement related to riparian buffer, cumulative impact analysis, antidegradation, or mitigation from requiring alterations to an incidental wetland, regardless of the wetland's size. Prohibits low-or-moderate-quality wetlands from being considered when determining the cumulative impact of a project. **Fiscal Note:** (Dated March 2, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 11, Chapter 14, Part 4; Title 66 and Title 69, relative to wetlands. **Subcommittee Amendments:** Agriculture & Natural Resources Subcommittee Amendment 02.06.24.PDF

SB631 - B. Taylor - 02/29/24 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/06/24.

Wed 3/6/24 10:00am - Senate Hearing Rm I, Senate Transportation & Safety Committee

MEMBERS: CHAIR B. Massey (R); VICE CHAIR M. Pody (R); 2ND VICE CHAIR B. Taylor (R); P. Bailey (R); J. Bowling (R); R. Briggs (R); H. Campbell (D); F. Niceley (R); B. Powers (R)

19. **SB2916 REGIONAL AUTHORITIES: Submission of annual operating budget of metropolitan airport authority.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 42, Chapter 3 and Title 42, Chapter 4, relative to airport authority boards. HB2717 - J. Garrett - 02/05/24 - Caption bill held on House clerk's desk.

Wed 3/6/24 10:30am - House Hearing Rm III, House Finance, Ways & Means Subcommittee

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

1. **HB2018 TAXES PROPERTY: Removal of repeal date for collection agent retention.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes. SB2778 - J. Bowling - 02/28/24 - Set for Senate State & Local Government Committee 03/05/24.
18. **HB2141 ENVIRONMENT & NATURE: Removing a wild animal, fowl, or fish while trespassing on land penalty.** Increases the penalty from a Class C misdemeanor to a Class B misdemeanor for removing a wild animal, wild fowl, or fish while trespassing on land. Increases various fines under \$500 to not more than \$500. Broadly captioned. **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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 70, relative to wildlife resources. SB1751 - P. Rose - 02/29/24 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/06/24.

Wed 3/6/24 10:30am - House Hearing Rm II, House Property & Planning Subcommittee

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

2. **HB2312 TAXES PROPERTY: Acceptance of partial payments of delinquent property taxes.** 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. **Fiscal Note:** (Dated February 10, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Section 67-5-2001, relative to collection of delinquent taxes. SB2172 - J. Hensley - 02/01/24 - Referred to Senate State & Local Government Committee.

3. **HB2426** **TAXES BUSINESS: County Powers Relief Act - form acknowledging privilege taxes owed.** 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. Hicks T.
Fiscal Note: (Dated February 16, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 29, relative to the County Powers Relief Act. SB2261 - S. Reeves - 02/08/24 - Senate sponsor changed from Lowe to Reeves.
4. **HB1535** **TAXES PROPERTY: Coffee County - acquiring of property at tax sale.** Provides that whenever Coffee County acquires property at a tax sale, any non-governmental entity holding a vested and duly recorded contractual right to the payment of fees or assessments secured by the property retains such right. Further provides that Coffee County will be liable for the payment of such fees and assessments if the county makes actual use of the property purchased at the tax sale. **Fiscal Note:** (Dated April 5, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 20 and Title 67, Chapter 5, relative to property bought by a county at a tax sale. Bricken R.
SB1536 - J. Bowling - 02/01/24 - Referred to Senate State & Local Government Committee.
5. **HB2553** **PROPERTY & HOUSING: Foreign-party controlled businesses prohibited from acquiring real property.** 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. **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 PFPBs 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 43; Title 44; Title 47; Title 48 and Title 66, relative to property. Reedy J.
SB2639 - F. Niceley - 02/05/24 - Referred to Senate Commerce & Labor Committee.
6. **HB2787** **SAFETY: Building codes - inclusion of three-family and four-family dwellings.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 120, relative to building codes. Barrett J.
SB2635 - P. Rose - 02/28/24 - Set for Senate State & Local Government Committee 03/05/24.
7. **HB2054** **PROPERTY & HOUSING: Increase in acreage for tax jurisdiction purposes.** Increases from 1,500 to 5,000 the number of acres of land that may be placed within one property tax jurisdiction for purposes of classification and assessment as agricultural, forest, or open space land. Increases from 1,500 to 5,000 the maximum acreage available to a real property owner that may be classified as forest or open space land. **Fiscal Note:** (Dated January 17, 2024) Decrease Local Revenue Exceeds \$3,000,000/FY25-26 and Subsequent Years **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes. Eldridge R.
SB1659 - P. Walley - 02/27/24 - Re-referred to Senate Finance, Ways & Means Committee.
8. **HB2612** **PROPERTY & HOUSING: Williamson County - report on criminal activity in a gated subdivision.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 27, relative to gated communities. Bulso G.
SB2153 - J. Johnson - 02/22/24 - Senate passed.
9. **HB2437** **PROPERTY & HOUSING: Real property held by certain Chinese entities.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 2, relative to ownership of real property. Travis R.
SB2927 - P. Bailey - 02/14/24 - Referred to Senate Commerce & Labor Committee.
10. **HB2725** **PROPERTY & HOUSING: Affordable housing - development entitlements.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 35, relative to affordable housing. McKenzie S.
SB2532 - L. Lamar - 02/05/24 - Referred to Senate State & Local Government Committee.
11. **HB2215** **PROPERTY & HOUSING: Real Estate Fraud Reduction Act.** 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* **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. Parkinson A.
SB2448 - R. Akbari - 02/01/24 - Referred to Senate State & Local Government Committee.
12. **HB2217** **TAXES PROPERTY: Tax formula for calculating tax relief on real property owned by disabled veterans.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief. Crawford J.
SB2111 - J. Lundberg - 02/01/24 - Referred to Senate State & Local Government Committee.
13. **HB2368** **LOCAL GOVERNMENT: Residential Infrastructure Development Act of 2024.** 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.). **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. Carr D.
SB2315 - M. Pody - 02/08/24 - Referred to Senate State & Local Government Committee.

Wed 3/6/24 10:30am - House Hearing Rm I, House State Government Committee

MEMBERS: CHAIR K. Keisling (R); VICE CHAIR R. Eldridge (R); R. Alexander (R); R. Bricken (R); E. Butler (R); M. Carringer (R); J. Chism (D); V. Dixie (D); K. Haston (R); J. Holsclaw, Jr. (R); C. Hurt (R); D. Jernigan (D); C. Johnson (R); T. Leatherwood (R); M. Littleton (R); J. McCalmon (R); L. Miller (D); J. Pearson (D); J. Powell (D); D. Powers (R); I. Rudder (R); B. Terry (R)

17. **HB1684** **VETERANS & MILITARY AFFAIRS: Resilient Tennessee Revolving Loan Fund Act.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 58, Chapter 2, relative to the establishment of the Resilient Tennessee Revolving Loan Act.
SB2082 - J. Johnson - 02/27/24 - Senate Finance, Ways & Means Committee recommended. Sent to Senate Calendar Committee.
20. **HB1889** **STATE GOVERNMENT: State of Tennessee Real Estate Asset Management (STREAM) Act.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4, relative to state real estate management. **Subcommittee Amendments:** Public_Service_02.27.24.pdf
SB2102 - J. Johnson - 02/20/24 - Senate State & Local Government Committee deferred to final calendar.

Wed 3/6/24 11:30am - Senate Hearing Rm I, Senate Energy, Agriculture & Natural Resources Committee

This committee will hold budget hearings by the TN Department of Environment & Conservation. MEMBERS: CHAIR S. Southerland (R); VICE CHAIR S. Reeves (R); 2ND VICE CHAIR A. Lowe (R); J. Bowling (R); H. Campbell (D); F. Niceley (R); C. Oliver (D); P. Rose (R); P. Walley (R)

1. **SB2377** **AGRICULTURE: Department of ECD prohibited from regulating certain farming activities.** 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. **Fiscal Note:** (Dated February 25, 2024) Decrease State Revenue - \$16,300/FY24-25 and Subsequent Years/Environmental Protection Fund **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.
HB2842 - G. Vital - 02/05/24 - Caption bill held on House clerk's desk.
2. **SB2376** **ENVIRONMENT & NATURE: Renewal fee as a condition to renewing a septic system installer license.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 221, relative to subsurface sewage disposal systems.
HB2620 - G. Martin - 02/07/24 - Referred to House Agriculture & Natural Resources Subcommittee.
7. **SB631** **ENVIRONMENT & NATURE: Classification of real property as a wetland.** Prohibits the department of environment and conservation from applying criteria that will result in the classification of real property as a wetland, or otherwise regulating real property as a wetland, unless the property is classified as a wetland under federal law. Broadly captioned. **Amendment Summary:** House Agriculture & Natural Resources Subcommittee amendment 1 (013341) removes certain wetland property from applicable standards under the Water Quality Control Act (Act). Separates wetlands into the following categories: high-quality wetlands, moderate-quality wetlands, low-quality wetlands, incidental wetlands, and isolated wetlands. Establishes that no permit, authorization, or another requirement related to riparian buffer, cumulative impact analysis, antidegradation, mitigation, or another regulatory purpose or requirement, within the scope of the Act, is required for alterations to a low-quality wetland or incidental wetland. Establishes that a permit is not required for a low-quality wetland, regardless of the size of the low-quality wetland, and that no mitigation requirements apply to such wetland type. Establishes that an alteration to a moderate-quality wetland that is less than four acres in size is regulated by a general permit for aquatic alterations; however, such permit must not impose any requirements related to riparian buffer, cumulative impact analysis, antidegradation, or mitigation, within the scope of the Act, and may only contain requirements to protect downstream riparian uses. Specifies that an application is complete and permit coverage is issued for an aquatic resource alteration general permit (ARAP) if a denial or request for additional information is not received by the applicant within 21 days of the submission of a hydrologic determination. Establishes that mitigation requirements are not required for a moderate-quality wetland that is less than four acres in size, and furthermore, mitigation requirements for a moderate-quality wetland that is above four acres in size must not exceed a 1:1 ratio. Establishes that an individual ARAP is required for a moderate-quality wetland that is four or more acres in size. Unless required by federal law, prohibits a permit or other authorization or requirement related to riparian buffer, cumulative impact analysis, antidegradation, or mitigation from requiring alterations to an incidental wetland, regardless of the wetland's size. Prohibits low-or-moderate-quality wetlands from being considered when determining the cumulative impact of a project. **Fiscal Note:** (Dated March 2, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 11, Chapter 14, Part 4; Title 66 and Title 69, relative to wetlands. **Subcommittee Amendments:** Agriculture_&_Natural_Resources_Subcommittee_Amendment_02.06.24.PDF
HB1054 - K. Vaughan - 02/28/24 - Set for House Agriculture & Natural Resources Committee 03/06/24.
14. **SB1879** **ENVIRONMENT & NATURE: Department of environment and conservation - publishing of data concerning landslides and floods.** 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 **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.
HB1963 - J. Powell - 02/27/24 - House Agriculture & Natural Resources Subcommittee deferred to the special calendar.
20. **SB1751** **ENVIRONMENT & NATURE: Removing a wild animal, fowl, or fish while trespassing on land penalty.** Increases the penalty from a Class C misdemeanor to a Class B misdemeanor for removing a wild animal, wild fowl, or fish while trespassing on land. Increases various fines under \$500 to not more than \$500. Broadly captioned. **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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 70, relative to wildlife resources.
HB2141 - C. Hemmer - 02/28/24 - Set for House Finance, Ways & Means Subcommittee 03/06/24.

24. **SB2099** **AGRICULTURE: Agricultural real estate interests.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 43, Chapter 1, Part 1, relative to agricultural real estate interests. **Subcommittee Amendments:** Agriculture & Natural Resources Subcommittee Amendment_02.13.24.PDF Agriculture & Natural Resources Subcommittee Amendment_02.27.24.PDF

HB1890 - W. Lamberth - 02/28/24 - Set for House Agriculture & Natural Resources Committee 03/06/24.

27. **SB2137** **LOCAL GOVERNMENT: Disposal of solid waste on one's own land.** Prohibits a county from prohibiting an individual householder from disposing of solid waste from such householder's own household upon such householder's own land as long as the disposal does not create a public nuisance or a hazard to the public health. Broadly captioned. **Fiscal Note:** (Dated February 22, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5, relative to the authority of county governments. **HB2628** - C. Baum - 02/28/24 - Taken off notice in House Cities & Counties Subcommittee.

Wed 3/6/24 12:00pm - House Hearing Rm I, House Civil Justice Committee

The committee will hold a Tennessee Supreme Court judicial confirmation hearing on Judge Mary Wagner. MEMBERS: CHAIR A. Farmer (R); VICE CHAIR D. Jernigan (D); R. Bricken (R); G. Bulso (R); K. Capley (R); R. Eldridge (R); R. Gant (R); J. Garrett (R); R. Grills (R); T. Harris (D); W. Lamberth (R); M. Littleton (R); A. Parkinson (D); J. Powell (D); L. Russell (R); R. Stevens (R); C. Todd (R)

1. **HB2120** **PROPERTY & HOUSING: Definition of "public use" as it applies to eminent domain.** Excludes recreational facilities, recreational purposes, and parks from the definition of "public use" as it applies to eminent domain. **Amendment Summary:** House Civil Justice Subcommittee 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 17, Part 1, relative to eminent domain. **Subcommittee Amendments:** Civil_Justice_Sub_Amendments_02.27.2024.pdf

SB1984 - F. Niceley - 01/29/24 - Referred to Senate Judiciary Committee.

Wed 3/6/24 12:00pm - House Hearing Rm II, House Elections & Campaign Finance Subcommittee

MEMBERS: CHAIR T. Rudd (R); J. Burkhart (R); J. Crawford (R); C. Doggett (R); E. Helton-Haynes (R); L. Miller (D); J. Moon (R); T. Warner (R)

4. **HB2501** **CAMPAIGNS & LOBBYING: Political communications generated by synthetic media using AI algorithms.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 2, relative to political communications. **SB2386** - S. Kyle - 02/01/24 - Referred to Senate State & Local Government Committee.

Wed 3/6/24 3:30pm - House Hearing Rm II, House Cities & Counties Subcommittee

MEMBERS: CHAIR J. Moon (R); R. Alexander (R); J. Crawford (R); M. Hale (R); J. Holsclaw, Jr. (R); S. McKenzie (D); W. Slater (R); D. Wright (R)

4. **HB526** **UTILITIES: Removal of requirements for water treatment project fees and rates.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 9; Title 65; Title 67 and Title 68, relative to utilities. **SB129** - P. Walley - 02/28/24 - Set for Senate State & Local Government Committee 03/05/24.