



RAMSEY FARRAR RUSSELL & SMITH  
GOVERNMENT RELATIONS

## TN Realtors Weekly Calendar 2024 Legislative Session

Mon 3/11/24 1:00pm - Senate Hearing Rm I, Senate Judiciary Committee

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)

18. **SB1983** **PROPERTY & HOUSING: Condemned property.** 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:** Niceley F. 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 17, relative to eminent domain. HB2119 - J. Faison - 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.
19. **SB1984** **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:** Niceley F. 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. **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  
HB2120 - J. Faison - 03/06/24 - Set for House Finance, Ways & Means Subcommittee 03/13/24.
59. **SB2256** **ESTATES & TRUSTS: Makes various changes on trusts, estates, and partnerships.** Makes various changes to present law on trusts, estates, and partnerships. Broadly captioned. Stevens J. **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.  
HB2713 - J. Garrett - 03/06/24 - Set for House Banking & Consumer Affairs Subcommittee 03/12/24.

Mon 3/11/24 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)

1. **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 - 03/04/24 - Senate passed.
6. **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.) **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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 57 and Title 67, relative to taxation. SB1934 - C. Oliver - 03/06/24 - Set for Senate Finance Revenue Subcommittee 03/12/24.

Tue 3/12/24 8:30am - Senate Hearing Rm I, Senate Finance, Ways & Means Committee

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. Yarbro (D)

2. **HJR81** **TAXES PROPERTY: Constitutional amendment - state tax on property.** Proposes an amendment to Article II, Section 28 of the Constitution of Tennessee, to prohibit taxation of property by the State. Darby T.
5. **SB1946** **TAXES PROPERTY: Revises schedule of property reappraisals by county property assessors.** Replaces the six-year reappraisal cycle with the requirement for counties to choose between a reappraisal program that requires reappraisal to occur once per year, once every two years, once every three years, or once every four years. Also details requirements for the reappraisal programs including the updates to reappraisal requirements and procedures, maximum costs to assess property within a city, and assessments of cemeteries. **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. **Caption:** AN ACT to amend Tennessee Code Annotated, Section 67-5-1005 and Title 67, Chapter 5, Part 16, relative to reappraisal. HB2057 - D. Carr - 03/07/24 - House deferred to 03/11/24.

Tue 3/12/24 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 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 **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 - 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.

4. **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.  
SB2584 - B. Taylor - 03/04/24 - Senate passed.
5. **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. **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 multi-state 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 49 and Title 62, relative to professions.  
SB2732 - R. Akbari - 03/06/24 - Set for Senate Government Operations Committee 03/13/24.

8. **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 - 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

Tue 3/12/24 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.
7. **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.) **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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 57 and Title 67, relative to taxation.  
HB2043 - A. Behn - 03/06/24 - Set for House Government Operations Committee 03/11/24.
11. **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 - 03/06/24 - Set for House Finance, Ways & Means Subcommittee 03/13/24.

Tue 3/12/24 10:30am - House Hearing Rm III, House Agriculture & Natural Resources Subcommittee

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

5. **HB2620 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.  
SB2376 - B. Watson - 03/06/24 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.

Tue 3/12/24 10:30am - Senate Hearing Rm I, Senate State & Local Government Committee

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

2. **SB1882 TAXES PROPERTY: Exemption - charitable nonprofit corporation in Knox County.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.  
HB1980 - D. Wright - 03/06/24 - Set for House Property & Planning Subcommittee 03/13/24.
3. **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. **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. **Caption:** AN ACT to amend Tennessee Code Annotated, Section 67-5-704, relative to property tax relief for disabled veterans.  
HB1813 - J. Reedy - 01/23/24 - Referred to House Property & Planning Subcommittee.

4. **SB2218** **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:** 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  
HB1902 - J. Burkhart - 03/06/24 - House Agriculture & Natural Resources Committee deferred to 03/20/24.
6. **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.  
HB2787 - J. Barrett - 03/06/24 - Set for House Property & Planning Subcommittee 03/13/24.
17. **SB2769** **TAXES PROPERTY: Deletes reference to a repealed statute regarding actions by county board of equalization.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, relative to property taxes.  
HB2055 - R. Eldridge - 03/06/24 - Set for House Property & Planning Subcommittee 03/13/24.
25. **SB2232** **UTILITIES: Written consent required prior to installation of a smart meter.** 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. **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.  
HB2370 - J. Barrett - 03/06/24 - Set for House Business & Utilities Subcommittee 03/12/24.
27. **SB2033** **TAXES PROPERTY: Preemption on local governments enacting new or additional development taxes.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 29, relative to the County Powers Relief Act.  
HB2162 - K. Capley - 01/31/24 - Referred to House Property & Planning Subcommittee.
28. **SB2174** **TAXES PROPERTY: Changes to the County Powers Relief Act.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 29, relative to the County Powers Relief Act.  
HB2250 - S. Cepicky - 02/01/24 - Caption bill held on House clerk's desk.
29. **SB2266** **TAXES BUSINESS: County Powers Relief Act - preemption on local governments enacting new development taxes.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 29, relative to the County Powers Relief Act.  
HB2442 - K. Capley - 02/06/24 - Referred to House Property & Planning Subcommittee.
31. **SB793** **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.  
HB1450 - J. Faison - 03/06/24 - Set for House Finance, Ways & Means Subcommittee 03/13/24.
35. **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. **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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property tax.  
HB2467 - R. Stevens - 02/06/24 - Referred to House Property & Planning Subcommittee.
36. **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. **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. **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.  
HB2439 - M. Sparks - 02/06/24 - Referred to House Property & Planning Subcommittee.
38. **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.  
HB526 - K. Haston - 03/06/24 - Set for House Cities & Counties Subcommittee 03/13/24.

Tue 3/12/24 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)

5. **HB2633** **COMMERCIAL LAW: Filing fees for business entities.** Increases the minimum filing fee required when certain business entities file an annual report with the secretary of state. Broadly captioned. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 43; Title 48 and Title 61, relative to business entities.  
SB2518 - J. Hensley - 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
6. **HB2440** **PROFESSIONS & LICENSURE: Annual report required by pre-need seller and trustee.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 62 and Title 63, relative to professions.  
SB2264 - S. Kyle - 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
9. **HB1859** **PROFESSIONS & LICENSURE: Occupational licensing for individuals with a criminal record.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 62 and Title 63, relative to occupational licensing.  
SB1915 - F. Niceley - 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

12. **HB2370 UTILITIES: Written consent required prior to installation of a smart meter.** 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. **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.  
SB2232 - J. Hensley - 03/06/24 - Set for Senate State & Local Government Committee 03/12/24.
13. **HB2823 COMMERCIAL LAW: TACIR study on approaches to the regulation of artificial intelligence.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4 and Title 47, relative to regulation of artificial intelligence.  
SB1651 - H. Campbell - 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
16. **HB171 PROPERTY & HOUSING: Fuel Gas Detector Act.** 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.). **Caption:** AN ACT to amend Tennessee Code Annotated, Title 47; Title 49; Title 66 and Title 68, relative to building safety.  
SB1188 - L. Lamar - 02/06/23 - Referred to Senate Commerce & Labor Committee.
21. **HB2910 STATE GOVERNMENT: ECD report on unserved locations receiving broadband service.** 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 **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.  
SB2907 - P. Bailey - 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
22. **HB2530 LOCAL GOVERNMENT: Local government prohibited from limiting use of products or materials in construction.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Section 68-120-101, relative to building regulations.  
SB2430 - B. Powers - 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
23. **HB34 PROPERTY & HOUSING: Shelby County - landlord registration.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 28, relative to landlord registration.  
SB1256 - R. Akbari - 02/27/24 - Senate Finance, Ways & Means Committee deferred to 03/19/24.
24. **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. **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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 66, relative to landlord obligations.  
SB1694 - J. Yarbro - 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
25. **HB2576 PROPERTY & HOUSING: Notification of a home improvement contractor licensee timeframe.** 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 **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.  
SB2522 - M. Pody - 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

Tue 3/12/24 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)

4. **SB1651 COMMERCIAL LAW: TACIR study on approaches to the regulation of artificial intelligence.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4 and Title 47, relative to regulation of artificial intelligence.  
HB2823 - K. Camper - 03/06/24 - Set for House Business & Utilities Subcommittee 03/12/24.
9. **SB2518 COMMERCIAL LAW: Filing fees for business entities.** Increases the minimum filing fee required when certain business entities file an annual report with the secretary of state. Broadly captioned. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 43; Title 48 and Title 61, relative to business entities.  
HB2633 - R. Bricken - 03/06/24 - Set for House Business & Utilities Subcommittee 03/12/24.
11. **SB2843 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."  
HB2879 - C. Todd - 03/06/24 - Set for House Local Government Committee 03/12/24.
15. **SB2264 PROFESSIONS & LICENSURE: Annual report required by pre-need seller and trustee.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 62 and Title 63, relative to professions.  
HB2440 - M. Sparks - 03/06/24 - Set for House Business & Utilities Subcommittee 03/12/24.
21. **SB2806 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. **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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 29, relative to land use regulation.  
HB2888 - C. Todd - 03/06/24 - Set for House Civil Justice Committee 03/13/24.

24. **SB2640** **COMMERCIAL LAW: Written notice of objection by merchant - statute of frauds under the UCC.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 47, relative to the uniform commercial code. **Subcommittee Amendments:** Civil\_Justice\_Sub\_Amendments\_02.27.2024.pdf  
HB2806 - B. Hulsey - 03/06/24 - Set for House Civil Justice Subcommittee 03/12/24.
30. **SB1893** **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. **Fiscal Note:** (Dated March 1, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 18 and Title 66, relative to residential rental housing fees.  
HB2025 - J. Clemmons - 03/05/24 - Failed in House Business & Utilities Subcommittee.
32. **SB2522** **PROPERTY & HOUSING: Notification of a home improvement contractor licensee timeframe.** 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 **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.  
HB2576 - C. Boyd - 03/06/24 - Set for House Business & Utilities Subcommittee 03/12/24.
34. **SB2430** **LOCAL GOVERNMENT: Local government prohibited from limiting use of products or materials in construction.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Section 68-120-101, relative to building regulations.  
HB2530 - J. Burkhart - 03/06/24 - Set for House Business & Utilities Subcommittee 03/12/24.
35. **SB2431** **COMMERCIAL LAW: Disclosure on content generated by AI.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 47, relative to the use of artificial intelligence.  
HB2707 - J. Garrett - 02/07/24 - Referred to House Banking & Consumer Affairs Subcommittee.
36. **SB2851** **LOCAL GOVERNMENT: Broadband service within the jurisdictional limits of Springfield.** Authorizes a cooperative that services Stewart, Cheatham, Robertson, Sumner, and Montgomery counties to provide broadband service within the jurisdictional limits of Springfield. Broadly captioned. **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.  
HB2896 - S. Kumar - 02/07/24 - Referred to House Business & Utilities Subcommittee.
39. **SB2863** **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. **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 States 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 **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.  
HB2889 - C. Todd - 03/06/24 - Set for House State Government Committee 03/13/24.
40. **SB1735** **GOVERNMENT REGULATION: Building inspection time frame for new construction or renovation.** 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. **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. **Subcommittee Amendments:** Business\_Sub\_Amendments\_01.30.24.pdf  
Business\_Sub\_Amendment\_02.13.24.PDF  
HB1807 - E. Butler - 02/28/24 - House Finance Subcommittee placed behind the budget.
51. **SB1694** **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. **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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 66, relative to landlord obligations.  
HB1814 - D. Thompson - 03/06/24 - Set for House Business & Utilities Subcommittee 03/12/24.

52. **SB1252** **COMMERCIAL LAW: Consumer Wheelchair Repair Bill of Rights Act.** Enacts the "Consumer Wheelchair Repair Bill of Rights Act," which states that an original equipment manufacturer of powered wheelchair manufacturers shall, with fair and reasonable terms and costs, make available to an independent repair provider or owner of the manufacturer's equipment any documentation, parts, embedded software, firmware, or tools that are intended for use with the equipment or any part, including updates to documentation, parts, embedded software, firmware, or tools. Covers equipment that contains an electronic security lock or other security-related function. Details limitations to outdated powered wheelchairs. **Fiscal Note:** (Dated March 16, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 18, relative to consumer protection. HB1470 - J. Towns Jr. - 02/06/24 - House Banking & Consumer Affairs Subcommittee deferred to special calendar to be Published with final calendar.
62. **SB2907** **STATE GOVERNMENT: ECD report on unserved locations receiving broadband service.** 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 **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. HB2910 - R. Alexander - 03/06/24 - Set for House Business & Utilities Subcommittee 03/12/24.
65. **SB2925** **TAXES BUSINESS: Joint report on findings and recommendations regarding tax credits available to certain businesses.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 11; Title 12; Title 43 and Title 67, relative to tax credits. HB2949 - R. Travis - 02/05/24 - Caption bill held on House clerk's desk.
66. **SB2927** **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. **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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 2, relative to ownership of real property. HB2437 - R. Travis - 03/06/24 - House Property & Planning Subcommittee deferred to 03/20/2024.
68. **SB1283** **ECONOMIC DEVELOPMENT: Broadband ready community's ordinance or policy reviewing applications.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4, relative to broadband. HB1066 - K. Raper - 02/02/23 - Caption bill held on House clerk's desk.
71. **SB1290** **LABOR LAW: Notice of apprenticeship programs available on department's website.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 50; Title 62 and Title 67, relative to apprenticeships. HB1196 - R. Williams - 02/02/23 - Caption bill held on House clerk's desk.
73. **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).
80. **SB1915** **PROFESSIONS & LICENSURE: Occupational licensing for individuals with a criminal record.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 62 and Title 63, relative to occupational licensing. HB1859 - E. Davis - 03/06/24 - Set for House Business & Utilities Subcommittee 03/12/24.
81. **SB2523** **PROPERTY & HOUSING: Foreign adversary designation.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 2, relative to property. HB2353 - J. Reedy - 02/06/24 - Referred to House Property & Planning Subcommittee.
84. **SB2639** **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. **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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 43; Title 44; Title 47; Title 48 and Title 66, relative to property. HB2553 - J. Reedy - 03/06/24 - Set for House Local Government Committee 03/12/24.
94. **SB2030** **PROPERTY & HOUSING: Documentation related to service and support animals.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 29 and Title 66, relative to service and support animals. HB2266 - C. Boyd - 03/04/24 - House passed.

97. **SB2693 UTILITIES: Cable service includes internet access services.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 59 and Title 65, Chapter 25, relative to services. HB2135 - R. Eldridge - 01/31/24 - Referred to House Business & Utilities Subcommittee.
98. **SB2698 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 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 56, relative to insurance producers. **Subcommittee Amendments:** Insurance\_Sub\_Amendments\_02.27.2024.pdf  
HB2281 - D. Hawk - 03/07/24 - Set for House Floor on 03/11/24.
99. **SB2707 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. HB2092 - K. Vaughan - 03/06/24 - Set for House Banking & Consumer Affairs Subcommittee 03/12/24.
100. **SB2709 PROFESSIONS & LICENSURE: Requirements for sponsors of private investigator apprentices.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 62 and Title 68, Chapter 21, relative to state licensure. HB2874 - M. Hale - 02/05/24 - Caption bill held on House clerk's desk.
101. **SB2547 PROPERTY & HOUSING: Electronic reporting of the total value of unclaimed property.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 43; Title 44; Title 47; Title 48 and Title 66, relative to property. HB2617 - J. Moon - 02/05/24 - Caption bill held on House clerk's desk.
106. **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 - 03/06/24 - Set for House Commerce Committee 03/12/24.

Tue 3/12/24 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)

11. **HB2805 PROPERTY & HOUSING: Time to file lienor's claim in a creditors' or foreclosure proceeding.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; 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. SB2637 - F. Niceley - 02/05/24 - Referred to Senate Judiciary Committee.
12. **HB2806 COMMERCIAL LAW: Written notice of objection by merchant - statute of frauds under the UCC.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 47, relative to the uniform commercial code. **Subcommittee Amendments:** Civil\_Justice\_Sub\_Amendments\_02.27.2024.pdf  
SB2640 - F. Niceley - 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
17. **HB2047 PROPERTY & HOUSING: Former public officials may contest liens on real property.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Section 47-9-513 and Title 66, Chapter 21, Part 1, relative to real property interests. SB1646 - B. Massey - 01/10/24 - Referred to Senate Judiciary Committee.
24. **HB2136 ESTATES & TRUSTS: Foreclosure notices.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 35, relative to foreclosure notices. SB1855 - A. Lowe - 01/31/24 - Referred to Senate Judiciary Committee.

Tue 3/12/24 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)



6. **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. SB2707 - S. Southerland - 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
7. **HB2711** **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. SB2391 - J. Stevens - 03/05/24 - Senate Commerce & Labor Committee recommended. Sent to Senate Calendar Committee.
8. **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. SB2256 - J. Stevens - 03/06/24 - Set for Senate Judiciary Committee 03/11/24.
12. **HB1953** **COMMERCIAL LAW: Consumer reports and information that antedates the report by more than seven years.** 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 **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. SB2051 - L. Lamar - 01/31/24 - Referred to Senate Commerce & Labor Committee.

Tue 3/12/24 1:30pm - House Hearing Rm I, House Local Government Committee

MEMBERS: CHAIR J. Crawford (R); VICE CHAIR D. Wright (R); R. Alexander (R); J. Burkhart (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. **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." SB2843 - E. Jackson - 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.
8. **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. **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 **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.
9. **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. **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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 20 and Title 67, Chapter 5, relative to property bought by a county at a tax sale. SB1536 - J. Bowling - 02/01/24 - Referred to Senate State & Local Government Committee.
11. **HB2988** **LOCAL GOVERNMENT: Gallatin - authorizes city to impose impact fees.** 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. **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.
17. **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. SB2153 - J. Johnson - 02/22/24 - Senate passed.
18. **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. **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 **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.
19. **HB2984** **LOCAL GOVERNMENT: Davidson County - East Bank Development Authority.** Creates the East Bank Development Authority for the metropolitan government of Nashville and Davidson County. (12pp.). **Caption:** AN ACT to create the East Bank development authority for the metropolitan government of Nashville and Davidson County. SB2968 - C. Oliver - 02/22/24 - Introduced in the Senate

20. **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. **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 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. SB2639 - F. Niceley - 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

22. **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.). **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. **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. SB2315 - M. Pody - 02/08/24 - Referred to Senate State & Local Government Committee.

Tue 3/12/24 3:00pm - House Hearing Rm I, House Finance, Ways & Means Committee

MEMBERS: CHAIR P. Hazlewood (R); VICE CHAIR C. Baum (R); J. Barrett (R); C. Boyd (R); K. Camper (D); M. Cochran (R); J. Crawford (R); J. Faison (R); B. Freeman (D); R. Gant (R); J. Garrett (R); D. Hawk (R); T. Hicks (R); G. Hicks (R); K. Keisling (R); W. Lamberth (R); H. Love Jr. (D); S. Lynn (R); S. McKenzie (D); L. Miller (D); J. Moon (R); A. Parkinson (D); J. Shaw (D); M. Sparks (R); S. Whitson (R); R. Williams (R); J. Zachary (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 - 03/05/24 - Senate State & Local Government Committee recommended. Sent to Senate Calendar Committee.

Tue 3/12/24 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)

21. **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. SB2561 - B. Taylor - 02/26/24 - Senate passed with amendment 1 (013951).

Wed 3/13/24 8:30am - Senate Hearing Rm I, Senate Government Operations Committee

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

3. **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. **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 multi-state 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 49 and Title 62, relative to professions. HB2781 - A. Parkinson - 03/06/24 - Set for House Commerce Committee 03/12/24.
5. **SB1611** **GOVERNMENT ORGANIZATION: Sunset - department of general services.** Extends the department of general services to June 30, 2028. **Fiscal Note:** (Dated January 15, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29 and Title 4, Chapter 3, relative to the department of general services. HB1754 - J. Ragan - 03/07/24 - Set for House Consent on 03/11/24.

Wed 3/13/24 9:00am - House Hearing Rm III, House Agriculture & Natural Resources Committee

The committee will hear a presentation from the National Waste and Recycling Association. MEMBERS: CHAIR C. Todd (R); VICE CHAIR T. Darby (R); M. Fritts (R); R. Grills (R); G. Hardaway (D); T. Harris (D); B. Hulsey (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)

1. **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. Vaughan K.
- 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 **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 - 03/06/24 - Senate Energy, Agriculture & Natural Resources Committee deferred to summer study.
2. **HB1734** **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. Moon J.
- SB1777 - A. Swann - 03/05/24 - Taken off notice in Senate State & Local Government Committee.

## Wed 3/13/24 9:00am - House Hearing Rm II, House Department &amp; Agencies Subcommittee

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

5. **HB2097** **PROFESSIONS & LICENSURE: Issuance of advisory opinions by state regulatory boards and state health related boards.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 62 and Title 63, relative to advisory opinions. Vaughan K.
- SB2588 - B. Taylor - 02/05/24 - Referred to Senate Health & Welfare Committee.

## Wed 3/13/24 9:30am - Senate Hearing Rm I, Senate Transportation &amp; 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)

10. **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. Bailey P.
- HB2717 - J. Garrett - 02/05/24 - Caption bill held on House clerk's desk.

## Wed 3/13/24 10:30am - House Hearing Rm III, House Finance, Ways &amp; 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)

5. **HB1835** **TAXES SALES: Sales tax allocation.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 6, relative to the sales and use tax. Rudd T.
- SB1741 - F. Haile - 01/29/24 - Referred to Senate Finance, Ways & Means Committee.
8. **HB2745** **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. Clemmons J.
- SB2198 - J. Yarbo - 03/06/24 - Set for Senate Finance Revenue Subcommittee 03/12/24.
17. **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 - 03/06/24 - Set for Senate State & Local Government Committee 03/12/24.

18. **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 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. **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 - 03/06/24 - Set for Senate Judiciary Committee 03/11/24.
20. **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.  
SB2422 - R. Crowe - 03/05/24 - Senate State & Local Government Committee deferred to final calendar.

Wed 3/13/24 10:30am - House Hearing Rm II, House Property & Planning Subcommittee

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

1. **HB2868** **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.  
SB2711 - B. Taylor - 02/05/24 - Referred to Senate State & Local Government Committee.
3. **HB2567** **PROPERTY & HOUSING: Neighborhood Preservation Act revisions.** Makes certain revisions to the Neighborhood Preservation Act including costs, public nuisances, stabilization plans, and property tax liens with possible sales or auctions. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 6, relative to the Neighborhood Preservation Act.  
SB2591 - B. Taylor - 02/05/24 - Referred to Senate State & Local Government Committee.
4. **HB1968** **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.  
SB2248 - J. Stevens - 03/05/24 - Senate State & Local Government Committee deferred to final calendar.
5. **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.  
SB2635 - P. Rose - 03/06/24 - Set for Senate State & Local Government Committee 03/12/24.
6. **HB2055** **TAXES PROPERTY: Deletes reference to a repealed statute regarding actions by county board of equalization.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, relative to property taxes.  
SB2769 - J. Bowling - 03/06/24 - Set for Senate State & Local Government Committee 03/12/24.
7. **HB2249** **PROPERTY & HOUSING: Declaration subject time frame.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 13 and Title 66, relative to property.  
SB2150 - J. Johnson - 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.
8. **HB1715** **TAXES PROPERTY: Property tax relief for veterans with disabilities.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Section 67-5-704, relative to property tax relief for veterans with disabilities.  
SB1900 - C. Oliver - 01/29/24 - Referred to Senate State & Local Government Committee.
9. **HB2337** **WELFARE: Standard monthly housing assistance payment amount.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 23, relative to affordable housing.  
SB2457 - R. Akbari - 02/01/24 - Referred to Senate State & Local Government Committee.
10. **HB2342** **STATE GOVERNMENT: Grant program for first-time home buyers.** 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. **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.  
SB2462 - R. Akbari - 02/01/24 - Referred to Senate Finance, Ways & Means Committee.

11. **HB1980** **TAXES PROPERTY: Exemption - charitable nonprofit corporation in Knox County.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes. SB1882 - B. Massey - 03/06/24 - Set for Senate State & Local Government Committee 03/12/24.
12. **HB2623** **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. **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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 13 and Title 66, relative to attainable housing. SB2496 - T. Gardenhire - 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.

## Wed 3/13/24 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)

3. **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.

24. **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. **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 county 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 **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. SB2863 - K. Roberts - 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

## Wed 3/13/24 12:00pm - House Hearing Rm I, House Civil Justice Committee

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)

8. **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. **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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 29, relative to land use regulation. SB2806 - A. Lowe - 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

## Wed 3/13/24 12:00pm - House Hearing Rm II, House Elections &amp; Campaign Finance Subcommittee

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

2. **HB2394** **CAMPAIGNS & LOBBYING: Parameters for transferring unused campaign funds.** 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 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 2, Chapter 10, relative to campaign finance. SB1916 - F. Niceley - 01/29/24 - Referred to Senate State & Local Government Committee.

## Wed 3/13/24 3:30pm - House Hearing Rm II, House Cities &amp; 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)

8. **HB2841** **LOCAL GOVERNMENT: County's intent to appropriate funds to a nonprofit organization - notice required.** 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. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5 and Title 67, relative to county authority.  
Terry B. SB2819 - S. Reeves - 02/05/24 - Referred to Senate State & Local Government Committee.
  
10. **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.  
Haston K. SB129 - P. Walley - 03/06/24 - Set for Senate State & Local Government Committee 03/12/24.