



RAMSEY FARRAR RUSSELL & SMITH
GOVERNMENT RELATIONS

TN Realtors Weekly Calendar 2024 Legislative Session

Mon 3/18/24 1:30pm - House Hearing Rm I, House Government Operations Committee

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

2. **HB1890 AGRICULTURE: Agricultural real estate interests.** Establishes a program to allow the department of agriculture to acquire and administer real estate interests in the state, including the administration of grants to preserve farm and forestry land. Creates the Farmland Preservation Fund to be used for the program. Specifies provisions that must be included in an agricultural easement acquired through the program. **Amendment Summary:** House Agriculture & Natural Resources Subcommittee amendment 1 (014391) establishes a program for the Department of Agriculture's acquisition and administration of agricultural real estate interests in the State, including the administration of grants for the purpose of preserving farm and forestry land and the acquisition of agricultural easements. Creates the Farmland Preservation Fund, within the General Fund, to be administered by the Commissioner of Agriculture for agricultural easements. Specifies that the fund may only consist of funds appropriated from the General Assembly or interest accrued on investments and deposits of the fund. Unexpended funds do not revert to the General Fund, but are carried forward and maintained until expended. Prohibits the department from selling, transferring, or otherwise divesting of any agricultural easement acquired pursuant to the proposed legislation. **Fiscal Note:** (Dated February 10, 2024) Increase State Revenue \$25,000,000/FY24-25/Farmland Preservation Fund Increase State Expenditures \$25,000,000/FY24-25/General Fund Other Fiscal Impact The timing and amount of expenditures from the Farmland Preservation Fund for agricultural easements cannot reasonably be estimated. The Governor's proposed FY24-25 budget, on page B-267, recognizes a one-time appropriation of \$25,000,000 to fund the Farmland Conservation Fund within the Department of Environment and Conservation. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 43, Chapter 1, Part 1, relative to agricultural real estate interests. **Subcommittee Amendments:** Agriculture_Natural_Resources_Subcommittee_Amendment_02.13.24.PDF Agriculture_Natural_Resources_Subcommittee_Amendment_02.27.24.PDF

SB2099 - J. Johnson - 03/06/24 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.

4. **HB2781 PROFESSIONS & LICENSURE: Notification regarding change of address to state board of cosmetology and barber examiners.** Requires a holder of a certificate of registration to notify the state board of cosmetology and barber examiners within 35 days, instead of 30 days, of a change to the certificate holder's mailing address. Broadly captioned. **Amendment Summary:** House Commerce Committee amendment 1 (015776) 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. Prohibits schools from enrolling a student under the age of sixteen. Exempts public and vocational schools from this requirement. Senate Commerce & Labor Committee 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. Senate Government Operations Committee amendment 1 (015562) prohibits schools from enrolling a student under the age of sixteen. Exempts public and vocational schools from this requirement. **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. **Subcommittee Amendments:** Business_Sub_Amendments_03.05.24.pdf

SB2732 - R. Akbari - 03/13/24 - Senate Government Operations Committee recommended with amendment 1 (015562), which prohibits schools from enrolling a student under the age of sixteen. Exempts public and vocational schools from this requirement. Sent to Senate Calendar Committee.

7. **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:** Senate Commerce & Labor Committee 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. Senate Commerce & Labor Committee amendment 2, House Local Government Committee amendment 1 (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. House State Government Committee amendment 2 (015419) exempts certain persons holding licenses within the State of Tennessee from liability in a transaction in which a prohibited foreign party acquired property in violation of the bill. **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 PFCBs 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. Nicley - 03/12/24 - Set for Senate Commerce & Labor Committee 03/13/24.

Tue 3/19/24 8:30am - Senate Hearing Rm I, Senate Finance, Ways & Means Committee

The committee will hold budget hearings by the Department of Agriculture, the Department of Environment and Conservation, the State Board of Education, and the Department of Education. MEMBERS: CHAIR B. Watson (R); VICE CHAIR J. Stevens (R); 2ND VICE CHAIR J. Hensley (R); F. Haile (R); J. Johnson (R); L. Lamar (D); B. Powers (R); P. Walley (R); D. White (R); K. Yager (R); J. Yarbrow (D)

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. **Amendment Summary:** Senate Finance Revenue Subcommittee amendment 1 (014804) repeals the franchise tax minimum measure based on property owned in the state. Requires the commissioner of revenue to issue refunds to taxpayers in an amount of tax actually paid minus the amount of tax otherwise due in the absence of the minimum tax based on property ownership. Requires the tax subject to such refund to have been reported to the department of revenue on a return filed on or after January 1, 2021, covering a tax period that ended on or after March 31, 2020. Requires the refund claim to be filed between May 1, 2024, and February 3, 2025. Requires refunds to be paid from a fund established by the department of finance and administration. Requires the fund to expire upon final payment of all funds and subsequently reverts the remaining balance to the general fund on July 1, 2025. Requires the commissioner of finance and administration and the commissioner of revenue to jointly report the amount of refunds claimed to the chairs of the finance, ways, and means committees of the house and senate. **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.
3. **SB1256** **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.
HB34 - D. Thompson - 03/12/24 - Failed in House Business & Utilities Subcommittee.

Tue 3/19/24 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)

1. **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).
5. **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. **Amendment Summary:** House Business & Utilities Subcommittee amendment 1 (015308) prohibits a licensing authority for licensures of mental health services, alcohol, and drug prevention or treatment services from denying an application for a license, certificate, or registration, or refusing to renew a license, certificate, or registration due to a prior criminal conviction that does not directly related to the applicable occupation, profession, business, or trade. Prohibits the licensing authority from using a vague term in its consideration and its notice or decision under this section, including good moral character or character and fitness, without also providing an explanation of how a prior conviction directly relates to the applicable occupation, profession, business, or trade, if such prior conviction serves as a basis for the licensing authority's consideration and notice or decision. Prohibits a licensing authority for licensures of mental health services, alcohol, and drug prevention or treatment services from denying an application for a license, certificate, or registration, or refusing to renew a license, certificate, or registration due to a prior criminal conviction that does not directly relate to the applicable occupation, profession, business, or trade. Prohibits the licensing authority from using a vague term in its consideration and its notice or decision under this section, including good moral character or character and fitness, without also providing an explanation of how a prior conviction directly relates to the applicable occupation, profession, business, or trade, if such prior conviction serves as a basis for the licensing authority's consideration and notice or decision. **Fiscal Note:** (Dated March 9, 2024) Other Fiscal Impacts Due to multiple unknown variable, the net impact on state license fee revenue cannot be quantified with reasonable certainty. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 62 and Title 63, relative to occupational licensing.
SB1915 - F. Nicley - 03/12/24 - Set for Senate Commerce & Labor Committee 03/13/24.
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 - 03/11/24 - Senate passed.
9. **HB2713** **ESTATES & TRUSTS: Makes various changes on trusts, estates, and partnerships.** Makes various changes to present law on trusts, estates, and partnerships. Broadly captioned. **Amendment Summary:** Senate Judiciary Committee amendment 1, House Banking & Consumer Affairs Subcommittee amendment 1 (013721) makes various changes to the statutes governing trusts, estates, and partnerships. **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 - 03/11/24 - Senate Judiciary Committee recommended with amendment 1 (013721), which makes various changes to the statutes governing trusts, estates, and partnerships. Sent to Senate Calendar Committee.

10. **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. **Amendment Summary:** Senate Commerce & Labor Committee amendment 1, House Business & Utilities Subcommittee amendment 1 (014744) authorizes a temporarily retired real estate firm, real estate broker, affiliate broker, time-share salesperson, or acquisition agent whose license was in good standing with the Tennessee Real Estate Commission at the time of temporary retirement but whose license has lapsed due to non-payment of renewal fees to reactivate the license upon the payment of all renewal fees owed and any penalty imposed by the commission. **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 - 03/13/24 - Senate Commerce & Labor Committee recommended with amendment 1 (014744), which authorizes a temporarily retired real estate firm, real estate broker, affiliate broker, time-share salesperson, or acquisition agent whose license was in good standing with the Tennessee Real Estate Commission at the time of temporary retirement but whose license has lapsed due to non-payment of renewal fees to reactivate the license upon the payment of all renewal fees owed and any penalty imposed by the commission. Sent to Senate Calendar Committee.
12. **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 - 03/13/24 - Taken off notice in Senate Commerce & Labor Committee.

Tue 3/19/24 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)

6. **SB1741 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. **Amendment Summary:** House Finance Subcommittee amendment 1 (015145) allocates 1.4% of the sales and use tax collected in to counties who have experienced a 20% or more increase in population from the 2010 federal census to the 2020 federal census or the county experiences growth of 20% or more between any subsequent federal decennial censuses to the county. Specifies that such allocation also applies to counties who have experienced a nine percent or more growth in population over the immediate consecutive four-year period according to a special census conducted by the county. Requires such counties to earmark such revenue for educational facility maintenance and construction and infrastructure. **Fiscal Note:** (Dated March 10, 2024) Decrease State Revenue \$137,282,800/Each Year FY24-25 through FY28-29 Increase Local Revenue \$137,282,800/Each Year FY24-25 through FY28-29 **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 6, relative to the sales and use tax. HB1835 - T. Rudd - 03/13/24 - House Finance Subcommittee placed behind the budget after adopting amendment 1 (015145).
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 - 03/13/24 - Taken off notice in House Finance, Ways & Means Subcommittee.
13. **SB1710 TAXES BUSINESS: Recordation tax - revenue distributed to counties for school debt and school capital projects.** Requires half of the unencumbered revenue from the recordation tax to be distributed to counties for school debt and school capital projects. **Fiscal Note:** (Dated February 4, 2024) Decrease State Revenue \$105,012,000/Each Year FY24-25 through FY28-29 Increase Local Revenue \$105,012,000/Each Year FY24-25 through FY28-29 **Caption:** AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to the recordation tax. HB1629 - S. Cepicky - 02/14/24 - House Finance Subcommittee placed behind the budget.

Tue 3/19/24 10:30am - House Hearing Rm III, House Agriculture & Natural Resources Subcommittee

The committee will recognize AG Day on the Hill. MEMBERS: CHAIR R. Grills (R); T. Darby (R); M. Fritts (R); B. Hulseay (R); J. Jones (D); J. Reedy (R); J. Shaw (D); C. Todd (R); R. Travis (R)

1. **HB2842 AGRICULTURE: Department of ECD prohibited from regulating certain farming activities.** Prohibits the department of environment and conservation from regulating or otherwise overseeing farming activities involving topsoil, rock removal, or the building of a pond when such activities are conducted in an area that is less than five acres in size, and the property on which the activities occur has a greenbelt classification pursuant to the Agricultural, Forest and Open Space Land Act of 1976. Broadly captioned. **Amendment Summary:** Senate amendment 2 (014982) rewrites the bill to, instead amend the present law definition of "rock harvesting" to (i) mean the removal of the minerals dimension stone, flagstone, fieldstone, landscaping stone, drystack stone, fagade, and marble, by an operator with or without machinery; and (ii) not include activity that is exempt from the Water Quality Control Act by state law. **Fiscal Note:** (Dated February 25, 2024) Decrease State Revenue - \$16,300/FY24-25 and Subsequent Years/Environmental Protection Fund **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 11; Title 13; Title 43; Title 44; Title 64; Title 66; Title 67; Title 68 and Title 69, relative to agriculture. SB2377 - B. Watson - 03/14/24 - Senate passed with amendment 2 (014982), which rewrites the bill to, instead amend the present law definition of "rock harvesting" to (i) mean the removal of the minerals dimension stone, flagstone, fieldstone, landscaping stone, drystack stone, fagade, and marble, by an operator with or without machinery; and (ii) not include activity that is exempt from the Water Quality Control Act by state law.

Tue 3/19/24 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. **SB2102** **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
- HB1889 - W. Lamberth - 03/13/24 - Set for House State Government Committee 03/20/24.
3. **SB1837** **STATE GOVERNMENT: Implementation of an electronic lien and title system.** Requires the department to, on or before December 31, 2025, procure and implement an electronic lien and title system to be used throughout the state. Broadly captioned. **Amendment Summary:** House amendment 1 (014689) rewrites the bill to, instead, (i) require the department of revenue to, on or before December 31, 2025, procure an electronic lien and title system to be used throughout the state; and (ii) revise "electronic lien and title system" to mean a program that allows the exchange of lien and title information with lienholders and is used to create, save, alter, and transfer titles to property. **Fiscal Note:** (Dated February 19, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3, Part 19; Title 8, Chapter 13; Title 10, Chapter 7; Title 12; Title 47, Chapter 9; Title 55; Title 66 and Title 69, Chapter 9, relative to electronic document systems.
- HB2075 - R. Bricken - 03/11/24 - House passed with amendment 1 (014689), which rewrites the bill to, instead, (i) require the department of revenue to, on or before December 31, 2025, procure an electronic lien and title system to be used throughout the state; and (ii) revise "electronic lien and title system" to mean a program that allows the exchange of lien and title information with lienholders and is used to create, save, alter, and transfer titles to property.
6. **SB2213** **PUBLIC EMPLOYEES: Quitclaim deeds - notification required by register of deeds.** Requires a register of deeds to consult with a county assessor of property when a quitclaim deed is recorded and send a postcard notification of the recording to the address of the person or entity that paid the property taxes on the property that is the subject of the quitclaim deed for the previous tax year. Broadly captioned. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 13; Title 35; Title 39, Chapter 17; Title 45; Title 47; Title 66 and Section 67-4-409, relative to property.
- HB2271 - W. Slater - 02/01/24 - Caption bill held on House clerk's desk.
8. **SB2248** **TAXES PROPERTY: Report filed on tax sale by court clerk.** Extends, from five business days to 10 calendar days after the conclusion of a tax sale, the deadline by which a court clerk must file a report of sale or other notice reflecting the results of the tax sale, prior to the confirmation of the sale by the court. Broadly captioned. **Fiscal Note:** (Dated January 30, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 8; Title 9; Title 10; Title 11; Title 12; Title 13; Title 49; Title 54; Title 55; Title 64; Title 67 and Title 68, relative to property taxes.
- HB1968 - R. Williams - 03/13/24 - House Property & Planning Subcommittee deferred to final calendar.
10. **SB2422** **LOCAL GOVERNMENT: Requirements for notifying affected persons on annexation of a territory.** Requires notices relating to annexation or municipal zoning to be published, posted, or mailed 21 days, rather than 15 days, before the public hearing on the annexation or zoning. Requires the annexing municipality to provide notice of annexation to property owners whose property is within 200 feet of the territory being annexed. Requires signs that inform viewers of the proposed annexation to be posted in and around the area being annexed. **Fiscal Note:** (Dated February 16, 2024) Other Fiscal Impact A precise increase in permissive local government expenditures cannot be estimated with certainty. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 51, Part 1 and Title 13, Chapter 7, relative to municipal government.
- HB2425 - T. Hicks - 03/13/24 - Set for House Finance, Ways & Means Committee 03/19/24.
11. **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.
12. **SB2550** **TAXES PROPERTY: Revises current law regarding property tax liens and delinquent property taxes.** Grants first priority to property tax liens relative to receiver's liens and other liens established under the Neighborhood Preservation Act and the Tennessee Local Land Bank Program. Clarifies that various provisions governing judicial sales do not apply to property tax proceedings. Makes various revisions to laws governing property tax liens, delinquent property taxes, and property tax proceedings. (21pp.). Broadly captioned. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 8; Title 13; Title 26 and Title 67, relative to delinquent property taxes.
- HB2624 - D. Carr - 03/13/24 - Set for House Property & Planning Subcommittee 03/20/24.
14. **SB2711** **TAXES BUSINESS: Hotel/motel tax - municipality may change allocation of revenue.** Allows for a municipality to change the allocation of revenue, but not its designated use, of a privilege tax upon the privilege of occupancy in a hotel if the tax preexisted July 1, 2021. **Fiscal Note:** (Dated March 10, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 14, relative to tax revenue.
- HB2868 - K. Vaughan - 03/13/24 - Set for House Property & Planning Subcommittee 03/20/24.
15. **SB2591** **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. **Amendment Summary:** House Property & Planning Subcommittee amendment 1 (014716) allows for the receiver against the subject parcel to receive reasonable expenses and costs incurred by the receiver. Requires a hearing to determine if the subject parcel is a public nuisance. Designates that the court may empower the receiver to pay outstanding fees if the receiver is required to fully satisfy all outstanding amounts secured by delinquent property tax liens within 30 days of being appointed. **Fiscal Note:** (Dated March 10, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 6, relative to the Neighborhood Preservation Act.
- HB2567 - M. White - 03/13/24 - Set for House Local Government Committee 03/19/24.
22. **SB2182** **LOCAL GOVERNMENT: Notice requirement for public meeting by an industrial development corporation.** Specifies that the required notice of a public meeting by an industrial development corporation related to the approval of a payment in lieu of taxes for a lessee of the corporation must be published on the website of the corporation. Broadly captioned. **Fiscal Note:** (Dated January 31, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13 and Title 48, relative to the development of housing.
- HB2797 - B. Hulsey - 02/05/24 - Caption bill held on House clerk's desk.
23. **SB2111** **TAXES PROPERTY: Tax formula for calculating tax relief on real property owned by disabled veterans.** Revises the formula for calculating tax relief on real property owned by eligible disabled veterans so that in determining the amount of relief to such a taxpayer, the assessed value on the first \$175,000 of full market value is to be multiplied by the ad valorem tax rate of the jurisdiction instead of by a rate that has been adjusted to reflect the relationship between appraised value and market value in that jurisdiction. **Fiscal Note:** (Dated March 1, 2024) Increase State Expenditures Exceeds \$2,366,500/FY25-26 and Subsequent Years Other Fiscal Impact The extent of any permissive increase in local government expenditures cannot reasonably be determined. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief.
- HB2217 - J. Crawford - 03/13/24 - Set for House Property & Planning Subcommittee 03/20/24.

25. **SB2819 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. **Fiscal Note:** (Dated March 9, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5 and Title 67, relative to county authority. HB2841 - B. Terry - 03/13/24 - Taken off notice in House Cities & Counties Subcommittee.
27. **SB2261 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 Local Government Committee 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. HB2426 - T. Hicks - 03/13/24 - Set for House Finance, Ways & Means Subcommittee 03/20/24.
28. **SB1536 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 Local Government Committee 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. HB1535 - R. Bricken - 03/14/24 - Set for House Floor on 03/18/24.
29. **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. **Amendment Summary:** House Property & Planning Subcommittee amendment 1 (015673) requires the assessor of property to notify the register of deeds which records meet the definition of "permanent records" as defined in §10-7-301(5). Removes the exclusion of self-propelled vehicles, sleeping and camping facilities attached to a pick-up truck or automobile and that contains less than 300 sq. ft. of enclosed space from the definition of "movable structure". Allows for the board to approve a reappraisal plan for the continuous on-site review of photo review that is no longer than four years. **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 - 03/13/24 - Set for House Local Government Committee 03/19/24.
36. **SB2900 GOVERNMENT ORGANIZATION: THDA board of directors - approval of operation of the financial assistance programs.** Reduces the number of members of the board of directors of the Tennessee Housing Development Agency required to approve the operation of the financial assistance programs under the Tennessee Housing Development Agency Act from nine to eight. Broadly captioned. **Fiscal Note:** (Dated March 13, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 53; Title 13; Title 48, Chapter 101, Part 3; Title 56 and Title 67, relative to housing. HB2719 - J. Garrett - 03/13/24 - Set for House Property & Planning Subcommittee 03/20/24.
40. **SB2172 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 Local Government Committee, 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. HB2312 - C. Baum - 03/14/24 - Set for House Floor on 03/18/24.
44. **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.
48. **SB2448 PROPERTY & HOUSING: Real Estate Fraud Reduction Act.** Enacts the "Real Estate Fraud Reduction Act," which requires county registers of deeds and notaries public to verify the identity of a person recording or notarizing a document relating to certain real estate transactions, as applicable, using a government-issued identification card. Requires such registers and notaries to document and maintain as a permanent record certain personally identifying information of a person recording or notarizing such a document. Specifies penalties for violations by a notary public. Broadly captioned. **Fiscal Note:** (Dated February 18, 2024) Increase Local Expenditures Exceeds \$99,100/FY24-25 and Subsequent Years* **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 8, Chapter 13; Title 8, Chapter 16 and Title 66, relative to real property. HB2215 - A. Parkinson - 03/13/24 - Set for House Property & Planning Subcommittee 03/20/24.
50. **SB2457 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. **Fiscal Note:** (Dated March 9, 2024) Other Fiscal Impact The precise impact on the THDA voucher program is unknown and cannot be reasonably determined due to multiple unknown factors. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 23, relative to affordable housing. HB2337 - J. Pearson - 03/13/24 - Failed in House Property & Planning Subcommittee for lack of second.
57. **SB1916 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. HB2394 - J. Lafferty - 03/13/24 - Taken off notice in House Elections & Campaign Finance Subcommittee.
58. **SB2743 CAMPAIGNS & LOBBYING: Written attestation with the political subdivision's annual audit.** Requires a political subdivision to provide a written attestation with the political subdivision's annual audit to the comptroller of the treasury certifying that the political subdivision has not sought or received a grant in intentional pursuit of certain prohibited policies. Broadly captioned. **Fiscal Note:** (Dated February 28, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 20; Title 21; Title 27; Title 28 and Title 29, relative to the protection of private property rights. HB2117 - D. Powers - 03/13/24 - Set for House Civil Justice Subcommittee 03/19/24.
61. **SB1761 PROPERTY & HOUSING: Regulation by counties to prohibit gardens, chickens, and rabbits on single-family residential lots.** Prohibits counties and municipalities from adopting or enforcing a regulation that prohibits the growing of fruits and vegetables or the raising or keeping of six or fewer chickens or six or fewer adult rabbits on a single-family residential lot. Broadly captioned. **Fiscal Note:** (Dated March 14, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13 and Title 43, relative to the regulation of food production. HB1850 - J. Reedy - 03/13/24 - Set for House Property & Planning Subcommittee 03/20/24.

62. **SB1137** **PROPERTY & HOUSING: Notifications to THDA related to metro government that creates escrow account to provide funding for low income housing.** Requires a county having a metropolitan form of government that creates a special escrow account earmarked for the sole purpose of generating revenue to provide low income persons with safe and affordable housing to notify the Tennessee housing development agency and the chairs of the local government committee of the house of representatives and the state and local government committee of the senate. Broadly captioned. **Fiscal Note:** (Dated February 1, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13, Chapter 23; Title 48, Chapter 101, Part 9; Title 67, Chapter 5 and Section 67-4-409, relative to real property.
HB1229 - C. Hemmer - 03/13/24 - Set for House Property & Planning Subcommittee 03/20/24.
64. **SB1900** **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.
HB1715 - B. Freeman - 03/13/24 - Set for House Property & Planning Subcommittee 03/20/24.
70. **SB2658** **TAXES PROPERTY: TACIR study of the County Powers Relief Act.** Requires TACIR to conduct a study of the County Powers Relief Act and report its findings to the state and local government committee of the senate and the local government committee of the house by January 30, 2025. Broadly captioned. **Fiscal Note:** (Dated March 14, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7 and Title 67, Chapter 4, Part 29, relative to revenue from development.
HB2608 - R. Stevens - 02/05/24 - Held on House clerk's desk.
79. **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. **Amendment Summary:** House Cities & Counties Subcommittee amendment 1 (015736) excludes new equipment purchased by a utility system for a period of one year from the date of purchase from the rate of depreciation of equipment purchased once approved by a simple majority vote of the governing body of a utility system at a regular or special meeting of the governing body. Takes effect July 1, 2024. **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 - 03/13/24 - Set for House Local Government Committee 03/19/24.
87. **SB2131** **LOCAL GOVERNMENT: Municipal authority outside of corporate boundaries.** Prohibits a municipality, or an instrumentality of a municipality, from taking any action that affects or has the potential to affect the tax obligations, fees, or other costs for real property owners whose property is located outside a municipality's corporate boundary, unless the action is approved by the county legislative body in which such property is located. Broadly captioned. **Fiscal Note:** (Dated February 29, 2024) Other Fiscal Impact A precise increase in foregone local revenue and increase in mandatory expenditures cannot be estimated. * **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5 and Title 6, relative to municipal authority outside of corporate boundaries.
HB1983 - M. Fritts - 01/30/24 - Referred to House Property & Planning Subcommittee.
88. **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 - 03/13/24 - Set for House Finance, Ways & Means Subcommittee 03/20/24.
89. **SB2833** **PROPERTY & HOUSING: Removal of temporary healthcare structure from a caregiver's property.** Extends the time in which a temporary family healthcare structure must be removed from a caregiver's property from 30 to 45 days from the time in which the mentally or physically impaired person is no longer receiving or is no longer in need of assistance via a temporary family healthcare structure. Broadly captioned. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7, relative to zoning.
HB2927 - C. Sexton - 02/05/24 - Caption bill held on House clerk's desk.
91. **SB2315** **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.). **Amendment Summary:** House Property & Planning Subcommittee amendment 1 (015060) exempts development districts created pursuant to the Development District Act of 1965 from infrastructure development district definition. Adds storm water facilities benefitting the properties within the district to the definition of infrastructure. Changes the formula for special assessments to use frontage, area, and the proportion of the assessed value of each parcel compared to the whole land area when determining the value. Adds a section on audits that should be compiled at the end of the fiscal year of hospitality. **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.
HB2368 - D. Carr - 03/13/24 - Set for House Local Government Committee 03/19/24.
98. **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 - 03/13/24 - Set for House Property & Planning Subcommittee 03/20/24.
99. **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 - 03/13/24 - Set for House Property & Planning Subcommittee 03/20/24.
104. **SB2237** **PROPERTY & HOUSING: Zoning reform strategies for counties to support housing development.** Allows for counties to adopt zoning reform strategies that support housing development which qualifies the county to receive from the department of revenue 5% of the revenue collected for each strategy based on transactions in the unincorporated territory of the county with a maximum of 20% of the revenue collected. Broadly captioned. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7 and Title 67, relative to housing.
HB2423 - J. Shaw - 03/13/24 - Set for House Property & Planning Subcommittee 03/20/24.
111. **SB2882** **STATE GOVERNMENT: Requires TACIR to study availability of affordable housing in this state.** Requires the TACIR to study the availability of affordable housing in this state and report its findings and recommendations to the general assembly no later than January 1, 2025. Broadly captioned. **Fiscal Note:** (Dated March 14, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 3; Title 4; Title 5; Title 6; Title 7; Title 8 and Title 13, relative to affordable housing.
HB2955 - G. Hardaway - 02/05/24 - Caption bill held on House clerk's desk.
113. **SB2483** **TAXES PROPERTY: Filing an exception regarding the property tax assessment for a utility or carrier.** Changes, from 20 days to three weeks, the time in which a person or entity must file an exception regarding the property tax assessment for a utility or carrier before the person or entity is deemed to have waived any objection to the assessment. Broadly captioned. **Fiscal Note:** (Dated March 14, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Section 67-5-1327; Section 67-5-1328 and Section 67-5-303, relative to property taxes.
HB2481 - D. Thompson - 02/01/24 - Caption bill held on House clerk's desk.

- 116. **SB2281** **PROPERTY & HOUSING: Housing Optimization and Market Empowerment Solutions (HOMES) Act of 2024** Enacts the Housing Optimization and Market Empowerment Solutions Act of 2024 which can be adopted by the local governments or voted in by a simple majority of people which would prohibit the local government from limiting or prohibiting a person's ability to use commercial property, owner-occupied property, or renter-occupied property as a short-term rental unit and allows for the local government to impose restrictions on the use of the property and to enforce certain requirements for the owners to use the property as a short-term rental unit. Broadly captioned. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 62; Title 66; Title 67 and Title 68, relative to local government.
HB2850 - T. Hill - 03/13/24 - Set for House Property & Planning Subcommittee 03/20/24.
- 117. **SB2124** **PROPERTY & HOUSING: Housing development strategies required to be adopted by municipal and metropolitan governments.** Requires each municipal and metropolitan government to adopt, on or before July 1, 2025, certain housing development strategies, including providing for zoning that specifically allows or encourages the development of tiny homes, in addition to other strategies. Provides that a municipal or metropolitan government that does not adopt such housing development strategies is ineligible for certain state grants, including community development block grants and local park and recreation fund grants. Broadly captioned. **Fiscal Note:** (Dated February 14, 2024) Other Fiscal Impact A mandatory impact to local government revenue and increase in local expenditures cannot be estimated with reasonable certainty. * **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7 and Title 13, relative to zoning.
HB2292 - E. Davis - 02/06/24 - Referred to House Property & Planning Subcommittee.
- 120. **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. **Amendment Summary:** House Property & Planning Subcommittee amendment 1 (015677) allows a local government to amend the adopted building code for three-family and four-family dwellings and may adopt mandatory sprinkler requirements and use the National Fire Protection Association 13D standard for three-family and four-family dwellings by local ordinance. Prohibits a fire marshal from mandating automatic sprinkler systems for three-family and four-family dwellings that are under 5,000 sq. ft. in area and less than three stories in height where two-hour fire-resistance-rating for wall, floor, and ceiling separation assemblies are met. **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 - 03/13/24 - Set for House Local Government Committee 03/19/24.

Tue 3/19/24 12:00pm - House Hearing Rm IV, House Children & Family Affairs Subcommittee

MEMBERS: CHAIR M. Littleton (R); R. Bricken (R); A. Farmer (R); R. Gant (R); J. Garrett (R); T. Harris (D); D. Jernigan (D); J. Powell (D); R. Stevens (R)

- 9. **HB1258** **ESTATES & TRUSTS: Serving copies of claims filed against an estate.** Requires a personal representative for an estate to serve a copy of each claim filed against the estate, within five days of receipt, to any known party interested in the estate, including creditors, distributees, and heirs. Broadly captioned. **Fiscal Note:** (Dated February 17, 2023) NOT SIGNIFICANT
Caption: AN ACT to amend Tennessee Code Annotated, Title 30, relative to probate.
SB811 - T. Gardenhire - 03/02/23 - Senate passed.

Tue 3/19/24 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)

- 1. **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. **Fiscal Note:** (Dated March 9, 2024) Increase State Revenue \$99,763,500/FY24-25 and Subsequent Years/General Fund \$3,085,500/FY24-25 and Subsequent Years/Secretary of State **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 43; Title 48 and Title 61, relative to business entities.
SB2518 - J. Hensley - 03/12/24 - Set for Senate Commerce & Labor Committee 03/13/24.
- 2. **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 - 03/12/24 - Taken off notice in Senate Commerce & Labor Committee.
- 6. **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. **Amendment Summary:** Senate Commerce & Labor Committee amendment 1 (015556) requires providers of wireline broadband services who have received federal or state broadband grants or funding to submit a biannual report to the Department of Economic and Community Development (ECD), no later than April 1st and October 1st of each year, beginning January 1, 2025 and ending January 1, 2029. Requires the report to contain a list of locations the provider received such state or federal funding to expand broadband access that remain unserved as of the date of the report, a point of contact with the provider of each location concerning wireline broadband availability, and a date by which the provider plans to serve such locations. **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 - 03/12/24 - Senate Commerce & Labor Committee recommended with amendment 1 (015556), which requires providers of wireline broadband services who have received federal or state broadband grants or funding to submit a biannual report to the Department of Economic and Community Development (ECD), no later than April 1st and October 1st of each year, beginning January 1, 2025 and ending January 1, 2029. Requires the report to contain a list of locations the provider received such state or federal funding to expand broadband access that remain unserved as of the date of the report, a point of contact with the provider of each location concerning wireline broadband availability, and a date by which the provider plans to serve such locations. Sent to Senate Calendar Committee.
- 7. **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. Senate Commerce & Labor Committee amendment 1 (015380) requires a landlord, or any person authorized to enter into a rental agreement on the landlord's behalf, to disclose certain contact information and means of communication to a residential tenant at or prior to commencement of tenancy. **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 - 03/12/24 - Senate Commerce & Labor Committee recommended with amendment 1 (015380), which requires a landlord, or any person authorized to enter into a rental agreement on the landlord's behalf, to disclose certain contact information and means of communication to a residential tenant at or prior to commencement of tenancy. Sent to Senate Calendar Committee.

8. **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. **Amendment Summary:** Senate Commerce & Labor Committee amendment 1 (015133) prohibits a home improvement contractor from performing services involving a swimming pool without obtaining a bond in an amount that matches the value of the proposed swimming pool before performing services. Requires the contractor to provide proof of the bond upon request by a consumer. Authorizes the State Board for Licensing Contractors to discipline a licensee by revocation or suspension of the person's license or by the assessment of a civil penalties of not more than \$5,000 per violation. **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 - 03/12/24 - Senate Commerce & Labor Committee recommended with amendment 1 (015133), which prohibits a home improvement contractor from performing services involving a swimming pool without obtaining a bond in an amount that matches the value of the proposed swimming pool before performing services. Requires the contractor to provide proof of the bond upon request by a consumer. Authorizes the State Board for Licensing Contractors to discipline a licensee by revocation or suspension of the person's license or by the assessment of a civil penalties of not more than \$5,000 per violation. Sent to Senate Calendar Committee.

Tue 3/19/24 12:00pm - House Hearing Rm II, House Criminal Justice Subcommittee

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

67. **HB2813 CRIMINAL LAW: Search warrants required by POST-certified officers before entering private property.** Requires, subject to judicially recognized exceptions, all POST-certified officers to obtain a search warrant before entering private property that identifies the person or property that is the subject of the search. Specifies that an officer who knowingly fails to obtain a search warrant when a search warrant is required by this section commits a Class C misdemeanor. Broadly captioned. **Fiscal Note:** (Dated March 14, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 38; Title 39 and Title 40, relative to searches.
SB2776 - J. Bowling - 01/31/24 - Filed for Introduction

Tue 3/19/24 12:00pm - House Hearing Rm II, House Criminal Justice Subcommittee 2

4. **HB2691 CRIMINAL LAW: Cruelty to animals - entering private property without probable cause.** Prohibits the department of agriculture or any other state or local department or agency from entering private property without probable cause to believe that a criminal offense has occurred or is occurring, the consent of the property owner, a warrant, or a recognized warrant exception. Requires a member of a society incorporated for the prevention of cruelty to animals to notify the appropriate local law enforcement agency of the member's intent to make an arrest or interfere to prevent an act of cruelty and the circumstances justifying the action before doing so. Broadly captioned. **Fiscal Note:** (Dated March 5, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 39; Title 43; Title 44 and Title 63, Chapter 12, relative to animals.
SB2478 - J. Hensley - 03/11/24 - Senate passed.

Tue 3/19/24 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)

28. **SB1646 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.
HB2047 - M. Carringer - 03/13/24 - Set for House Civil Justice Committee 03/20/24.

Tue 3/19/24 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)

4. **HB2117 CAMPAIGNS & LOBBYING: Written attestation with the political subdivision's annual audit.** Requires a political subdivision to provide a written attestation with the political subdivision's annual audit to the comptroller of the treasury certifying that the political subdivision has not sought or received a grant in intentional pursuit of certain prohibited policies. Broadly captioned. **Fiscal Note:** (Dated February 28, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 20; Title 21; Title 27; Title 28 and Title 29, relative to the protection of private property rights.
SB2743 - F. Niceley - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.

Tue 3/19/24 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)

9. **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 - 03/12/24 - Taken off notice in Senate Commerce & Labor Committee.
11. **HB2707 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.
SB2431 - B. Powers - 03/13/24 - Taken off notice in Senate Commerce & Labor Committee.

Tue 3/19/24 1:30pm - House Hearing Rm II, House Banking & Consumer Affairs Subcommittee 2

2. **HB1470 COMMERCIAL LAW: Consumer Wheelchair Repair Bill of Rights Act.** Enacts the "Consumer Wheelchair Repair Bill of Rights Act," which states that an original equipment manufacturer of powered wheelchair manufacturers shall, with fair and reasonable terms and costs, make available to an independent repair provider or owner of the manufacturer's equipment any documentation, parts, embedded software, firmware, or tools that are intended for use with the equipment or any part, including updates to documentation, parts, embedded software, firmware, or tools. Covers equipment that contains an electronic security lock or other security-related function. Details limitations to outdated powered wheelchairs. **Fiscal Note:** (Dated March 16, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 18, relative to consumer protection.
SB1252 - R. Akbari - 03/12/24 - Set for Senate Commerce & Labor Committee 03/13/24.

3. **HB528** **PROPERTY & HOUSING: Number of times an entity is permitted to contact property owner to make an unsolicited offer.** Limits the number of times that a real estate developer, business entity, or individual working on behalf of the developer or business entity is permitted to contact a property owner to make an unsolicited offer to buy the property owner's property. Thompson D. Allows a property owner who believes a developer has violated the limitation to submit a complaint to the consumer affairs division in the office of the attorney general. Adds additional requirements and penalties for a violation. Broadly captioned. **Amendment Summary:** Senate amendment 1 (005363) limits, to one time in a calendar year, the number of times that a person is permitted to contact a property owner to make an unsolicited offer to buy the property owner's property. Requires a person to provide the property owner with specified contact information prior to making an unsolicited offer. Authorizes a property owner who believes a person has violated the limitation to submit a complaint to the Consumer Affairs Division in the Office of the Attorney General (AG). Requires the AG to begin investigating a complaint within 20 business days from the date the complaint is submitted, provide written notice of the investigation to the property owner and send written notice to the property owner upon completion of the review describing the findings of the review, including whether the individual who contacted the property owner is a licensed real estate agent, and the actions, if any, as a result of the findings. Authorizes a court to assess a fine up to \$1,500 per violation as well as other reasonable costs and expense. Establishes this legislation does not apply to an individual who is licensed as a real estate agent in the state in which the real property about which the individual contacted the property owner is located. **Fiscal Note:** (Dated February 14, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 40, Chapter 33, Part 2; Title 47 and Title 66, relative to consumer protection. **Subcommittee Amendments:** Banking_Sub_Amendments_03.21.23.pdf

SB234 - C. Oliver - 03/20/23 - Senate passed with amendment 1 (005363).

Tue 3/19/24 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)

2. **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 - 03/13/24 - Senate Commerce & Labor Committee recommended. Sent to Senate Finance.
5. **HB2987** **LOCAL GOVERNMENT: Algood - leasing of property by city.** Local bill for Algood that authorizes the city to lease real, mixed, and personal property inside or outside of the city. Amends Chapter 78 of the Private Acts of 2014. **Caption:** AN ACT to amend Chapter 78 of the Private Acts of 2014; and any other acts amendatory thereto, relative to the charter for the City of Algood. Williams R. SB2971 - P. Bailey - 02/26/24 - Filed for Introduction
6. **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. **Amendment Summary:** House Property & Planning Subcommittee amendment 1 (014716) allows for the receiver against the subject parcel to receive reasonable expenses and costs incurred by the receiver. Requires a hearing to determine if the subject parcel is a public nuisance. Designates that the court may empower the receiver to pay outstanding fees if the receiver is required to fully satisfy all outstanding amounts secured by delinquent property tax liens within 30 days of being appointed. **Fiscal Note:** (Dated March 10, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 6, relative to the Neighborhood Preservation Act. White M. SB2591 - B. Taylor - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.
9. **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. **Amendment Summary:** House Cities & Counties Subcommittee amendment 1 (015736) excludes new equipment purchased by a utility system for a period of one year from the date of purchase from the rate of depreciation of equipment purchased once approved by a simple majority vote of the governing body of a utility system at a regular or special meeting of the governing body. Takes effect July 1, 2024. **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 - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.
13. **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. **Amendment Summary:** House Property & Planning Subcommittee amendment 1 (015673) requires the assessor of property to notify the register of deeds which records meet the definition of "permanent records" as defined in §10-7-301(5). Removes the exclusion of self-propelled vehicles, sleeping and camping facilities attached to a pick-up truck or automobile and that contains less than 300 sq. ft. of enclosed space from the definition of "movable structure". Allows for the board to approve a reappraisal plan for the continuous on-site review of photo review that is no longer than four years. **Fiscal Note:** (Dated January 30, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, relative to property taxes. Eldridge R. SB2769 - J. Bowling - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.
14. **HB2992** **LOCAL GOVERNMENT: Henry County - sell or lease of assets by Henry County Hospital District.** Local bill for Henry County that authorizes the Henry County Hospital District to sell or lease assets outside of the ordinary course of business, including, without limitation, substantially all the assets of the Henry County Nursing Home. Amends Chapter 176 of the Private Acts of 1953, as amended. **Caption:** AN ACT to amend Chapter 176 of the Private Acts of 1953, as amended by Chapter 524 of the Private Acts of 1953, Chapter 95 of the Private Acts of 1985, Chapter 56 of the Private Acts of 1991, Chapter 157 of the Private Acts of 1994, Chapter 7 of the Private Acts of 2015, and any other acts amendatory thereto, relative to the Henry County Hospital District. Darby T. SB2975 - J. Stevens - 03/07/24 - Introduced in the Senate
17. **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, House Property & Planning Subcommittee 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. McCalmon J. SB2150 - J. Johnson - 03/07/24 - Senate passed with amendment 1 (014107).

18. **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. **Amendment Summary:** House Property & Planning Subcommittee amendment 1 (015677) allows a local government to amend the adopted building code for three-family and four-family dwellings and may adopt mandatory sprinkler requirements and use the National Fire Protection Association 13D standard for three-family and four-family dwellings by local ordinance. Prohibits a fire marshal from mandating automatic sprinkler systems for three-family and four-family dwellings that are under 5,000 sq. ft. in area and less than three stories in height where two-hour fire-resistance-rating for wall, floor, and ceiling separation assemblies are met. **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 - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.
25. **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. **Amendment Summary:** Senate State & Local Government Committee amendment 1, House Property & Planning Subcommittee amendment 1 (014621) specifies that this subdivision applies to properties acquired before the effective date of this act, so that the properties are not subject to taxation under this chapter while owned by the qualifying corporation and used for one (1) or more of the exempt purposes for which the corporation was created or exists, and any property taxes, interest, fees, penalties, postage, expenses, and all other related costs paid on the property that were collected prior to the effective date of this act must be refunded. **Fiscal Note:** (Dated March 8, 2024) Increase Local Expenditures \$422,500/FY23-24/City of Knoxville* \$360,900/FY23-24/Knox County* **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.
SB1882 - B. Massey - 03/12/24 - Senate State & Local Government Committee recommended with amendment 1 (014621). Sent to Senate Finance.
29. **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). Sent to Senate Calendar Committee.
30. **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.). **Amendment Summary:** House Property & Planning Subcommittee amendment 1 (015060) exempts development districts created pursuant to the Development District Act of 1965 from infrastructure development district definition. Adds storm water facilities benefitting the properties within the district to the definition of infrastructure. Changes the formula for special assessments to use frontage, area, and the proportion of the assessed value of each parcel compared to the whole land area when determining the value. Adds a section on audits that should be compiled at the end of the fiscal year of hospitality. **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 - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.

Tue 3/19/24 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)

4. **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 - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.

Tue 3/19/24 3:00pm - Senate Hearing Rm I, Senate Health & Welfare Committee

MEMBERS: CHAIR R. Crowe (R); VICE CHAIR F. Haile (R); 2ND VICE CHAIR S. Reeves (R); J. Hensley (R); E. Jackson (R); B. Massey (R); A. Swann (R); B. Watson (R); J. Yarbro (R)

39. **SB2588 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. **Amendment Summary:** House Departments & Agencies Subcommittee amendment 1 (015518) requires state regulatory boards within the Department of Commerce and Insurance (DCI) and state health-related boards within the Department of Health (DOH) to issue advisory private letter rulings, upon request, to any affected person who is certified, licensed, or registered by such state boards regarding any matters within the state entities' primary jurisdiction. **Fiscal Note:** (Dated March 8, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 62 and Title 63, relative to advisory opinions.
HB2097 - K. Vaughan - 03/13/24 - Set for House State Government Committee 03/20/24.

Wed 3/20/24 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. **SB1640 GOVERNMENT REGULATION: UAPA - permanent rules filed with secretary of state between January 1, 2023 and December 31, 2023.** Continues permanent rules filed with the secretary of state between January 1, 2023, and December 31, 2023, that are in effect on the effective date of this act until repealed or amended by subsequent rule of the appropriate rulemaking agency or until otherwise superseded by legislative enactment. **Fiscal Note:** (Dated January 11, 2024) NOT SIGNIFICANT **Caption:** AN ACT relative to agency rules scheduled to expire pursuant to the provisions of the Uniform Administrative Procedures Act, compiled in Tennessee Code Annotated, Title 4, Chapter 5.
HB1783 - J. Ragan - 01/11/24 - Referred to House Government Operations Committee.

Wed 3/20/24 9:00am - House Hearing Rm III, House Agriculture & Natural Resources Committee

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. **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, Agriculture, & 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.
4. **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.
- SB1777 - A. Swann - 03/05/24 - Taken off notice in Senate State & Local Government Committee.

Wed 3/20/24 10:30am - House Hearing Rm III, House Finance, Ways & Means Subcommittee

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

13. **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 - 03/12/24 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation.
16. **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.
27. **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.
- SB793 - J. Stevens - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.
28. **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:** Senate Judiciary Committee amendment 1, 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 - 03/12/24 - Senate Judiciary Committee recommended with amendment 1 (013928), which 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. Sent to Senate Calendar Committee.

32. **HB2426 TAXES BUSINESS: County Powers Relief Act - form acknowledging privilege taxes owed.** Reduces from 30 to 21 days, the period by which a local government building official must, after a building permit is issued, mail to the county tax collection official the form upon which the permit applicant acknowledges the privilege taxes owed under the County Powers Relief Act. Hicks T.
Amendment Summary: House Local Government Committee 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 - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.

Wed 3/20/24 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. **Fiscal Note:** (Dated March 10, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 14, relative to tax revenue. Vaughan K.
 SB2711 - B. Taylor - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.
2. **HB2439 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. Sparks M.
 SB2239 - J. Yarbro - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.
3. **HB2719 GOVERNMENT ORGANIZATION: THDA board of directors - approval of operation of the financial assistance programs.** Reduces the number of members of the board of directors of the Tennessee Housing Development Agency required to approve the operation of the financial assistance programs under the Tennessee Housing Development Agency Act from nine to eight. Broadly captioned. **Fiscal Note:** (Dated March 13, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 53; Title 13; Title 48, Chapter 101, Part 3; Title 56 and Title 67, relative to housing. Garrett J.
 SB2900 - P. Bailey - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.
6. **HB2054 PROPERTY & HOUSING: Increase in acreage for tax jurisdiction purposes.** Increases from 1,500 to 5,000 the number of acres of land that may be placed within one property tax jurisdiction for purposes of classification and assessment as agricultural, forest, or open space land. Increases from 1,500 to 5,000 the maximum acreage available to a real property owner that may be classified as forest or open space land. **Fiscal Note:** (Dated January 17, 2024) Decrease Local Revenue Exceeds \$3,000,000/FY25-26 and Subsequent Years **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes. Eldridge R.
 SB1659 - P. Walley - 02/27/24 - Re-referred to Senate Finance, Ways & Means Committee.
7. **HB2437 PROPERTY & HOUSING: Real property held by certain Chinese entities.** Prohibits certain Chinese entities from directly or indirectly owning, having a controlling interest in, acquiring by purchase, grant, devise, or descent an interest, or holding by lease, contract, or usufruct an interest in, except a de minimus indirect interest, real property in this state or real property within 10 miles of a military installation. Requires divestment within two years of any such interest unlawfully held. Requires certain property owners to register with the secretary of state. Provides civil penalties for violations. **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. Travis R.
 SB2927 - P. Bailey - 03/12/24 - Set for Senate Commerce & Labor Committee 03/13/24.
8. **HB2467 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. Stevens R.
 SB2238 - J. Yarbro - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.
9. **HB1850 PROPERTY & HOUSING: Regulation by counties to prohibit gardens, chickens, and rabbits on single-family residential lots.** Prohibits counties and municipalities from adopting or enforcing a regulation that prohibits the growing of fruits and vegetables or the raising or keeping of six or fewer chickens or six or fewer adult rabbits on a single-family residential lot. Broadly captioned. **Fiscal Note:** (Dated March 14, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13 and Title 43, relative to the regulation of food production. Reedy J.
 SB1761 - F. Niceley - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.
10. **HB1813 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. Reedy J.
 SB1725 - R. Crowe - 03/12/24 - Senate State & Local Government Committee recommended. Sent to Senate Finance.
11. **HB2850 PROPERTY & HOUSING: Housing Optimization and Market Empowerment Solutions (HOMES) Act of 2024** Enacts the Housing Optimization and Market Empowerment Solutions Act of 2024 which can be adopted by the local governments or voted in by a simple majority of people which would prohibit the local government from limiting or prohibiting a person's ability to use commercial property, owner-occupied property, or renter-occupied property as a short-term rental unit and allows for the local government to impose restrictions on the use of the property and to enforce certain requirements for the owners to use the property as a short-term rental unit. Broadly captioned. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 62; Title 66; Title 67 and Title 68, relative to local government. Hill T.
 SB2281 - R. Briggs - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.
12. **HB2423 PROPERTY & HOUSING: Zoning reform strategies for counties to support housing development.** Allows for counties to adopt zoning reform strategies that support housing development which qualifies the county to receive from the department of revenue 5% of the revenue collected for each strategy based on transactions in the unincorporated territory of the county with a maximum of 20% of the revenue collected. Broadly captioned. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7 and Title 67, relative to housing. Shaw J.
 SB2237 - J. Yarbro - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.
13. **HB2215 PROPERTY & HOUSING: Real Estate Fraud Reduction Act.** Enacts the "Real Estate Fraud Reduction Act," which requires county registers of deeds and notaries public to verify the identity of a person recording or notarizing a document relating to certain real estate transactions, as applicable, using a government-issued identification card. Requires such registers and notaries to document and maintain as a permanent record certain personally identifying information of a person recording or notarizing such a document. Specifies penalties for violations by a notary public. Broadly captioned. **Fiscal Note:** (Dated February 18, 2024) Increase Local Expenditures Exceeds \$99,100/FY24-25 and Subsequent Years* **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 8, Chapter 13; Title 8, Chapter 16 and Title 66, relative to real property. Parkinson A.
 SB2448 - R. Akbari - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.

14. **HB1229** **PROPERTY & HOUSING: Notifications to THDA related to metro government that creates escrow account to provide funding for low income housing.** Requires a county having a metropolitan form of government that creates a special escrow account earmarked for the sole purpose of generating revenue to provide low income persons with safe and affordable housing to notify the Tennessee housing development agency and the chairs of the local government committee of the house of representatives and the state and local government committee of the senate. Broadly captioned. **Fiscal Note:** (Dated February 1, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13, Chapter 23; Title 48, Chapter 101, Part 9; Title 67, Chapter 5 and Section 67-4-409, relative to real property. SB1137 - C. Oliver - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.
15. **HB2624** **TAXES PROPERTY: Revises current law regarding property tax liens and delinquent property taxes.** Grants first priority to property tax liens relative to receiver's liens and other liens established under the Neighborhood Preservation Act and the Tennessee Local Land Bank Program. Clarifies that various provisions governing judicial sales do not apply to property tax proceedings. Makes various revisions to laws governing property tax liens, delinquent property taxes, and property tax proceedings. (21pp.). Broadly captioned. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 8; Title 13; Title 26 and Title 67, relative to delinquent property taxes. SB2550 - A. Swann - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.

Wed 3/20/24 10:30am - Special Calendar - 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. **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 - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.
2. **HB2217** **TAXES PROPERTY: Tax formula for calculating tax relief on real property owned by disabled veterans.** Revises the formula for calculating tax relief on real property owned by eligible disabled veterans so that in determining the amount of relief to such a taxpayer, the assessed value on the first \$175,000 of full market value is to be multiplied by the ad valorem tax rate of the jurisdiction instead of by a rate that has been adjusted to reflect the relationship between appraised value and market value in that jurisdiction. **Fiscal Note:** (Dated March 1, 2024) Increase State Expenditures Exceeds \$2,366,500/FY25-26 and Subsequent Years Other Fiscal Impact The extent of any permissive increase in local government expenditures cannot reasonably be determined. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief. SB2111 - J. Lundberg - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.

Wed 3/20/24 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)

2. **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 - 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.
9. **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:** Senate Commerce & Labor Committee amendment 1, House Public Service Subcommittee amendment 1 (014226) requires a person acting as an agent of a foreign principal from a county of concern (agent) to file a registration statement and supplemental information with the Tennessee Ethics Commission (Commission) within 10 days of becoming an agent. Requires each agent to file a supplemental statement under oath on a form prescribed by the Commission within 30 days after the expiration of each six-month period following a filing. Requires an agent to give notice within 10 days of when information furnished to the Commission changes. Imposes a \$150 registration fee for each agent and each foreign principal from a country of concern. Requires any person who acted as an agent from January 1, 2014 to July 1, 2024 to file a retroactive registration statement and supplemental statements. Establishes various disclosure and reporting requirements for agents. Authorizes a person who willfully violates a provision or rule promulgated pursuant to this act be fined up to \$100,000 and/or imprisoned for up to five years; provided that a violation of filing and labeling of informational materials has a fine up to \$50,000 and/or imprisonment for up to 12 months. Establishes that an alien who is convicted of a violation of, or a conspiracy to violate, this act may be referred to the United State Department of Justices for removal under the Immigration and Nationality Act. Prohibits an agent from being party to a contract or agreement with a foreign principal from a country of concern to which compensation of the agent is contingent upon the success of political activities carried out. Requires the Commission promulgate rules to effectuate this act, and to report to the General Assembly every six months regarding the administration of this act and to make such report publicly available on its website. **Fiscal Note:** (Dated February 2, 2024) NOT SIGNIFICANT **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. **Subcommittee Amendments:** Public_Service_03.05.24.pdf
SB2863 - K. Roberts - 03/13/24 - Senate Commerce & Labor Committee recommended with amendment 1 (014226). Sent to Senate Finance.
31. **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. **Amendment Summary:** House Departments & Agencies Subcommittee amendment 1 (015518) requires state regulatory boards within the Department of Commerce and Insurance (DCI) and state health-related boards within the Department of Health (DOH) to issue advisory private letter rulings, upon request, to any affected person who is certified, licensed, or registered by such state boards regarding any matters within the state entities' primary jurisdiction. **Fiscal Note:** (Dated March 8, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 62 and Title 63, relative to advisory opinions. SB2588 - B. Taylor - 03/13/24 - Set for Senate Health & Welfare Committee 03/19/24.

40. **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. House Public Service Subcommittee amendment 1 (015356) requires a nonprofit organization that has entered into a contract or memorandum of understanding with the district attorney general related to policies and strategies related to cash bail, unless such contract or memorandum of understanding is required by statute, to disclose the list of persons or entities that have donated to the nonprofit in the previous calendar year, upon written request issued jointly from the Speaker of the Senate and the Speaker of the House of Representatives. Restricts the list of donors to the lesser of the top five donors or the top five percent of donors. Specifies that the aggregate donation during the previous calendar year must be equal to or greater than \$25,000. Excludes charitable donations to certain educational organizations and their affiliates. **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 3/20/24 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)

3. **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:** Senate Commerce & Labor Committee amendment 1, 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 - J. Lundberg - 03/13/24 - Senate Commerce & Labor Committee recommended with amendment 1 (014435). Sent to Senate Calendar Committee.
7. **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 - 03/13/24 - Set for Senate Judiciary Committee 03/19/24.