



RAMSEY FARRAR RUSSELL & SMITH
GOVERNMENT RELATIONS

TN Realtors Weekly Calendar 2024 Legislative Session

Mon 3/25/24 1:30pm - House Hearing Rm I, House Government Operations Committee

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

1. **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.

8. **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). Sent to Senate Calendar Committee.

14. **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 PFPCBs in real estate within this state. Any subsequent fiscal impacts upon state or local tax revenue that would have occurred in the absence of this legislation are dependent upon multiple unknown factors and cannot be determined with reasonable certainty. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 43; Title 44; Title 47; Title 48 and Title 66, relative to property. SB2639 - F. Niceley - 03/20/24 - Set for Senate Commerce & Labor Committee 03/27/24.

18. **HB1783** **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. **Amendment Summary:** Senate Government Operation Committee amendment 1 (014569) declares that all permanent rules filed in the office of secretary of state on or after January 1, 2023, that are in effect on the effective date of this act and that are scheduled for expiration on June 20, 2024 pursuant to TCA Section 4-5-226 will remain in effect until repealed or amended by subsequent rule of the appropriate rulemaking agency or until otherwise superseded by legislative enactment. Specifies that Board of Pharmacy Rule Number 1140-07-.01 through Rule Number 1140-07-.10 relative to sterile product preparation in pharmacy practice and that Board of Pharmacy Rule Number 1140-07-.01 through Rule Number 1140-07-.10 relative to compounding will expire on the effective date of this act. **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.
SB1640 - K. Roberts - 03/20/24 - Senate Government Operations Committee recommended with amendment 1 (014569). Sent to Senate Calendar Committee.

Tue 3/26/24 8:30am - Senate Hearing Rm I, Senate Finance, Ways & Means Committee

The committee will hear presentations from the TN Department of Education on a TISA Overview. MEMBERS: CHAIR B. Watson (R); VICE CHAIR J. Stevens (R); 2ND VICE CHAIR J. Hensley (R); F. Haile (R); J. Johnson (R); L. Lamar (D); B. Powers (R); P. Walley (R); D. White (R); K. Yager (R); J. Yarbro (D)

12. **SB2968** **LOCAL GOVERNMENT: Davidson County - East Bank Development Authority.** Creates the East Bank Development Authority for the metropolitan government of Nashville and Davidson County. (12pp.). **Caption:** AN ACT to create the East Bank development authority for the metropolitan government of Nashville and Davidson County.
HB2984 - B. Freeman - 03/14/24 - Re-referred to House Local Government Committee.

Tue 3/26/24 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)

3. **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 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. 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. **Subcommittee Amendments:** Business_Sub_Amendments_03.12.24.pdf

SB1915 - F. Niceley - 03/20/24 - Set for Senate Commerce & Labor Committee 03/27/24.

6. **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, House Business & Utilities Subcommittee 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. **Subcommittee Amendments:** Business_Sub_Amendments_03.19.24.pdf

SB2522 - M. Pody - 03/12/24 - Senate Commerce & Labor Committee recommended with amendment 1 (015133). Sent to Senate Calendar Committee.

8. **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. **Subcommittee Amendments:** Business_Sub_Amendments_03.12.24.pdf

SB2264 - S. Kyle - 03/13/24 - Senate Commerce & Labor Committee recommended with amendment 1 (014744). Sent to Senate Calendar Committee.

13. **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 (015957) 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. Applies to rental agreements entered into, amended, or renewed on or after 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. **Subcommittee Amendments:** Business_Sub_Amendments_03.19.24.pdf

SB1694 - J. Yarbro - 03/21/24 - Senate deferred to 03/28/24.

Tue 3/26/24 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)

3. **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. **Subcommittee Amendments:** Children_and_Family_Affairs_Sub_03.19.2024.pdf

SB811 - T. Gardenhire - 03/02/23 - Senate passed.

Tue 3/26/24 12:00pm - House Hearing Rm II, House Criminal Justice Subcommittee

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

63. **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 - 03/20/24 - Set for Senate Judiciary Committee 03/26/24.
84. **HB1925** **ENVIRONMENT & NATURE: Entering onto private property by wildlife officer.** Limits the situations in which a wildlife officer may enter private property without the owner's consent to those in which the officer has a warrant, there are exigent circumstances, the officer observed a crime taking place, or another protected class of action that permits an officer's entry onto private property without a warrant occurs. Broadly captioned. **Fiscal Note:** (Dated February 17, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 69, Chapter 9 and Title 70, relative to powers of the wildlife resources agency. SB2783 - J. Bowling - 02/05/24 - Referred to Senate Judiciary Committee.

Tue 3/26/24 1:00pm - Senate Hearing Rm I, Senate Judiciary Committee

The committee will hear presentations from the Tennessee Bar Association. 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)

19. **SB2776** **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. HB2813 - B. Hulsey - 03/20/24 - Set for House Criminal Justice Subcommittee 03/26/24.
27. **SB2637** **PROPERTY & HOUSING: Time to file lienor's claim in a creditors' or foreclosure proceeding.** Increases time for a lienor to commence a proceeding or file the lienor's claim in a creditors' or foreclosure proceeding after service of a written demand by the owner, the owner's agent, or a prime contractor of the real property to which the lien is attached to from within 60 days to within 75 days after service. Broadly captioned. **Fiscal Note:** (Dated February 2, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 9; Title 13; Title 20; Title 21; Title 26; Title 29; Title 35; Title 43; Title 45; Title 47; Title 48; Title 56; Title 66; Title 67 and Title 71, relative to foreclosure of mortgages. HB2805 - B. Hulsey - 03/12/24 - House Civil Justice Subcommittee deferred to Summer Study.
48. **SB2410** **CRIMINAL LAW: Telecommunications transmitting misleading caller identification established as a misdemeanor.** Makes it an offense for a person, on behalf of a debt collector or inbound telemarketer service, to knowingly cause any caller identification service to transmit misleading or inaccurate caller identification information, including caller identification information that does not match the area code of the person or the debt collector or inbound telemarketer service the person is calling on behalf of, or is not a toll-free phone number, to a subscriber with the intent to induce the subscriber to answer. Broadly captioned. **Amendment Summary:** House Commerce Committee amendment 1 (014656) expands the offense of caller identification spoofing to include a person, on behalf of a debt collector or inbound telemarketer service, to knowingly cause any caller identification service to transmit misleading or inaccurate caller identification information, including caller identification information that does not match the area code of the person or the debt collector or inbound telemarketer service the person is calling on behalf of, or that is not a toll-free phone number, to a subscriber with the intent to defraud or cause harm to another person or to wrongfully obtain anything of value. **Fiscal Note:** (Dated February 8, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 39 and Title 47, Chapter 18, relative to caller identification spoofing. HB2504 - T. Harris - 03/21/24 - Set for House Floor on 03/25/24.

Tue 3/26/24 1:30pm - House Hearing Rm I, House Local Government Committee

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

4. **HB526** **UTILITIES: Removal of requirements for water treatment project fees and rates.** Removes requirement for receipt of certain grants and loans for water and wastewater treatment infrastructure projects that a municipality includes depreciation in its calculation of fees or rates. **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. SB129 - P. Walley - 03/21/24 - Set for Senate State & Local Government Committee 03/27/24.
13. **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. SB2150 - J. Johnson - 03/07/24 - Senate passed with amendment 1 (014107).
16. **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, transition, 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 - 03/21/24 - Set for Senate State & Local Government Committee 03/27/24.

18. **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. **Amendment Summary:** House Property & Planning Subcommittee amendment 1 (014703) increases from 1,500 to 3,000 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 3,000 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. SB1659 - P. Walley - 02/27/24 - Re-referred to Senate Finance, Ways & Means Committee.
21. **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. **Amendment Summary:** Senate State & Local Government Committee amendment 1, House Property & Planning Subcommittee amendment 1 (015287) allows for a municipality to aid or otherwise provide assistance to a corporation, including without limitation, by granting, contributing, or pledging to or for the benefit of the corporation revenues from any source except revenues from ad valorem property taxes, for a portion of any project owned by the corporation and consists of any multifamily housing facility to be occupied by persons of low or moderate income, elderly, or handicapped persons for such term or terms and upon such conditions as may be determined by the governing body of the municipality. **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 - 03/20/24 - Senate State & Local Government Committee recommended with amendment 1 (015287), which allows for a municipality to aid or otherwise provide assistance to a corporation, including without limitation, by granting, contributing, or pledging to or for the benefit of the corporation revenues from any source except revenues from ad valorem property taxes, for a portion of any project owned by the corporation and consists of any multifamily housing facility to be occupied by persons of low or moderate income, elderly, or handicapped persons for such term or terms and upon such conditions as may be determined by the governing body of the municipality. Sent to Senate Calendar Committee.
22. **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. **Amendment Summary:** House Property & Planning Subcommittee amendment 1 (016268) excludes condominium associations, co-ops, homeowners' associations, and other similar entities organized by restrictive covenants and governing documents from the bill. **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. SB1761 - F. Niceley - 03/21/24 - Set for Senate State & Local Government Committee 03/27/24.
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.
27. **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 - 03/20/24 - Senate State & Local Government Committee recommended with amendment 1 (015807). Sent to Senate Calendar Committee.
28. **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 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. House Property & Planning Subcommittee amendment 1 (014174) requires property owners to submit a completed application to the regional planning commission of a local government or to the municipal planning commission of a local government, pursuant to the ordinance enacted, to be considered for the voluntary attainable housing incentive program. Restricts multi-family housing to mean housing accommodations that are designed primarily for residential use and consist of not less than five rental units on one site as long as they 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 - 03/18/24 - Senate passed with amendment 1 (014534), which 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.
29. **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. **Amendment Summary:** Senate State and Local Government Committee amendment 1, House Property & Planning Subcommittee amendment 1 (016386) makes changes regarding local banks and bids for the acquisition of real property. If a local bank submits a bid equal to or greater than the highest bidder within two business days from the close of the tax sale auction, then the local bank is the prevailing bidder. Cleans up the bill. Authorizes a negotiated sale if a second sale is not permissible for a real property. **Fiscal Note:** (Dated March 16, 2024) Other Fiscal Impact A precise impact to local revenue and mandatory expenditures cannot be estimated with certainty. * **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 - 03/19/24 - Senate State & Local Government Committee recommended with amendment 1 (016386). Sent to Senate Calendar Committee.

Tue 3/26/24 3:00pm - House Hearing Rm I, House Finance, Ways & Means Committee

The committee will hear an overview of administration amendment presentation by the Department of Finance & Administration. 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)

11. **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.

13. **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 Local Government Committee 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 - 03/21/24 - Set for Senate State & Local Government Committee 03/27/24.

Tue 3/26/24 4:30pm - House Hearing Rm III, House Criminal Justice Committee

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

9. **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.

Wed 3/27/24 8:30am - Senate Hearing Rm I, Senate Commerce & Labor Committee

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

5. **SB1915** **PROFESSIONS & LICENSURE: Occupational licensing for individuals with a criminal record.** Prohibits certain licensing authorities from automatically barring an individual from licensure because of the individual's criminal record. Requires the licensing authority to provide individualized consideration of an individual's criminal record and circumstances. Specifies which convictions a licensing authority may consider in deciding for licensure. Makes other changes related to licensure determinations and criminal records including not using a vague term in its consideration and its notice or decision, including good moral character, moral turpitude, or character and fitness. (11pp). Broadly captioned. **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 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. 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. **Subcommittee Amendments:** Business_Sub_Amendments_03.12.24.pdf

HB1859 - E. Davis - 03/20/24 - Set for House Commerce Committee 03/26/24.

6. **SB2639** **PROPERTY & HOUSING: Foreign-party controlled businesses prohibited from acquiring real property.** Restricts certain foreign investments in land located within this state through the creation of two separate prohibitions, one that restricts a prohibited foreign-party-controlled business from acquiring real property and another that restricts a prohibited foreign-party from acquiring agricultural land located within this state. (11pp.). Broadly captioned. **Amendment Summary:** 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 PFPBs in real estate within this state. Any subsequent fiscal impacts upon state or local tax revenue that would have occurred in the absence of this legislation are dependent upon multiple unknown factors and cannot be determined with reasonable certainty. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 43; Title 44; Title 47; Title 48 and Title 66, relative to property.
HB2553 - J. Reedy - 03/20/24 - Set for House Government Operations Committee 03/25/24.

9. **SB2030** **PROPERTY & HOUSING: Documentation related to service and support animals.** Specifies that documents provided through a website with the primary function of providing certificates, registrations, licenses, or similar documents for assistance animals in exchange for payment of a fee are not reliable documentation in seeking an exemption to a prohibition on animals in rental property. Broadly captioned. **Fiscal Note:** (Dated February 15, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 29 and Title 66, relative to service and support animals.
HB2266 - C. Boyd - 03/04/24 - House passed.

11. **SB2698** **INSURANCE GENERAL: Education requirements for applicants for an insurance producer license.** Requires an applicant for an insurance producer license for title insurance to complete a pre-licensing course of study that consists of a minimum of 30 hours of course work. Broadly captioned. **Amendment Summary:** House amendment 1 (014428) changes effective date to July 1, 2024. **Fiscal Note:** (Dated February 22, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 56, relative to insurance producers. **Subcommittee Amendments:** Insurance_Sub_Amendments_02.27.2024.pdf

HB2281 - D. Hawk - 03/14/24 - House passed with amendment 1 (014428), which changes effective date to July 1, 2024.

18. **SB2518** **COMMERCIAL LAW: Filing fees for business entities.** Increases the minimum filing fee required when certain business entities file an annual report with the secretary of state. Broadly captioned. **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.
HB2633 - R. Bricken - 03/19/24 - Taken off notice in House Business & Utilities Subcommittee.

19. **SB2430 LOCAL GOVERNMENT: Local government prohibited from limiting use of products or materials in construction.** Prohibits a local government from limiting or prohibiting the use or installation of products that meet the national codes and standards or materials that meet the national codes and standards for single-family or multi-family housing or commercial construction under four stories. Deletes provision declaring that a denial of a waiver by a local governmental entity about construction materials does not constitute a prohibition of those construction materials. **Fiscal Note:** (Dated March 8, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Section 68-120-101, relative to building regulations. HB2530 - J. Burkhart - 03/12/24 - Taken off notice in House Business & Utilities Subcommittee.
21. **SB1252 COMMERCIAL LAW: Consumer Wheelchair Repair Bill of Rights Act.** Enacts the "Consumer Wheelchair Repair Bill of Rights Act," which states that an original equipment manufacturer of powered wheelchair manufacturers shall, with fair and reasonable terms and costs, make available to an independent repair provider or owner of the manufacturer's equipment any documentation, parts, embedded software, firmware, or tools that are intended for use with the equipment or any part, including updates to documentation, parts, embedded software, firmware, or tools. Covers equipment that contains an electronic security lock or other security-related function. Details limitations to outdated powered wheelchairs. **Fiscal Note:** (Dated March 16, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 18, relative to consumer protection. HB1470 - J. Towns Jr. - 03/19/24 - Returned to House clerk's desk.
24. **SB2927 PROPERTY & HOUSING: Real property held by certain Chinese entities.** Prohibits certain Chinese entities from directly or indirectly owning, having a controlling interest in, acquiring by purchase, grant, devise, or descent an interest, or holding by lease, contract, or usufruct an interest in, except a de minimus indirect interest, real property in this state or real property within 10 miles of a military installation. Requires divestment within two years of any such interest unlawfully held. Requires certain property owners to register with the secretary of state. Provides civil penalties for violations. **Fiscal Note:** (Dated March 3, 2024) Other Fiscal Impact Any secondary impacts such as decreased business investment resulting from the prohibition of Chinese entities owning property, and what impact that may have on state and local tax revenue is dependent upon multiple unknown variables and cannot be reasonably determined. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 2, relative to ownership of real property. HB2437 - R. Travis - 03/20/24 - Set for House Property & Planning Subcommittee 03/27/24.

Wed 3/27/24 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. Hulseay (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)

4. **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 and House Agriculture and Natural Resources amendment 1 (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).

Wed 3/27/24 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)

5. **HB1893 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 amendment 2 (003515) makes the following changes to the bill: (1) Requires the tax subject to refund to have been reported to the department of revenue ("department") on a return filed on or after January 1, 2021, covering a tax period that ended on or after March 31, 2020, and the refund claim must be filed between May 1, 2024 and February 3, 2025, instead of requiring the refund to be claimed within three years from December 31 of the year in which the payment was made or within any period covered by an extension; (2) Requires all refunds paid pursuant to the bill to be paid from an appropriately designated fund established by the commissioner of finance and administration. Except as otherwise provided in this (2), any unexpended balance at the end of a fiscal year must not revert to the general fund but must be carried forward to be expended in the subsequent fiscal year. On or before June 30, 2025, the commissioner of finance and administration and the commissioner of revenue must jointly certify to the chairs of the finance, ways and means committees of the senate and the house of representatives the amount claimed pursuant to the bill. On July 1, 2025, any funds in excess of the certified amount must revert to the general fund. The fund specified in this (2) expires upon final payment of all refunds due pursuant to this section, and any remaining balance must revert to the general fund. It is the legislative intent that the beginning balance in the fund must be from funds appropriated by the general assembly in the general appropriations act for the purposes of the bill; and (3) On or before December 31, 2024, requires the department of revenue to report in writing to the chairs of the finance, ways and means committees of the senate and the house of representatives, and to the directors of the office of legislative budget analysis, the total number of refund claims filed and the total amount paid pursuant to the bill; this removes the requirement to report annually until December 31, 2027. **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. SB2103 - J. Johnson - 03/21/24 - Senate passed with amendment 2 (003515), which makes the following changes to the bill: (1) Requires the tax subject to refund to have been reported to the department of revenue ("department") on a return filed on or after January 1, 2021, covering a tax period that ended on or after March 31, 2020, and the refund claim must be filed between May 1, 2024 and February 3, 2025, instead of requiring the refund to be claimed within three years from December 31 of the year in which the payment was made or within any period covered by an extension; (2) Requires all refunds paid pursuant to the bill to be paid from an appropriately designated fund established by the commissioner of finance and administration. Except as otherwise provided in this (2), any unexpended balance at the end of a fiscal year must not revert to the general fund but must be carried forward to be expended in the subsequent fiscal year. On or before June 30, 2025, the commissioner of finance and administration and the commissioner of revenue must jointly certify to the chairs of the finance, ways and means committees of the senate and the house of representatives the amount claimed pursuant to the bill. On July 1, 2025, any funds in excess of the certified amount must revert to the general fund. The fund specified in this (2) expires upon final payment of all refunds due pursuant to this section, and any remaining balance must revert to the general fund. It is the legislative intent that the beginning balance in the fund must be from funds appropriated by the general assembly in the general appropriations act for the purposes of the bill; and (3) On or before December 31, 2024, requires the department of revenue to report in writing to the chairs of the finance, ways and means committees of the senate and the house of representatives, and to the directors of the office of legislative budget analysis, the total number of refund claims filed and the total amount paid pursuant to the bill; this removes the requirement to report annually until December 31, 2027.

26. **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:** Senate State & Local Government Committee amendment 1, House Local Government Committee 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. SB2769 - J. Bowling - 03/20/24 - Senate State & Local Government Committee recommended with amendment 1 (015673). Sent to Senate Calendar Committee.
41. **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). Sent to Senate Calendar Committee.
49. **HB2426** **TAXES BUSINESS: County Powers Relief Act - form acknowledging privilege taxes owed.** Reduces from 30 to 21 days, the period by which a local government building official must, after a building permit is issued, mail to the county tax collection official the form upon which the permit applicant acknowledges the privilege taxes owed under the County Powers Relief Act. **Amendment Summary:** House 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 - 03/21/24 - Set for Senate State & Local Government Committee 03/27/24.

Wed 3/27/24 10:30am - House Hearing Rm II, House Property & Planning Subcommittee

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

2. **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. SB2711 - B. Taylor - 03/21/24 - Set for Senate State & Local Government Committee 03/27/24.
3. **HB1968** **TAXES PROPERTY: Report filed on tax sale by court clerk.** Extends, from five business days to 10 calendar days after the conclusion of a tax sale, the deadline by which a court clerk must file a report of sale or other notice reflecting the results of the tax sale, prior to the confirmation of the sale by the court. Broadly captioned. **Fiscal Note:** (Dated January 30, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 8; Title 9; Title 10; Title 11; Title 12; Title 13; Title 49; Title 54; Title 55; Title 64; Title 67 and Title 68, relative to property taxes. SB2248 - J. Stevens - 03/19/24 - Taken off notice in Senate State & Local Government Committee.
4. **HB2797** **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. **Amendment Summary:** Senate State & Local Government Committee amendment 1 (015080) rewrites the bill. Specifies that an industrial development corporation created by a housing opportunity county or by a municipality within the boundaries of a housing opportunity county has the power to construct and install public infrastructure for qualified residential developments or contract with a private party for the construction and installation of such public infrastructure. Also gives such an industrial development corporation the power to accept loans and grants of money from the state, the United States, or from any agency or instrumentality of the state or United States for the purposes of carrying out the design, construction, installation, financing, or undertaking of public infrastructure. Also authorizes such industrial development corporations to make loans and grants to private entities constructing and installing public infrastructure for qualified residential developments within the boundaries of the housing opportunity county upon such terms as the industrial development corporation deems advisable. Specifies other requirements for loans or grants made to an industrial development corporation in a housing opportunity county. Defines "housing opportunity county" to mean a county that is certified by the comptroller of the treasury and the commissioner of economic and community development as a county with acute needs for additional housing to support the expected growth in the population due to the undertaking of one or more economic development projects, whether or not located in the county, that are expected to result in the employment of more than 1,000 new employees. **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. SB2182 - J. Lundberg - 03/20/24 - Senate State & Local Government Committee recommended with amendment 1 (015080), which rewrites the bill. Specifies that an industrial development corporation created by a housing opportunity county or by a municipality within the boundaries of a housing opportunity county has the power to construct and install public infrastructure for qualified residential developments or contract with a private party for the construction and installation of such public infrastructure. Also gives such an industrial development corporation the power to accept loans and grants of money from the state, the United States, or from any agency or instrumentality of the state or United States for the purposes of carrying out the design, construction, installation, financing, or undertaking of public infrastructure. Also authorizes such industrial development corporations to make loans and grants to private entities constructing and installing public infrastructure for qualified residential developments within the boundaries of the housing opportunity county upon such terms as the industrial development corporation deems advisable. Specifies other requirements for loans or grants made to an industrial development corporation in a housing opportunity county. Defines "housing opportunity county" to mean a county that is certified by the comptroller of the treasury and the commissioner of economic and community development as a county with acute needs for additional housing to support the expected growth in the population due to the undertaking of one or more economic development projects, whether or not located in the county, that are expected to result in the employment of more than 1,000 new employees. Sent to Senate Finance.
6. **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. SB2238 - J. Yarbro - 03/21/24 - Set for Senate State & Local Government Committee 03/27/24.
7. **HB2608** **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. SB2658 - D. White - 03/21/24 - Set for Senate State & Local Government Committee 03/27/24.

8. **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. SB2927 - P. Bailey - 03/20/24 - Set for Senate Commerce & Labor Committee 03/27/24.
9. **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. **Fiscal Note:** (Dated March 16, 2024) NOT SIGNIFICANT **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. SB2281 - R. Briggs - 03/21/24 - Set for Senate State & Local Government Committee 03/27/24.
10. **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. **Fiscal Note:** (Dated March 16, 2024) Other Fiscal Impact The extent and timing of any increase in state expenditures and corresponding permissive increase in local revenue cannot be reasonably determined. Additionally, a permissive increase in local expenditures cannot be estimated. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7 and Title 67, relative to housing. SB2237 - J. Yarbro - 03/21/24 - Set for Senate State & Local Government Committee 03/27/24.
11. **HB2215** **PROPERTY & HOUSING: Real Estate Fraud Reduction Act.** Enacts the "Real Estate Fraud Reduction Act," which requires county registers of deeds and notaries public to verify the identity of a person recording or notarizing a document relating to certain real estate transactions, as applicable, using a government-issued identification card. Requires such registers and notaries to document and maintain as a permanent record certain personally identifying information of a person recording or notarizing such a document. Specifies penalties for violations by a notary public. Broadly captioned. **Fiscal Note:** (Dated February 18, 2024) Increase Local Expenditures Exceeds \$99,100/FY24-25 and Subsequent Years* **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4; Title 8, Chapter 13; Title 8, Chapter 16 and Title 66, relative to real property. SB2448 - R. Akbari - 03/21/24 - Set for Senate State & Local Government Committee 03/27/24.
13. **HB2955** **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. SB2882 - S. Kyle - 03/19/24 - Taken off notice in Senate State & Local Government Committee.

Wed 3/27/24 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. **HB1010** **LOCAL GOVERNMENT: Municipalities agreeing to jointly engage one building inspector.** Lowers the population threshold, from 25,000 to 20,000, below which two or more cities may agree to jointly engage one building inspector. **Fiscal Note:** (Dated March 1, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7 and Title 68, Chapter 120, relative to governmental approval. SB707 - J. Stevens - 03/20/23 - Taken off notice in Senate Commerce & Labor Committee.

Wed 3/27/24 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)

5. **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 States Department of Justices for removal under the Immigration and Nationality Act. Prohibits an agent from being party to a contract or agreement with a foreign principal from a country of concern to which compensation of the agent is contingent upon the success of political activities carried out. Requires the Commission promulgate rules to effectuate this act, and to report to the General Assembly every six months regarding the administration of this act and to make such report publicly available on its website. **Fiscal Note:** (Dated February 2, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 3; Title 4; Title 8; Title 48; Title 61 and Title 62, relative to foreign agents. **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.
26. **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:** Senate Health and Welfare Committee amendment 1, 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. **Subcommittee Amendments:** Departments_03.13.24.pdf SB2588 - B. Taylor - 03/19/24 - Senate Health & Welfare Committee recommended with amendment 1 (015518), which 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. Sent to Senate Calendar Committee.

35. **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. **Subcommittee Amendments:** Public_Service_03.12.24.pdf

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

Wed 3/27/24 2:00pm - 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)

1. **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 - 03/20/24 - Set for House Local Government Committee 03/26/24.
4. **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 - 03/18/24 - House Floor deferred to next available calendar.
7. **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. **Amendment Summary:** House Property & Planning Subcommittee amendment 1 (016268) excludes condominium associations, co-ops, homeowners' associations, and other similar entities organized by restrictive covenants and governing documents from the bill. **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 - 03/20/24 - Set for House Local Government Committee 03/26/24.
9. **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 - 03/20/24 - Set for House Property & Planning Subcommittee 03/27/24.
12. **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 - 03/20/24 - Set for House Finance, Ways & Means Subcommittee 03/27/24.
16. **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 - 03/20/24 - Set for House Property & Planning Subcommittee 03/27/24.
20. **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 - 03/20/24 - House Property & Planning Subcommittee deferred to Summer Study.
25. **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 - 03/20/24 - Set for House Local Government Committee 03/26/24.

36. **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 Local Government Committee 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 - 03/20/24 - Set for House Finance, Ways & Means Committee 03/26/24.
43. **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 - 03/20/24 - Set for House Property & Planning Subcommittee 03/27/24.
45. **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. **Fiscal Note:** (Dated March 16, 2024) Other Fiscal Impact The extent and timing of any increase in state expenditures and corresponding permissive increase in local revenue cannot be reasonably determined. Additionally, a permissive increase in local expenditures cannot be estimated. **Caption:** AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7 and Title 67, relative to housing.
HB2423 - J. Shaw - 03/20/24 - Set for House Property & Planning Subcommittee 03/27/24.
47. **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 - 03/20/24 - Taken off notice in House Property & Planning Subcommittee.
50. **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. **Fiscal Note:** (Dated March 16, 2024) NOT SIGNIFICANT **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 - 03/20/24 - Set for House Property & Planning Subcommittee 03/27/24.
54. **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 - 03/20/24 - Set for House Property & Planning Subcommittee 03/27/24.
55. **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 - 03/20/24 - Taken off notice in House Property & Planning Subcommittee.
56. **SB2313** **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. **Fiscal Note:** (Dated March 15, 2024) Increase Local Expenditures Exceeds \$43,100/FY24-25 and Subsequent Years * **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.