

VOTE. ACT. INVEST.

2018 STATE LEGISLATIVE HIGHLIGHTS

★ Before the Session, we heard rumblings of a **Local Transfer Fee proposal** and worked with the legislators to stop it so that no bill was filed. Lt. Gov. Ramsey was instrumental in this process. The transfer tax was never designed to be a local tax, but only a statewide tax applied uniformly in every county.

★ We worked to halt a proposed bill that would have included in the Residential Property Condition Disclosure the **noise level and shaking from quarries** within a certain radius of a residential area, unfairly punishing homeowners.

★ We persuaded legislators who were proposing an **Impact Fee** to reconsider and not move the bill forward, in line with our commitment to fight any taxes that affect only the real estate industry.

★ The closely watched **'Short-Term Rentals Bill'** (SB1086/HB1020) was passed and signed into law, providing legal guidance for local governments, landlords, HOAs and others.

★ We supported a bill Gov. Haslam signed into law allowing service of a summons on a contractually named party to help a **landlord gain repossession** of their property in real estate disputes.

★ A bill creating a task force to examine needed updates to **auctioneer licensing and online-auction laws** (SB2081/HB2036) was passed and signed into law.

★ An amendment to SB2556/HB2439 criminalizing **fraudulent claims of a disability** for the purpose of keeping a pet in an apartment that does not allow them passed and was expected to be signed into law.

★ We watched closely a bill that would protect **home-improvement contractors** from being charged with deviating from specific plans if they have received written permission from the homeowner to do so.

★ Two related bills passed and were signed into law, one continuing the **Tennessee Real Estate Commission** for six more years to June 30, 2024; the other continuing the **Tennessee Real Estate Appraisal Commission** on its sunset for six more years to June 30, 2024.

★ The infamous **"deannexion" bill** provided a mechanism by which an area that had been annexed by a municipality after 1998 could petition to have a vote to be deannexed and become a part of county government again. The bill covered voting, capital outlays, services, etc.

★ A bill (SB1921/HB1792) enacting the Uniform Commercial Real Estate Receivership Act will make the process of **foreclosing and selling a property** much quicker. It requires a receiver appointed by a judge to sell the property without having to get court approval for each transaction.

★ SB363/HB1143 prohibits a local government / instrumentality from enforcing an ordinance, resolution, regulation, rule, or other requirement that conditions any development entitlements through an amendment to the zoning map on the allocation of existing or newly constructed private-res. or commercial rental units to be **sold or rented at below-market rates**.

★ A bill from the Homebuilders (SB1921/HB1792) would prohibit application of zoning regulations related to **building design elements** for certain dwellings. *(It was withdrawn).*

★ A bill we opposed would increase the penalty for **unlawful use of a portable electronic device** while driving to a Class B misdemeanor if the violation results in an accident causing serious bodily injury. The bill failed and was returned to the Calendar and Rules Committee in the House.

We have made solid progress on issues affecting REALTORS®!



RAMSEY FARRAR & BATES