



RAMSEY FARRAR RUSSELL & SMITH
GOVERNMENT RELATIONS

TN Realtors Weekly Calendar 2024 Legislative Session

Mon 4/8/24 1:00pm - 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. **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 State Government Committee 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. House State Government Committee amendment 1 (017335) 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. Authorizes the Division of Regulatory Boards administratively attached to DCI to prescribe a fee for the issuance of an advisory private letter ruling. **Subcommittee Amendments:** Departments_03.13.24.pdf
Fiscal Note: (Dated March 8, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 62 and Title 63, relative to advisory opinions. SB2588 - B. Taylor - 04/02/24 - Set for Senate Floor 04/04/24.

7. **HB2889** **COMMERCIAL LAW: Authorizes registered agent of a foreign corporation to resign the agency appointment by filing info with the secretary of state.** Authorizes the registered agent of a foreign corporation to resign the agency appointment by filing information with the secretary of state in an electronic format deemed suitable by the secretary of state. Broadly captioned. **Amendment Summary:** Senate Commerce & Labor Committee 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. House State Government Committee amendment 1 (015653) 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. **Subcommittee Amendments:** Public_Service_03.05.24.pdf
Fiscal Note: (Dated February 2, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 3; Title 4; Title 8; Title 48; Title 61 and Title 62, relative to foreign agents. SB2863 - K. Roberts - 03/13/24 - Senate Commerce & Labor Committee recommended with amendment 1 (014226). Sent to Senate Finance.

Tue 4/9/24 8:30am - Senate Hearing Rm I, Senate Finance, Ways & Means Committee

MEMBERS: CHAIR B. Watson (R); VICE CHAIR J. Stevens (R); 2ND VICE CHAIR J. Hensley (R); F. Haile (R); J. Johnson (R); L. Lamar (D); B. Powers (R); P. Walley (R); D. White (R); K. Yager (R); J. Yarbrow (D)

3. **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 4/9/24 9:00am - House Hearing Rm I, House Commerce Committee

MEMBERS: CHAIR K. Vaughan (R); R. Alexander (R); J. Barrett (R); C. Boyd (R); J. Burkhardt (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. **HB2910** **STATE GOVERNMENT: ECD report on unserved locations receiving broadband service.** Requires the department of economic and community development to include information on which unserved locations have received or are in the process of receiving broadband service since the last update to the broadband accessibility map. Broadly captioned. **Amendment Summary:** Senate amendment 1 (015556) rewrites the bill to, instead, require that beginning January 1, 2025, and ending January 1, 2029, all recipients that have received state or federal grants or funding to provide broadband internet access services to unserved locations in this state must submit a report to the department by April 1st and October 1st of each year. The report must contain a list of locations for which the recipient received such state or federal funding to expand broadband access in this state that remain unserved as of the date of such report. The report must also include the date by which the recipient plans to serve such unserved locations and contact information of a representative for the recipient who may be contacted by state or county officials regarding the area for which grants have been administered. House Business & Utilities Subcommittee amendment 1 (015548) requires all recipients of the Broadband Equity, Access, and Deployment Program grants from the Department of Economic and Community Development (ECD) that have received other state or federal funding to provide broadband internet access services in this state to submit a biannual report to ECD, no later than April 1st and October 1st of each year, beginning January 1, 2025 and ending January 1, 2029. Requires the report to contain a list of locations the provider received such additional state or federal funding to expand broadband access that remain unserved as of the date of the report and a date by which the provider plans to serve such locations. **Subcommittee Amendments:** Business_Sub_Amendments_03.19.24.pdf
Fiscal Note: (Dated February 2, 2024) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3; Title 7 and Title 65, relative to the reporting of broadband service availability. SB2907 - P. Bailey - 04/01/24 - Senate passed with amendment 1 (015556).

Tue 4/9/24 9:00am - Special Calendar - House Hearing Rm I, House Commerce Committee

MEMBERS: CHAIR K. Vaughan (R); R. Alexander (R); J. Barrett (R); C. Boyd (R); J. Burkhardt (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)

- HB1276 PROPERTY & HOUSING: Circumstances under which a contractor can seek early release of a retainage.** Specifies circumstances under which a contractor can seek early release of a retainage held by a party with which the contractor has a written contract. Makes other changes related to retainages for contractors including permits, use of, or ability to use, the remote contractor's work, and certificate of substantial completion. Broadly captioned. **Amendment Summary:** Senate Commerce & Labor Committee amendment 1 (006120) revises various provisions related to retainage in contracts. Effective January 1, 2024. Applies to contracts entered into, amended, or renewed on or after that date. Senate Commerce & Labor Committee amendment 2 (016068) introduces stricter regulations regarding the withholding and release of retainage funds in construction contracts. Owners who fail to release retained funds as required will be liable to pay an additional \$500 per day as damages after the ninetieth day of the specified events outlined in the subsection. Prime contractors or remote contractors must pay a similar penalty if they fail to release retained funds within ten days of receipt, accruing from the tenth day after receipt. These provisions are enacted immediately upon becoming law and apply to contracts executed, amended, or renewed thereafter, aiming to ensure prompt and fair payment practices within the construction industry in Tennessee. House Commerce Committee amendment 1 (013935) increases, from \$300 per day to \$500 per day, the amount required to be paid as damages by a party to a contract that is withholding retained funds to the owner of the retained funds, for failing to deposit the funds into an escrow account in accordance with state law. Requires a party that is withholding retained funds in accordance with a contract and fails to pay or otherwise release the retainage as required, to pay each owner of the retained funds an additional \$500 per day as damages for each day that the retained funds are not paid or otherwise released. Requires a prime or remote contractor that fails to pay or otherwise release retained funds within 10 days after receipt to pay each owner of the retained funds an additional \$500 per day as damages for each day that the funds are withheld after the tenth day of the contractor's receipt of the retainage. Specifies when damages begin to accrue for these provisions. Effective upon becoming a law. Applies to contracts entered into, amended, or renewed after the act takes effect. **Subcommittee Amendments:** Business_Sub_Amendments_03.21.23.pdf **Fiscal Note:** (Dated March 9, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 16, Chapter 15 and Title 66, relative to retainages. SB1201 - J. Johnson - 03/21/24 - Re-referred to Senate Calendar Committee.

Tue 4/9/24 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)

- 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. Senate State & Local Government Committee amendment 1 (015997) establishes that the rate of depreciation of equipment purchased by a utility system does not apply to new equipment purchased by any such utility for one year from the date the equipment is installed and in operation, if such exception is approved by a majority vote of the governing body of a public utility at either the regular meeting or a specially-held meeting. Specifies that the rate of depreciation also does not apply to materials used in the installation and maintenance of water lines that are purchased with such grants. **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 - 03/27/24 - Senate State & Local Government Committee recommended with amendment 1 (015997). Sent to Senate Calendar Committee.
- 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. **Amendment Summary:** House Property & Planning Subcommittee amendment 1 (017469) rewrites the bill to require the Tennessee Advisory Commission on Intergovernmental Relations (TACIR) to conduct a study and compile a report on real estate fraud. The report must investigate different methods used by other states to combat real estate fraud in addition to the prevalence of real estate fraud in Tennessee. The report must provide suggestions and be submitted to the TN general assembly. Senate State & Local Government Committee amendment 1 (017172) enacts the Real Estate Fraud Reduction Act. Allows a register and requires a notary who records a document relating to a real estate transaction, including any type of deed or lien with respect to real property, to require an identification card to verify the identity of the person recording the document and make a physical or electronic copy to be recorded and maintained as a permanent record. Allows the register to record as a permanent record the name and address of the person recording the document and the type of category of identification card with the unique identifying code associated with it. Exempts real estate transactions for a state or local department or agency from providing identification to a register. Clarifies that this only affects counties with a population greater than 900,000 according to the 2020 or a subsequent federal census. Establishes the penalties for if a notary public fails to comply with the first and each subsequent violation requiring a \$500 fine to the secretary of state, the second violation requiring the notary public's commission to be revoked for one year, and the commission to be revoked permanently for a third violation. **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 - 03/27/24 - Senate State & Local Government Committee recommended with amendment 1 (017172). Sent to Senate Calendar Committee.
- 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 - 03/28/24 - Re-referred to Senate Calendar Committee.
- HB2968 LOCAL GOVERNMENT: Davidson County - East Bank Development Authority.** Creates the East Bank Development Authority for the metropolitan government of Nashville and Davidson County. **Caption:** AN ACT to create the East Bank development authority for the metropolitan government of Nashville and Davidson County.
- 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. **Amendment Summary:** Senate State & Local Government Committee amendment 1, House Property & Planning Subcommittee amendment 1 (015586) prohibits a municipality with a population of greater than 600,000 according to the 2020 or subsequent federal census from changing the designated use of a preexisting privilege tax or authority. Allows for those municipalities to change the allocations of the revenue. **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 - 03/27/24 - Senate State & Local Government Committee recommended with amendment 1 (015586). Sent to Senate Calendar Committee.

Tue 4/9/24 3:00pm - House Hearing Rm I, House Finance, Ways & Means Committee

MEMBERS: CHAIR P. Hazlewood (R); VICE CHAIR C. Baum (R); J. Barrett (R); C. Boyd (R); K. Camper (D); M. Cochran (R); J. Crawford (R); J. Faison (R); B. Freeman (D); R. Gant (R); J. Garrett (R); D. Hawk (R); T. Hicks (R); G. Hicks (R); K. Keisling (R); W. Lamberth (R); H. Love Jr. (D); S. Lynn (R); S. McKenzie (D); L. Miller (D); J. Moon (R); A. Parkinson (D); J. Shaw (D); M. Sparks (R); S. Whitson (R); R. Williams (R); J. Zachary (R)

2. **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:** Senate amendment 1, House Local Government Committee amendment 1 (015807) makes the following changes: (1) Clarifies that, as used in the bill, an "infrastructure development district" or "district" does not include a development district created pursuant to the Development District Act of 1965; (2) Revises the provision in the bill that defines "infrastructure" to mean (i) the streets, roads, bridges, and sidewalks, and water, wastewater, natural gas, electric, telecommunications, and storm water facilities, required for the development of a district, as identified in the establishment resolution, whether within or without the boundaries of the district; and (ii) land within the boundaries of the district required to be donated, dedicated, or otherwise made available to a governmental entity for public purposes by clarifying that the streets, roads, bridges, and sidewalks, and water, wastewater, natural gas, electric, telecommunications, and storm water facilities mentioned in (2)(i) above benefit the properties within the district; (3) Adds to the provisions in the bill requiring special assessments to be levied on the basis and in the amount set forth in the establishment resolution by also requiring the governing body to determine the total costs and expenses to be paid from the special assessments, and apportion such costs and expenses upon the various properties located within the district in accordance with the benefits conferred upon the various properties; (4) In determining the benefits to each lot or parcel of property within the district, authorizes the governing body to consider (i) frontage; (ii) area; (iii) the proportion that the assessed value of each lot or parcel bears to the whole assessed value of all properties within the district; or (iii) a combination of such factors; (5) Requires special assessments to be imposed and collected annually; (6) Provides that all books of accounts and financial records of the district are subject to annual audit by the comptroller of the treasury or the comptroller's designee. The host municipality must pay for the cost of any audit; (7) Requires the comptroller of the treasury to ensure that audits are prepared in accordance with generally accepted governmental auditing standards and determine if the audits meet minimum audit standards prescribed by the comptroller of the treasury. An audit must not be accepted as meeting the requirements of this amendment until approved by the comptroller of the treasury; (8) Requires all audits to be completed as soon as practicable after the end of the fiscal year of the host municipality. One copy of each audit must be furnished to each member of the governing body and the comptroller of the treasury; and (9) Revises the provisions in the bill authorizing the establishment of a district to be initiated by a petition filed in the office of the clerk or other officers responsible for keeping the records of the governing body of each host municipality required to approve the establishment of such district, signed by (i) the developer; (ii) a majority of the owners of real property in the district having an assessed value of not less than two-thirds of the assessed value of all the real property proposed to be included in the district; and (iii) the owners of each parcel of property within the district which is, at the time of the filing of the petition, being assessed as residential property by, instead, requiring the petition to be signed by (i) the developer; and (ii) the owners of each parcel of property proposed to be included in the district. **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 - 04/01/24 - Senate passed with amendment 1 (015807).
3. **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 Local Government Committee 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.
6. **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. **Subcommittee Amendments:** Agriculture_ & Natural_Resources_Subcommittee_Amendment_02.13.24.PDF Agriculture_ & Natural_Resources_Subcommittee_Amendment_02.27.24.PDF **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. SB2099 - J. Johnson - 03/06/24 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.

Wed 4/10/24 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)

2. **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.

8. **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. Hulseley B.
- 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. House Property & Planning Subcommittee amendment 1 (015086) authorizes certain industrial development corporations (IDCs) to: (1) construct and install public infrastructure for qualified residential developments, or to contract for such services; (2) accept loans and grants from the state and federal government or an instrumentality thereof; and (3) make loans and grants to private entities constructing and installing public infrastructure for qualified residential developments. Requires loans and grants made to IDCs by the state or an instrumentality thereof to be approved by the Comptroller of the Treasury (COT), the Commissioner of Economic and Community Development (ECD), and the Commissioner of Finance and Administration (F&A). House Property & Planning Subcommittee amendment 2 (017340) changes the definition of "housing opportunity county" to mean counties with acute needs for additional housing to support expected population growth due to the undertaking of one or more economic development projects, whether in the county or the surrounding area, that are certified by the commissioner of economic and community development that will result in the employment of more than 1,000 new employees. Removes the requirement for the written agreement to be approved by the commissioner of economic and community development and the language allowing for the agreement to include terms that ensure the development is affordable for persons residing in the housing opportunity county. Senate Finance, Ways, & Means amendment 1 (017340) authorizes certain industrial development corporations (IDCs) to: (1) construct and install public infrastructure for qualified residential developments, or to contract for such services; (2) accept loans and grants from the state and federal government or an instrumentality thereof; and (3) make loans and grants to private entities constructing and installing public infrastructure for qualified residential developments. Requires loans and grants made to IDCs by the state or an instrumentality thereof to be approved by the Comptroller of the Treasury (COT) and the Commissioner of Finance and Administration (F&A). **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 - 04/02/24 - Senate Finance, Ways & Means Committee recommended with amendment 1 (017340), which authorizes certain industrial development corporations (IDCs) to: (1) construct and install public infrastructure for qualified residential developments, or to contract for such services; (2) accept loans and grants from the state and federal government or an instrumentality thereof; and (3) make loans and grants to private entities constructing and installing public infrastructure for qualified residential developments. Requires loans and grants made to IDCs by the state or an instrumentality thereof to be approved by the Comptroller of the Treasury (COT) and the Commissioner of Finance and Administration (F&A). Sent to Senate Calendar Committee.
22. **HB2787 SAFETY: Building codes - inclusion of three-family and four-family dwellings.** Authorizes a local government to amend adopted building codes to include three-family dwellings and four-family dwellings within the scope of the residential code by modifying, transitioning, and establishing minimum prescriptive requirements to address the design and construction of those dwellings and make conforming changes to adopted building codes. **Amendment Summary:** Senate State & Local Government Committee amendment 1, House Local Government Committee 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 - 03/27/24 - Senate State & Local Government Committee recommended with amendment 1 (015677). Sent to Senate Calendar Committee.
25. **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 Local Government Committee 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.
37. **HB1490 TAXES BUSINESS: Business Tax Act administration.** Deletes the provision granting broad discretion to the commissioner of revenue to administer the Business Tax Act from July 1, 2013, to December 31, 2014. Broadly captioned. **Amendment Summary:** Senate Finance Revenue Subcommittee amendment 1, House Government Operations Committee amendment 1 (003845) requires all publicly traded corporations, including those traded on foreign stock exchanges, doing business in the state of Tennessee for which 50 percent or more of the corporation's voting stock is owned, directly or indirectly, by a publicly traded corporation to file an additional tax disclosure statement with the Secretary of State (SOS). Authorizes corporations who must file the additional statement that are not required to file a Tennessee excise tax return to elect to file an alternative statement with the SOS containing all applicable information that is submitted by filing corporations who also file an excise tax return; an explanation of why the corporation is not required to file a Tennessee excise tax return; and identification of the filing corporations total gross receipts from sales to purchasers in Tennessee. Clarifies additional statements submitted are open for public review. Imposes a civil penalty up to \$5,000 if a corporation fails to submit an additional statement within 60 days after it is due. Allows applicable corporations required to file the additional statement to submit supplemental, publicly available, information to facilitate proper interpretation of the information contained in the additional statement. Requires the Department of Revenue (DOR) to offer assistance to the SOS. Subjects the required statements to audit by the DOR. Effective January 1, 2024. **Fiscal Note:** (Dated February 6, 2023) NOT SIGNIFICANT **Caption:** AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, relative to taxation. SB1009 - H. Campbell - 04/21/23 - Senate Finance, Ways & Means Committee deferred to 2024.
38. **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. **Amendment Summary:** House Property & Planning Subcommittee amendment 1 (014490) changes the classification from "zoning-exempt property" to "present use-exempt property". **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 - 03/27/24 - Senate State & Local Government recommended with amendment 1 (017538). Sent to Senate Finance, Ways & Means.