



RAMSEY FARRAR RUSSELL & SMITH
GOVERNMENT RELATIONS

Tennessee REALTORS Bill Report

2025 Bill Report

SB7/HB73 **STATE GOVERNMENT: Tennessee Historical Commission - authority to approve or recommend renovations to property.**

Sponsors: Sen. Lowe, Adam , Rep. Howell, Dan
Summary: Specifies the authority of the Tennessee Historical Commission to approve or recommend certain renovations or alterations of improved public or private real property that is or may be of historical, architectural, or cultural significance in this state or that is listed on the Tennessee register of historic places. Prohibits the Tennessee Historical Commission and certain other state entities from taking adverse action against certain real property owners, including the assessment of a penalty or fine. Broadly captioned.
Senate Status: 01/14/25 - Introduced in the Senate
House Status: 01/14/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 8; Title 13 and Title 66, relative to historic preservation.

SB12/HB151 **TAXES PROPERTY: Property tax relief for disabled veteran homeowners.**

Sponsors: Sen. Walley, Page , Rep. Gant, Ron
Summary: Changes the reimbursement amount for property tax relief for disabled veteran homeowners. Increases the reimbursement amount from payment on the first \$175,000 of the full market value of the home to payment on the first \$200,000 of the full market value.
Senate Status: 01/14/25 - Introduced in the Senate
House Status: 01/15/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief for veterans.

SB14/HB24 **ENVIRONMENT & NATURE: Increases penalties for various wildlife violations.**

Sponsors: Sen. Walley, Page , Rep. Hemmer, Caleb
Summary: Increases the penalty from a Class C misdemeanor to a Class B misdemeanor for removing a wild animal, wild fowl, or fish while trespassing on land. Increases various fines for other wildlife violations that are currently under \$500 to not more than \$500. Broadly captioned.
Senate Status: 01/14/25 - Introduced in the Senate
House Status: 01/14/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 70, relative to wildlife resources.

SB30/HB55 **CRIMINAL LAW: Creation of a misdemeanor offense for providing a false name to law enforcement.**

Sponsors: Sen. Pody, Mark , Rep. Lamberth, William
Summary: Creates a class C misdemeanor to an individual who refuses to properly identify themselves to a law enforcement officer if the officer has reasonable suspicion or has lawfully detained the individual. Adds littering or trespassing upon any real or personal property with the intent to unlawfully intimidate as an offense of intimidating others from exercising civil rights.
Senate Status: 01/14/25 - Introduced in the Senate
House Status: 01/14/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 39; Title 40; Title 54 and Title 55, relative to criminal offenses.

SB113/HB199 **ENVIRONMENT & NATURE: Variances for subsurface sewage disposal systems.**

Sponsors: Sen. Johnson, Jack , Rep. Reeves, Lee
Summary: Requires an agreement or contract entered into between the commissioner of environment and conservation and a county health department for the department to implement subsurface sewage disposal requirements to include authority for the commissioner to issue a variance in certain circumstances.
Senate Status: 01/14/25 - Introduced in the Senate
House Status: 01/16/25 - Filed for Introduction
Caption: AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 221, Part 4, relative to variances for subsurface sewage disposal systems.

SB118/HB54 **PROPERTY & HOUSING: Report required by treasurer under the Uniform Unclaimed Property Act.**

Sponsors: Sen. Hatcher, Tom , Rep. Moon, Jerome
Summary: Allows the treasurer to file the annual report regarding the total amount and value of abandoned or unclaimed property with certain executive and legislative branch officials electronically. Broadly captioned.
Fiscal Note: (Dated January 6, 2025) NOT SIGNIFICANT
Senate Status: 01/14/25 - Introduced in the Senate
House Status: 01/14/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 43; Title 44; Title 47; Title 48 and Title 66, relative to property.

SB119 **PROPERTY & HOUSING: Updated definition of manufactured home.**

Sponsors: Sen. Hatcher, Tom ,
Summary: Requires this state's definition of manufactured home to automatically update with the definition of manufactured home under title 42 of the United States Code, which currently excludes a self-propelled recreational vehicle.
Senate Status: 01/14/25 - Introduced in the Senate
Caption: AN ACT to amend Tennessee Code Annotated, Title 47; Title 55 and Title 68, relative to manufactured homes.

SB125 **EDUCATION: Study on possible expansion of all state-funded financial aid and scholarship programs.**

Sponsors: Sen. Haile, Ferrell ,
Summary: Requires the Tennessee higher education commission, in consultation with the department of labor and workforce development, to study all state-funded financial aid and scholarship programs in this state to determine whether programs may be expanded to provide greater financial aid opportunities for individuals interested in pursuing a workforce credential. Requires the commission to report its findings and any legislative recommendations to the committee of the house of representatives having jurisdiction over higher education and to the education committee of the senate no later than January 15, 2026. Broadly captioned.
Senate Status: 01/15/25 - Introduced in the Senate
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 49 and Title 50, relative to financial aid for individuals pursuing workforce credentials.

SB126/HB95 TAXES PROPERTY: Recordation taxes disbursement.

Sponsors: Sen. Walley, Page , Rep. Shaw, Johnny

Summary: Requires half the revenue collected from recordation taxes be returned to the county in which the real property is located on a recurring basis. Applies to transfers of real property on or after July 1, 2025

Senate Status: 01/15/25 - Introduced in the Senate

House Status: 01/14/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to transfers of realty.

SB128/HB164 PROFESSIONS & LICENSURE: Timeframe for decision rendered by board of veterinary medical examiners on licensure application.

Sponsors: Sen. Bailey, Paul , Rep. Marsh, Pat

Summary: Decreases, from 60 days to 50 days, the amount of time from the date the board of veterinary medical examiners receives a completed application for initial licensure to practice veterinary medicine from an applicant that the board must either render a decision on the application or inform the applicant of the need to appear before the board. Broadly captioned.

Fiscal Note: (Dated January 14, 2025) NOT SIGNIFICANT

Senate Status: 01/15/25 - Introduced in the Senate

House Status: 01/16/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Title 4 and Title 63, relative to professions.

SB129 PROPERTY & HOUSING: THDA - bond issuance.

Sponsors: Sen. Haile, Ferrell ,

Summary: Increases, from \$4 billion to \$6 billion, the maximum aggregate principal amount for which the agency may issue bonds and notes at any one time.

Senate Status: 01/15/25 - Introduced in the Senate

Caption: AN ACT to amend Tennessee Code Annotated, Section 13-23-121, relative to the Tennessee housing development agency.

SB130/HB175 ENVIRONMENT & NATURE: Use of drones to locate and retrieve deer that have been wounded by hunters.

Sponsors: Sen. Walley, Page , Rep. Darby, Tandy

Summary: Authorizes the Tennessee Fish and Wildlife Commission to promulgate rules or pass proclamations to authorize the use of unmanned aircraft, including drones, to locate and retrieve deer that have been wounded by hunters.

Senate Status: 01/15/25 - Introduced in the Senate

House Status: 01/16/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Title 39 and Title 70, relative to the use of unmanned aircraft for deer recovery when hunting.

SB132/HB149 ENERGY & MINING: Establishes a regulatory framework for solar energy facilities in this state.

Sponsors: Sen. Walley, Page , Rep. Gant, Ron

Summary: Establishes a regulatory framework for solar energy facilities in this state. Broadly captioned.

Senate Status: 01/15/25 - Introduced in the Senate

House Status: 01/15/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7, Chapter 51 and Title 65, Chapter 17, relative to utility facilities.

SB137/HB183 PROPERTY & HOUSING: Approval of an application for proposed development without public comment.

Sponsors: Sen. Briggs, Richard , Rep. Keisling, Kelly

Summary: Requires a county or municipal legislative body to approve an application for a proposed development without allowing public comment, if the legislative body determines that the proposed development is in substantial compliance with the zoning regulations or map that was previously made available for public review and comment.

Senate Status: 01/15/25 - Introduced in the Senate

House Status: 01/16/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 44 and Title 13, Chapter 7, relative to development.

SB149 SAFETY: Inspection of newly constructed or renovated buildings - timeframe for inspections.

Sponsors: Sen. Pody, Mark ,

Summary: Decreases from 10 business days to 10 calendar days the amount of time the state fire marshal or another state agency, department, or entity must conduct a requested inspection for new construction or the renovation of an existing building. Broadly captioned.

Fiscal Note: (Dated January 16, 2025) NOT SIGNIFICANT

Senate Status: 01/16/25 - Introduced in the Senate

Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 7; Title 13; Title 68 and Title 69, relative to permitting.

SB173/HB153 TRANSPORTATION GENERAL: Placards report on transporters of manufactured homes.

Sponsors: Sen. Massey, Becky , Rep. Atchley, Fred

Summary: Requires the department of transportation to submit a brief written summary to the committee of the house of representatives with jurisdiction over transportation matters and the transportation and safety committee of the senate no later than March 15, 2026, and March 15 of each subsequent year, concerning placards issued to transporters of manufactured homes pursuant to this section, including data on unsafe and erratic driving reported to the department using the telephone number that appears on the placards. Broadly captioned.

Fiscal Note: (Dated January 16, 2025) NOT SIGNIFICANT

Senate Status: 01/16/25 - Introduced in the Senate

House Status: 01/15/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Title 55; Title 62; Title 67 and Title 68, relative to manufactured homes.

SB177 TAXES SALES: Distribution of revenues from sales and use tax.

Sponsors: Sen. Briggs, Richard ,

Summary: Reallocates the increase in the rate of sales and use tax from 6 percent to 7 percent pursuant to Chapter 856 of the Public Acts of 2002 by apportioning 4.6030 percent of such increase to municipalities.

Senate Status: 01/16/25 - Introduced in the Senate

Caption: AN ACT to amend Tennessee Code Annotated, Section 67-6-103, relative to distribution of revenues.

SB182 HEALTH CARE: Report on practice of anesthesiology.

Sponsors: Sen. Roberts, Kerry ,

Summary: Requires the department of health to submit a report to certain legislative committees concerning the practice of anesthesiology. Requires the report to include data concerning how many anesthesiologists are practicing in this state, how many persons are currently engaged in anesthesiology residencies in this state, how many persons are graduating from educational programs in anesthesiology in this state, and suggestions on how to increase the number of anesthesiologists in this state. Broadly captioned.

Senate Status: 01/16/25 - Introduced in the Senate

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 62; Title 63 and Title 68, relative to professions.

SJR1 TAXES PROPERTY: Constitutional amendment - prohibits a state property tax.

Sponsors: Sen. Haile, Ferrell ,

Summary: Proposes additional language in Article II, Section 28 to prohibit the general assembly from levying, authorizing, or otherwise permitting a state tax on property.

Senate Status: 11/06/24 - Filed for Introduction

HB21 TAXES SALES: Exemption - retail sale of food and food ingredients.

Sponsors: Rep. Davis, Elaine

Summary: Exempts from the state sales and use tax the retail sale of food and food ingredients. Broadly captioned.

House Status: 01/14/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Title 57, Chapter 3 and Title 67, relative to taxation.

HB48 TAXES PROPERTY: Property tax relief for disabled veterans.

Sponsors: Rep. Hale, Michael

Summary: Removes the market value cap used for calculating property tax relief on the primary residence for disabled veterans who are eligible for property tax relief and requires the state to fully reimburse such veterans for local property taxes paid for a given tax year on that property.

House Status: 01/14/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief for disabled veterans.

HB51 LOTTERY: Counties required to levy a tax on sales price of lottery tickets.

Sponsors: Rep. Keisling, Kelly

Summary: Requires each county to levy a tax at the rate of five percent of the sales price of lottery tickets or shares when sold at retail within the jurisdiction of the county. Requires the department of revenue to collect and administer the tax. Broadly captioned.

House Status: 01/14/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 9; Title 49 and Title 67, relative to lottery tickets.

HB52 TAXES PROPERTY: Veterans Assistance for Livelihood, Opportunity, and Relief (VALOR) Act.

Sponsors: Rep. Bulso, Gino

Summary: Enacts the "Veterans Assistance for Livelihood, Opportunity, and Relief (VALOR) Act," which exempts disabled veterans who have 100 percent permanent and total disability from a service-connected cause from the payment of certain taxes and fees, including property taxes and the fees for a permanent sport combination hunting and fishing license.

House Status: 01/14/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Section 5- 8-102; Title 55, Chapter 4; Title 67 and Title 70, Chapter 2, relative to disabled veterans.

HB63 WELFARE: Pilot program to support homeless or potentially homeless families.

Sponsors: Rep. Cepicky, Scott

Summary: Creates within the Tennessee Housing Development Agency the Housing Opportunity and Pathways to Education (HOPE) pilot program to provide support to homeless families and those at risk of homelessness. Broadly captioned.

House Status: 01/14/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 9; Title 13 and Title 71, Chapter 5, relative to housing programs.

HB123 ENERGY & MINING: Revises certain requirements to file liens for the reclamation of abandoned coal mining lands.

Sponsors: Rep. Lamberth, William

Summary: Revises certain requirements to file liens for the reclamation of abandoned coal mining lands.

House Status: 01/14/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Title 59, Chapter 8, Part 3, relative to abandoned mine lands.

HB124 ENVIRONMENT & NATURE: Fees set by the department for environmental regulatory programs.

Sponsors: Rep. Lamberth, William

Summary: Makes various changes related to fees set by the department for environmental regulatory programs. Makes changes to the regulation of coal combustion residuals disposal units.

House Status: 01/14/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 203, Part 1 and Title 68, Chapter 211, Part 1, relative to environmental regulatory programs.

HB125 TAXES GENERAL: Grant matching for from the local parks land acquisition fund.

Sponsors: Rep. Lamberth, William

Summary: Requires a county or municipal government that receives a grant from the local parks land acquisition fund for a project located within a county designated as distressed or at-risk by the Appalachian Regional Commission at the time of the grant application to match the grant with an amount of money equal to 25 percent of the project, instead of requiring a match with an amount of money equal to the grant.

House Status: 01/14/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to the local parks land acquisition fund.

HB127 TAXES BUSINESS: Authority for local governments to levy a surcharge on local privilege taxes to fund a transportation improvement program.

Sponsors: Rep. Lamberth, William

Summary: Extends the authority for local governments to levy a surcharge on local privilege taxes to fund a transportation improvement program to all cities instead of only Chattanooga, Clarksville, Knoxville, Nashville, and Memphis, and to all counties instead of only Wilson, Washington, Blount, Sullivan, Sumner, Montgomery, Williamson, Rutherford, Hamilton, Knox, Davidson, and Shelby counties. Expands the use of such local surcharge revenue for highway and bridge projects, in addition to mass transit projects.

House Status: 01/14/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Section 67-3-901 and Title 67, Chapter 4, Part 32, relative to local tax surcharges.

HB137 INSURANCE GENERAL: Settlement agents - real property transactions.

Sponsors: Rep. Barrett, Jody

Summary: Authorizes a purchaser or borrower in a real property transaction to select the settlement agent to perform certain duties, including provide escrow or closing services in connection with the transfer of interests in real property or the making of loans secured by interests in real property and act as the title insurance agency. Authorizes the seller to retain a licensed attorney in this state to represent the seller's interests in such transaction. Prohibits the designated settlement agent from collecting certain transaction-related fees from a represented seller without consent of the seller's attorney.

House Status: 01/15/25 - Withdrawn in House.

Caption: AN ACT to amend Tennessee Code Annotated, Title 56, Chapter 35 and Title 66, relative to real property transactions.

HB161 INSURANCE GENERAL: Investment in foreign investment assets and real property by domestic insurance companies.

Sponsors: Rep. McCalmon, Jake
Summary: Revises the criteria by which certain domestic insurance companies may invest or acquire an interest in foreign investment assets, real property, and certain money market funds. Outlines criteria for money market funds that qualify as a government money market fund, including the requirement that the fund invests only in obligations issued, guaranteed, or insured by the federal government of the United States or collateralized repurchase agreements composed of these obligations; and qualifies for investment without a reserve under the Purposes and Procedures Manual of the of the National Association of Insurance Commissioners (NAIC) Investment Analysis Office. Increases the aggregate amount of investments under certain circumstances.
House Status: 01/16/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 56, Chapter 3, Part 4, relative to investments by insurance companies.

HB180 LOCAL GOVERNMENT: Criteria for deannexation of property.

Sponsors: Rep. Moody, Debra
Summary: Expands the criteria for real property that is eligible for the property owner to petition a municipality to deannex. Allows owners of real property used primarily for agricultural purposes who reside in a territory previously annexed by ordinance that was not annexed through a referendum or a request of the property owner may petition the municipality to deannex such property under certain conditions.
House Status: 01/16/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Section 6- 51-201, relative to deannexation.

HJR2 TAXES PROPERTY: Constitutional amendment - prohibits a state property tax.

Sponsors: Rep. Darby, Tandy
Summary: Proposes additional language in Article II, Section 28 to prohibit the general assembly from levying, authorizing, or otherwise permitting a state tax on property.
House Status: 11/08/24 - Filed for Introduction

HJR5 JUDICIARY: Constitutional amendment - to ensure equality of rights based on sex.

Sponsors: Rep. Behn, Aftyn
Summary: Proposes an amendment to prohibit this state or an instrumentality of this state from abridging or denying a person's rights on account of sex.
House Status: 12/02/24 - Filed for Introduction