



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.
Fiscal Note: (Dated January 16, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY26-27 & Subsequent Years >\$4,565,900 OTHER FISCAL IMPACT The extent of any permissive impact on local government expenditures cannot be reasonably determined.
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/HB331 PROPERTY & HOUSING: THDA - bond issuance.

Sponsors: Sen. Haile, Ferrell , Rep. Baum, Charlie
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
House Status: 01/23/25 - Filed for Introduction
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.
Fiscal Note: (Dated January 18, 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 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.
Fiscal Note: (Dated January 20, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years (\$93,143,800) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years \$93,143,800
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/HB289 HEALTH CARE: Report on practice of anesthesiology.

Sponsors: Sen. Roberts, Kerry , Rep. Lafferty, Justin
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.
Fiscal Note: (Dated January 18, 2025) NOT SIGNIFICANT
Senate Status: 01/16/25 - Introduced in the Senate
House Status: 01/21/25 - Filed for Introduction
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 62; Title 63 and Title 68, relative to professions.

SB198/HB162 TAXES PROPERTY: Annual report by division of property assessment.

Sponsors: Sen. Haile, Ferrell , Rep. Gant, Ron
Summary: Allows the division of property assessment to send the annual report, with the appropriate summary of the work accomplished by the division and any appropriate recommendations, to the state board of equalization in electronic format. Broadly captioned.
Fiscal Note: (Dated January 16, 2025) NOT SIGNIFICANT
Senate Status: 01/16/25 - Filed for Introduction
House Status: 01/16/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxes.

SB204 COMMERCIAL LAW: Tennessee Homebuyer Harassment Prevention Act.

Sponsors: Sen. Oliver, Charlane ,
Summary: Enacts the "Tennessee Homebuyer Harassment Prevention Act." Limits the number of times that a real estate developer, business entity, or individual working on behalf of the developer or business entity is permitted to contact a property owner to make an unsolicited offer to buy the property owner's property. Makes other changes related to telephone and text message solicitations.
Senate Status: 01/16/25 - Filed for Introduction
Caption: AN ACT to amend Tennessee Code Annotated, Title 40, Chapter 33, Part 2; Title 47; Title 65 and Title 66, relative to consumer protection.

SB207 AGRICULTURE: Farmland and forestland preservation fund.

Sponsors: Sen. Johnson, Jack ,
Summary: Requires the department of agriculture to develop a grant program within the farmland preservation fund for farmland and forestland owners to enroll their land in a permanent conservation easement held by a qualified easement holder under certain conditions. Provides that governmental entities are not eligible to participate in a grant program.
Senate Status: 01/16/25 - Filed for Introduction
Caption: AN ACT to amend Tennessee Code Annotated, Title 43, Chapter 1, Part 1, relative to the farmland preservation fund.

SB216/HB196 CRIMINAL LAW: Fine for conveyance by general warranty deed with knowledge of existing liens.

Sponsors: Sen. Taylor, Brent , Rep. Leatherwood, Tom
Summary: Raises from \$3,000 to \$4,000, the maximum fine that a jury may impose for the offense of conveyance by general warranty deed with knowledge of existing liens. Fine for conveyance by general warranty deed with knowledge of existing liens.
Senate Status: 01/16/25 - Filed for Introduction
House Status: 01/16/25 - Filed for Introduction
Caption: AN ACT to amend Tennessee Code Annotated, Title 8; Title 39; Title 62 and Title 66, relative to deed fraud.

SB220 TAXES PROPERTY: Commercial development board creation.

Sponsors: Sen. Taylor, Brent ,
Summary: Creates the commercial development board. With respect to new commercial property developed by private entities in certain taxing jurisdictions, authorizes the private entities to enter into agreements for payments in lieu of ad valorem taxes and leases with the commercial development board. Broadly captioned.
Senate Status: 01/16/25 - Filed for Introduction
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 9; Title 13; Title 48 and Title 67, relative to property tax incentives to encourage economic and community development.

SB226 STATE GOVERNMENT: Professionals' Freedom of Religion Act.

Sponsors: Sen. Taylor, Brent ,
Summary: Enacts the "Tennessee Professionals' Freedom of Religion Act." Specifies that it is unlawful for a governmental entity to deny, revoke, suspend, or take other adverse action against an individual's license for the following: (1) Refusing to affirm a statement or oath that is contrary to the individual's sincerely held religious beliefs or moral convictions; (2) Expressing sincerely held religious beliefs or moral convictions in any context, including a professional context, as long as the services provided otherwise meet the standard of care or practice for that profession; or (3) Providing faith-based services that otherwise meet the standard of care or practice for that profession. Makes it unlawful for a governmental entity to take any adverse action against a licensee or applicant for licensure based on such person's beliefs or the lawful expression of those beliefs, to the extent protected under the United States Constitution or the Constitution of Tennessee.
Senate Status: 01/17/25 - Filed for Introduction
Caption: AN ACT to amend Tennessee Code Annotated, Title 4, relative to the Professionals' Freedom of Religion Act.

SB227 TORT LIABILITY: Charitable organizations providing housing to persons unlawfully present in the US.

Sponsors: Sen. Taylor, Brent ,
Summary: Allows a charitable organization that provides housing to a person who the charitable organization knows is unlawfully present in the United States to be held liable for a loss, damages, injury, or death resulting from a criminal offense committed by the person who is unlawfully present in the United States while the person is receiving housing services from the charitable organization if the charitable organization's conduct in providing housing constitutes negligence, gross negligence, or willful and wanton misconduct.
Fiscal Note: (Dated January 23, 2025) NOT SIGNIFICANT
Senate Status: 01/17/25 - Filed for Introduction
Caption: AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 34, relative to charitable organizations.

SB229 CAMPAIGNS & LOBBYING: Makes various changes to campaign finance requirements.

Sponsors: Sen. Briggs, Richard ,
Summary: Requires all political campaign committees registered with the registry of election finance to pay an annual registration fee of \$150 to the registry of election finance upon registration and by no later than January 31 of each successive year to partially offset the costs incurred by the registry of election finance in regulating political campaign committees. Clarifies that candidates for elective office are not required to pay a registration fee in order to encourage persons to run for elective office. Requires annual ethics training provided by the Tennessee Ethics Commission to be given to all department commissioners in the executive branch and all of the governor's cabinet level staff. Makes Tennessee Ethics Commission proceedings regarding a sworn complaint, including records relating to a preliminary investigation, public records and open to public inspection, with some exceptions. Distributes 80% of the privilege tax collected from lobbyists to the bureau of ethics and campaign finance. Makes other changes to the operation of the bureau of ethics and campaign finance and makes changes to campaign finance requirements. Broadly captioned.
Senate Status: 01/21/25 - Filed for Introduction
Caption: AN ACT to amend Tennessee Code Annotated, Title 2; Title 3 and Title 67, relative to the bureau of ethics and campaign finance.

SB230/HB223 COMMERCIAL LAW: Consumer reports - record of medical debt judgment.

Sponsors: Sen. Campbell, Heidi , Rep. Clemmons, John

Summary: Prohibits a consumer reporting agency from including on a consumer report a record of a medical debt judgment that is filed in this state. Specifies that a violation constitutes an unfair or deceptive act or practice affecting trade or commerce and is subject to the penalties and remedies as provided in the Tennessee Consumer Protection Act of 1977. Broadly captioned.

Fiscal Note: (Dated January 23, 2025) NOT SIGNIFICANT

Senate Status: 01/21/25 - Filed for Introduction

House Status: 01/21/25 - Filed for Introduction

Caption: AN ACT to amend Tennessee Code Annotated, Title 9, Chapter 8; Title 16; Title 18; Title 20; Title 21; Title 27; Title 28; Title 29; Title 45 and Title 47, relative to credit data.

SB236/HB305 CRIMINAL LAW: Detection of criminal patterns at rental homes and apartment complexes.

Sponsors: Sen. Taylor, Brent , Rep. Gillespie, John

Summary: Requires a law enforcement agency to release calls for emergency assistance services at rental homes and apartment complexes to qualified nonprofit organizations for the purpose of distributing the calls to rental property managers and owners to detect and act on escalating crime patterns. Defines "qualified nonprofit organization" to mean a legally constituted, non-governmental entity incorporated under state law as a charitable or nonprofit organization that is tax-exempt according to 26 U.S.C. § 501(c)(3). Broadly captioned.

Senate Status: 01/21/25 - Filed for Introduction

House Status: 01/22/25 - Filed for Introduction

Caption: AN ACT to amend Tennessee Code Annotated, Title 38, relative to detection of criminal patterns.

SB242/HB298 PROPERTY & HOUSING: Homes not Hedge Funds Act.

Sponsors: Sen. Oliver, Charlane , Rep. Behn, Aftyn

Summary: Enacts the "Homes not Hedge Funds Act." Prohibits certain business entities from purchasing more than 100 single-family homes in certain counties in this state for purposes of renting the purchased properties. Establishes a state and private cause of action and establishes damages for violations, including equitable relief; compensatory damages; costs and fees, including reasonable attorneys' fees; and punitive damages in an amount not to exceed \$50,000 or three times the total of compensatory damages, costs, and fees, whichever is greater. Provides enforcement mechanism for damage recovery. Specifies that this act takes effect upon becoming law and applies to contracts for single-family homes entered into on or after that date.

Senate Status: 01/22/25 - Filed for Introduction

House Status: 01/22/25 - Filed for Introduction

Caption: AN ACT to amend Tennessee Code Annotated, Title 13; Title 47 and Title 66, relative to housing market manipulation.

SB244 PROPERTY & HOUSING: Requirements for buildings constructed under a voluntary attainable housing incentive program.

Sponsors: Sen. Gardenhire, Todd ,

Summary: Requires multi-family facilities, buildings, and structures constructed under a voluntary attainable housing incentive program to be deed-restricted to ensure that the attainable housing continues for at least 30 years, instead of in perpetuity. Broadly captioned.

Senate Status: 01/22/25 - Filed for Introduction

Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 3, relative to housing.

SB247/HB297 TAXES PROPERTY: Property that qualifies as Greenbelt property.

Sponsors: Sen. Haile, Ferrell , Rep. Lamberth, William

Summary: Clarifies that property that is qualified as Greenbelt property, owned by two individuals, and held under the title, tenancy by the entireties, or the title, joint tenancy, is deemed to have unchanged ownership upon the death or divorce of an owner if the property is retained by the other owner through a right of survivorship so that the property continues to be qualified as Greenbelt property without requiring reapplication.

Senate Status: 01/22/25 - Filed for Introduction

House Status: 01/21/25 - Filed for Introduction

Caption: AN ACT to amend Tennessee Code Annotated, Title 11, Chapter 14, Part 2; Title 11, Chapter 15 and Title 67, Chapter 5, relative to the Agricultural, Forest and Open Space Land Act of 1976.

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.

HB118 TAXES SALES: Reporting on sales tax collected on electronic nicotine delivery devices.

Sponsors: Rep. Lamberth, William
Summary: Extends from 2030 to 2031, the time period in which the department is to submit annual reports to the general assembly regarding sales taxes the department collects on all electronic nicotine delivery devices. Broadly captioned.
Fiscal Note: (Dated January 14, 2025) NOT SIGNIFICANT
House Status: 01/14/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.

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.

HB160 ALCOHOLIC BEVERAGES: Sale of wine for consumption on premises of a winery or farm wine producer - tax exemption.

Sponsors: Rep. McCalmon, Jake
Summary: Exempts the sale of wine for consumption on the premises of a winery or farm wine producer, including the premises of a satellite facility, including tastings and sealed bottles sold at retail for consumption on the premises, from the liquor-by-the-drink tax on alcoholic beverages. Sets effective date of July 1, 2025.
House Status: 01/16/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Section 57-3-207, relative to taxes.

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.

HB216 PROPERTY & HOUSING: Removal of unlawful occupant of a person's commercial real property.

Sponsors: Rep. Rudd, Tim
Summary: Creates a legal process through which a person may request the immediate removal of an unlawful occupant of the person's commercial real property by filing a complaint with the sheriff for the county in which the property is located. Provides drafting language for such complaints and defines relevant terms. Broadly captioned.
House Status: 01/17/25 - Filed for Introduction
Caption: AN ACT to amend Tennessee Code Annotated, Title 29 and Title 66, relative to real property.

HB219 PROPERTY & HOUSING: Reporting requirements for foreign persons who purchase land in this state.

Sponsors: Rep. Reedy, Jay
Summary: Requires foreign persons who purchase land in this state and who file a report of such purchase to the United States Department of Agriculture under the Agricultural Foreign Investment Disclosure Act to also file the report with the state commissioner of agriculture. Requires the commissioner to notify the attorney general of a foreign person's failure to file a copy of the required report. Requires the attorney general to impose a civil penalty not to exceed 25% of the fair market value, on the date of the assessment of the penalty, of the interest in the agricultural land for such failure to file the report with the commissioner of agriculture.
House Status: 01/21/25 - Filed for Introduction
Caption: AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 2, Part 3, relative to property.

HB301 LOCAL GOVERNMENT: Regulation of sober living homes by local governments.

Sponsors: Rep. Martin, Greg
Summary: Allows local governments to regulate sober living homes for recovery from alcohol, drug, and substance abuse to the extent such regulation complies with the Fair Housing Act and the Americans with Disabilities Act, including prescribing a distance requirement for such homes from primary schools, preschools, and daycares, regulating the location and operation of such homes, and requiring that prospective residents receive a clinical referral for placement in a sober living home. Broadly captioned.
House Status: 01/22/25 - Filed for Introduction
Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13 and Title 33, relative to housing.

HB317 PROPERTY & HOUSING: Makes changes to the powers and duties of county and municipal boards of zoning appeals.

Sponsors: Rep. Rudd, Tim
Summary: makes certain changes to the powers and duties of county and municipal boards of zoning appeals, including adding training and continuing education requirements regarding property rights and constitutional law. Requires building commissioners and other administrative officials who grant or deny building permits to inform, in writing, the person receiving the grant or denial of the person's right to appeal to the board of zoning appeals.
House Status: 01/22/25 - Filed for Introduction
Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7, relative to zoning.

HB319 TAXES PROPERTY: Revises definition of residential property for purposes of classification and assessment.

Sponsors: Rep. Rudd, Tim
Summary: Revises the definition of "residential property" to include property that can be sold and purchased as a single unit fee simple title, whether it is vacant, owner-occupied, rented, detached, or attached.
House Status: 01/22/25 - Filed for Introduction
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property classification and assessment.

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