



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: 01/15/25 - Referred to Senate State & Local Government Committee.
House Status: 01/28/25 - Referred to House Cities & Counties Subcommittee.
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: 01/15/25 - Referred to Senate State & Local Government Committee.
House Status: 01/28/25 - Referred to House Cities & Counties Subcommittee.
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.
Fiscal Note: (Dated February 8, 2025) STATE GOVERNMENT REVENUE Wildlife Resources Fund FY25-26 & Subsequent Years NET \$312,900 LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years NET \$382,400 EXPENDITURES Mandatory FY25-26 & Subsequent Years \$36,000 Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost.
Senate Status: 02/13/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 02/19/25.
House Status: 02/12/25 - Set for House Agriculture & Natural Resources Subcommittee 02/19/25.
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: 01/15/25 - Referred to Senate Judiciary Committee.
House Status: 01/28/25 - Referred to House Criminal Justice Subcommittee.
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: 02/13/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 02/19/25.
House Status: 02/03/25 - Referred to House Agriculture & Natural Resources Subcommittee.
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: 01/15/25 - Referred to Senate Commerce & Labor Committee.
House Status: 01/15/25 - Caption bill held on House clerk's desk.
Caption: AN ACT to amend Tennessee Code Annotated, Title 43; Title 44; Title 47; Title 48 and Title 66, relative to property.

SB119/HB1142 **PROPERTY & HOUSING: Updated definition of manufactured home.**

Sponsors: Sen. Hatcher, Tom , Rep. Boyd, Clark
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.
Fiscal Note: (Dated February 3, 2025) NOT SIGNIFICANT
Senate Status: 02/11/25 - Senate Commerce & Labor Committee recommended. Sent to Senate Calendar Committee.
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 47; Title 55 and Title 68, relative to manufactured homes.

SB125/HB474 EDUCATION: Study on possible expansion of all state-funded financial aid and scholarship programs.

Sponsors: Sen. Haile, Ferrell , Rep. Vaughan, Kevin
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.
Fiscal Note: (Dated January 25, 2025) NOT SIGNIFICANT
Senate Status: 01/16/25 - Referred to Senate Education Committee.
House Status: 02/05/25 - Referred to House Higher Education Subcommittee.
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: 01/16/25 - Held on Senate clerk's desk.
House Status: 01/28/25 - Referred to House Cities & Counties Subcommittee.
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: 01/16/25 - Held on Senate clerk's desk.
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.
Fiscal Note: (Dated January 25, 2025) NOT SIGNIFICANT
Senate Status: 02/12/25 - Set for Senate State & Local Government Committee 02/18/25.
House Status: 02/12/25 - Set for House State & Local Government Committee 02/19/25.
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: 02/13/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 02/19/25.
House Status: 01/28/25 - Referred to House Agriculture & Natural Resources Subcommittee.
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: 01/16/25 - Held on Senate clerk's desk.
House Status: 01/28/25 - Referred to House Agriculture & Natural Resources Subcommittee.
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: 02/03/25 - Withdrawn in Senate.
House Status: 01/27/25 - Taken off notice in House Cities & Counties Subcommittee.
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: 01/27/25 - Referred to Senate Commerce & Labor Committee.
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: 01/27/25 - Referred to Senate Transportation & Safety Committee.
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/HB909 TAXES SALES: Distribution of revenues from sales and use tax.

Sponsors: Sen. Briggs, Richard , Rep. Garrett, Johnny
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: 01/27/25 - Referred to Senate Finance, Ways & Means Committee.
House Status: 02/10/25 - Referred to House Finance, Ways & Means Subcommittee.
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. Jackson, Ed , 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: 01/27/25 - Referred to Senate Health & Welfare Committee.
House Status: 02/06/25 - Withdrawn in House.
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: 02/10/25 - Referred to Senate State & Local Government Committee.
House Status: 01/16/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxes.

SB204/HB565 COMMERCIAL LAW: Tennessee Homebuyer Harassment Prevention Act.

Sponsors: Sen. Oliver, Charlane , Rep. Hemmer, Caleb
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.
Fiscal Note: (Dated January 30, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Referred to Senate Commerce & Labor Committee.
House Status: 02/05/25 - Referred to House Banking & Consumer Affairs Subcommittee.
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/HB1325 AGRICULTURE: Farmland and forestland preservation fund.

Sponsors: Sen. Johnson, Jack , Rep. Lamberth, William
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. Part of Administration Package.
Senate Status: 02/13/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 02/19/25.
House Status: 02/13/25 - Referred to House Agriculture & Natural Resources Subcommittee.
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.
Fiscal Note: (Dated February 12, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Referred to Senate Judiciary Committee.
House Status: 02/03/25 - Referred to House Civil Justice Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 8; Title 39; Title 62 and Title 66, relative to deed fraud.

SB220/HB544 TAXES PROPERTY: Commercial development board creation.

Sponsors: Sen. Taylor, Brent , Rep. Vaughan, Kevin
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: 02/10/25 - Referred to Senate Government Operations Committee.
House Status: 02/05/25 - Referred to House Cities & Counties Subcommittee.
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/HB470 STATE GOVERNMENT: Professionals' Freedom of Religion Act.

Sponsors: Sen. Taylor, Brent , Rep. Rudd, Tim
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.
Fiscal Note: (Dated February 1, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Referred to Senate Commerce & Labor Committee.
House Status: 02/05/25 - Referred to House Banking & Consumer Affairs Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4, relative to the Professionals' Freedom of Religion Act.

SB227/HB811 TORT LIABILITY: Charitable organizations providing housing to persons unlawfully present in the US.

Sponsors: Sen. Taylor, Brent , Rep. Grills, Rusty

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: 02/10/25 - Referred to Senate Judiciary Committee.

House Status: 02/10/25 - Referred to House Civil Justice Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 34, relative to charitable organizations.

SB229/HB653 **CAMPAIGNS & LOBBYING: Makes various changes to campaign finance requirements.**

Sponsors: Sen. Briggs, Richard , Rep. Hicks, Tim

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: 02/12/25 - Set for Senate State & Local Government Committee 02/18/25.

House Status: 02/10/25 - Referred to House Elections & Campaign Finance Subcommittee.

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: 02/10/25 - Referred to Senate Commerce & Labor Committee.

House Status: 02/03/25 - House Banking & Consumer Affairs Subcommittee recommended. Sent to full committee.

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: 02/10/25 - Referred to Senate Judiciary Committee.

House Status: 02/03/25 - Referred to House Criminal Justice Subcommittee.

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.

Fiscal Note: (Dated February 7, 2025) NOT SIGNIFICANT

Senate Status: 02/10/25 - Referred to Senate State & Local Government Committee.

House Status: 02/03/25 - Referred to House Cities & Counties Subcommittee.

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

SB244/HB396 **PROPERTY & HOUSING: Requirements for buildings constructed under a voluntary attainable housing incentive program.**

Sponsors: Sen. Gardenhire, Todd , Rep. Hakeem, Yusuf

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.

Fiscal Note: (Dated February 3, 2025) NOT SIGNIFICANT

Senate Status: 02/12/25 - Set for Senate State & Local Government Committee 02/18/25.

House Status: 02/12/25 - Set for House Cities & Counties Subcommittee 02/19/25.

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.

Amendment Summary: House Cities & Counties Subcommittee amendment 1 (002893) clarifies the property in question is agricultural land. Clarifies that the agricultural land and forest land must continue to meet the minimum size requirements and other qualifying criteria for the ownership to be retained by the other owner in the event of a divorce or death.

Fiscal Note: (Dated February 6, 2025) NOT SIGNIFICANT

Senate Status: 02/10/25 - Referred to Senate State & Local Government Committee.

House Status: 02/12/25 - Set for House State & Local Government Committee 02/19/25.

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.

SB281/HB882 **ENVIRONMENT & NATURE: Prohibits regulation of certain farming activities by TDEC.**

Sponsors: Sen. Watson, Bo , Rep. Travis, Ron

Summary: Prohibits the department of environment and conservation from overseeing farming activities involving topsoil, rock removal, or the building of a pond when such activities are conducted in an area that is less than three acres in size, and the property on which the activities occur has a greenbelt classification. Broadly captioned.

Senate Status: 02/10/25 - Referred to Senate Energy, Agriculture & Natural Resources Committee.

House Status: 02/06/25 - Held on House clerk's desk.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 11; Title 13; Title 43; Title 44; Title 64; Title 66; Title 67; Title 68 and Title 69, relative to agriculture.

SB283/HB881 ENVIRONMENT & NATURE: Renewal fees paid by installers of subsurface sewage disposal systems.

Sponsors: Sen. Watson, Bo , Rep. Travis, Ron
Summary: Prohibits the department of environment and conservation from requiring an installer of subsurface sewage disposal systems who is in good standing with the department to pay a renewal fee as a condition to renewing the installer's septic system installer license.
Fiscal Note: (Dated February 12, 2025) STATE GOVERNMENT REVENUE Environmental Protection Fund FY25-26 & Subsequent Years (\$560,500)
Senate Status: 02/10/25 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
House Status: 02/10/25 - Referred to House Agriculture & Natural Resources Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 221, relative to subsurface sewage disposal systems.

SB292/HB216 PROPERTY & HOUSING: Removal of unlawful occupant of a person's commercial real property.

Sponsors: Sen. Bailey, Paul , 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.
Senate Status: 02/10/25 - Referred to Senate Judiciary Committee.
House Status: 02/03/25 - Set for House Civil Justice Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 29 and Title 66, relative to real property.

SB306/HB459 COMMERCIAL LAW: Administrative dissolution - entities filing documents with the secretary of state.

Sponsors: Sen. Briggs, Richard , Rep. Martin, Greg
Summary: Allows the secretary of state to administratively dissolve a cooperative, corporation, LLC, or limited partnership if it files a document containing materially false information knowingly signed by an organizer, director, officer, member, agent, or representative. Allows administrative dissolution or revocation of a foreign corporation's certificate of authority or a foreign limited partnership's registration if the entity is owned or controlled by a foreign government or foreign nongovernment person designated as a foreign adversary by specified entities.
Fiscal Note: (Dated February 12, 2025) NOT SIGNIFICANT
Senate Status: 02/12/25 - Set for Senate State & Local Government Committee 02/18/25.
House Status: 02/12/25 - Set for House Business & Utilities Subcommittee 02/19/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 43, Chapter 38; Title 48, Chapter 24; Title 48, Chapter 245; Title 48, Chapter 246; Title 48, Chapter 249; Title 48, Chapter 25; Title 48, Chapter 64; Title 48, Chapter 65 and Title 61, Chapter 3, relative to entities filing documents with the secretary of state.

SB327/HB319 TAXES PROPERTY: Revises definition of residential property for purposes of classification and assessment.

Sponsors: Sen. Massey, Becky , 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.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/03/25 - Referred to House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property classification and assessment.

SB339/HB512 PROPERTY & HOUSING: Extends the terms of members of historic zoning commissions.

Sponsors: Sen. Lowe, Adam , Rep. Wright, Dave
Summary: Changes the length of terms for the members of the historic zoning commission from five years to six years. Clarifies that those already elected will serve their original terms and not be extended, and the chief executive shall appoint members to six-year terms as vacancies arise.
Fiscal Note: (Dated February 1, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Referred to House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7, Part 4, relative to historic zoning.

SB340/HB1279 PROPERTY & HOUSING: Property that is not subject to authority of historic zoning commission.

Sponsors: Sen. Lowe, Adam , Rep. Hill, Timothy
Summary: Specifies that a privately owned property built after 1899 that is located in a tourism development zone is not subject to the authority of a historic zoning commission or a historic zoning law, rule, review guideline, or regulation, with respect to certain aspects of a project, including lighting, televisions, signs, and speakers.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7, Part 4, relative to historic commissions.

SB350/HB469 PROPERTY & HOUSING: Tenant allowed to possess or store firearm in home or apartment.

Sponsors: Sen. Harshbarger, Bobby , Rep. Reeves, Lee
Summary: Prohibits a landlord from prohibiting a tenant from lawfully possessing, carrying, transporting, or storing a firearm, firearm components, or ammunition in the tenant's home, apartment, or business or in a vehicle located on leased premises. Creates a cause of action for a tenant who is adversely affected by a landlord's violation of such prohibition. Broadly captioned.
Fiscal Note: (Dated February 1, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Referred to House Banking & Consumer Affairs Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 66, relative to leases.

SB365/HB317 PROPERTY & HOUSING: Makes changes to the powers and duties of county and municipal boards of zoning appeals.

Sponsors: Sen. Briggs, Richard , 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.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/03/25 - Referred to House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7, relative to zoning.

SB368/HB48 TAXES PROPERTY: Property tax relief for disabled veterans.

Sponsors: Sen. Briggs, Richard , 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.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 01/28/25 - Set for House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief for disabled veterans.

SB373/HB352 TRANSPORTATION GENERAL: Plans for acquisition of rights-of-way by state.

Sponsors: Sen. Rose, Paul , Rep. Hurt, Chris
Summary: Clarifies that the plans for an acquisition of a right-of-way by the state must be filed and recorded with the office of the register in each county where the project is located if the project is located in multiple counties. Broadly captioned.
Fiscal Note: (Dated January 31, 2025) NOT SIGNIFICANT
Senate Status: 02/12/25 - Referred to Senate Transportation & Safety Committee.
House Status: 02/03/25 - Referred to House Transportation Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 54 and Title 55, relative to acquisition of rights-of-way.

SB384/HB405 TAXES BUSINESS: Remittance of hotel tax - transient occupancy.

Sponsors: Sen. Taylor, Brent , Rep. Leatherwood, Tom
Summary: Requires a hotel operator to remit the hotel tax to the municipality rather than issuing a credit or refund to a person who has maintained occupancy for 30 continuous days. Requires the hotel operator to cease collecting the tax from the person for the remainder of their stay in the operator's hotel.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Referred to House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 14, relative to taxation.

SB394/HB569 INSURANCE GENERAL: Selection of settlement agent in real property transaction.

Sponsors: Sen. Rose, Paul , Rep. Barrett, Jody
Summary: Authorizes a purchaser or borrower in a real property transaction to select the settlement agent to perform certain duties, including to provide escrow or closing services and to act as the issuing 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 transaction-related fees from a represented seller without consent of the seller's attorney. Broadly captioned.
Senate Status: 02/12/25 - Referred to Senate Commerce & Labor Committee.
House Status: 02/05/25 - Referred to House Business & Utilities Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 56, Chapter 35 and Title 66, relative to real property transactions.

SB413 LOCAL GOVERNMENT: Notification process for local zoning violation by a business.

Sponsors: Sen. Hatcher, Tom ,
Summary: Specifies a process by which a local zoning authority may notify a state department, agency, or officer of a local zoning violation by a business resulting in the revocation or suspension of a license, permit, or certificate of a business in violation of a local zoning ordinance, resolution, or law. Specifies the process for reinstatement or appeal, including the assessment of a reinstatement fee.
Senate Status: 02/10/25 - Introduced in the Senate
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 13, Chapter 7; Title 62 and Title 68, relative to zoning violations.

SB431/HB366 TAXES PROPERTY: Property damaged by disaster - correction of assessment.

Sponsors: Sen. Reeves, Shane , Rep. Hale, Michael
Summary: Requires the assessor of a building or improvement that was moved, demolished, destroyed, or substantially damaged by a natural disaster between September 1 and December 31 of any year that was not repaired by January 1 of the next year to adjust its assessed value based on its condition after the damage occurred. Requires the assessor to prorate the assessment of the improvement for the portion of the year before it was moved, demolished, destroyed, or substantially damaged and apply the prorated assessment to the following tax year.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Referred to House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 6, relative to property damaged by disaster.

SB469/HB586 TAXES BUSINESS: Recordation tax revenue - increase.

Sponsors: Sen. Bowling, Janice , Rep. Bricken, Rush
Summary: Increases the amount of realty transfer tax and mortgage tax collections retained as commission by county registers for collecting and reporting those taxes to 5% from 2.4%. Requires 50% of such collections to be deposited in the county general fund. Requires the remainder of the taxes to be collected and allocated to the wetland acquisition fund, local parks land acquisition fund, state lands acquisition fund, agricultural resources conservation fund, and state general fund.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Referred to House Finance, Ways & Means Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to recordation tax revenue.

SB473/HB52 TAXES PROPERTY: Veterans Assistance for Livelihood, Opportunity, and Relief (VALOR) Act.

Sponsors: Sen. Bowling, Janice , 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.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 01/28/25 - Referred to House Department & Agencies Subcommittee.
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.

SB480/HB444 PROPERTY & HOUSING: Tennessee Property Rights Protection Act.

Sponsors: Sen. Bowling, Janice , Rep. Hulsey, Bud
Summary: Deletes the definition of "blighted area" and defines "blighted property" for purposes of condemnation by housing authorities. Clarifies that housing authorities may acquire real property through a negotiated sale without using eminent domain. Authorizes housing authorities to pay more than fair market value for properties that are not blighted but that are in a blighted area. Allows a housing authority to contract with a third-party agent, at the housing authority's expense, for the purpose of negotiating the purchase price of real property within an urban renewal or redevelopment area if the property is not subject to acquisition by eminent domain.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/12/25 - Set for House Cities & Counties Subcommittee 02/19/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 20; Title 13, Chapter 21 and Title 29, Chapter 17, relative to housing authorities.

SB488 PROPERTY & HOUSING: Inspecting of residential dwelling units that are deteriorated by municipalities.

Sponsors: Sen. Bowling, Janice ,
Summary: Authorizes all municipalities to adopt ordinances to inspect residential dwelling units that are deteriorated. Removes the option of vacating and closing the structure for a property owner after a municipality determines the structure located on the property is unfit for human occupation or use.
Senate Status: 02/10/25 - Introduced in the Senate
Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 21, relative to buildings.

SB519/HB219 PROPERTY & HOUSING: Reporting requirements for foreign persons who purchase land in this state.

Sponsors: Sen. Roberts, Kerry , 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.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/12/25 - Set for House Cities & Counties Subcommittee 02/19/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 2, Part 3, relative to property.

SB526/HB889 TAXES BUSINESS: Process for requesting an extension of time to file a business tax return.

Sponsors: Sen. Stevens, John , Rep. Todd, Chris
Summary: Adds to the process for requesting an extension of time to file a business tax return that the request may be signed by the person's authorized representative.
Fiscal Note: (Dated February 1, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/06/25 - Held on House clerk's desk.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.

SB539/HB753 TAXES PROPERTY: Process for property tax assessment and valuation of low-income housing.

Sponsors: Sen. Stevens, John , Rep. Faison, Jeremy
Summary: Establishes the process for property tax assessment and valuation of multi-unit rental housing that receives a federal, state, or local incentive based on low-income renter restrictions. Broadly captioned.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 7; Title 13; Title 48; Title 49; Title 67 and Title 68, relative to low-income housing.

SB541/HB906 ESTATES & TRUSTS: Claims of creditors filed against an estate.

Sponsors: Sen. Stevens, John , Rep. Garrett, Johnny
Summary: Requires the personal representative to notify beneficiaries or intestate heirs of their right to file exceptions to claims of creditors filed against an estate. Makes various other changes regarding wills and claims of creditors against an estate.
Fiscal Note: (Dated February 4, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Referred to House Children & Family Affairs Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 30 and Title 32, relative to probate matters.

SB544/HB1342 COMMERCIAL LAW: UCC financing statement filings.

Sponsors: Sen. Stevens, John , Rep. Lamberth, William
Summary: Specifies that a filing office in receipt of a petition for review filed by a secured party contesting a public official's affidavit that a financing statement was filed without legal cause submit the UCC financing statement that is the subject of the petition and the notarized affidavit of the public official to the administrative procedures division of the office of the secretary of state, in addition to the existing requirement that the petition itself be submitted. Requires the prevailing party in the contested case hearing to provide the filing office with a copy of the administrative law judge's determination.
Senate Status: 02/12/25 - Referred to Senate Commerce & Labor Committee.
House Status: 02/12/25 - Referred to House Banking & Consumer Affairs Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 47, relative to Uniform Commercial Code financing statement filings.

SB559/HB1154 PROPERTY & HOUSING: Self-service storage facilities - rental agreement visions.

Sponsors: Sen. Reeves, Shane , Rep. Lynn, Susan
Summary: Specifies that if the occupant of a self-service storage facility does not sign a written rental agreement revision and continues to use the facility for not less than 30 days from the date of receipt of the agreement, then the occupant is considered to have accepted the rental agreement revision. Makes other changes related to self-service storage facilities.
Fiscal Note: (Dated February 11, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 31, relative to self-service storage facilities.

SB566/HB1138 ENVIRONMENT & NATURE: Blasting surveys provided to owner or occupant.

Sponsors: Sen. Pody, Mark , Rep. Boyd, Clark
Summary: Requires a blasting firm that conducts a pre-blast survey for an owner or occupant of certain buildings within 300 feet of the blast hole to provide the survey upon request by the owner or occupant at no cost.
Fiscal Note: (Dated February 12, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/12/25 - Set for House Business & Utilities Subcommittee 02/19/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 105, relative to blasting.

SB592/HB648 PROPERTY & HOUSING: Single registration form for a multi-dwelling property.

Sponsors: Sen. Walley, Page , Rep. Jones, Renea
Summary: Authorizes a landlord to submit a single registration form for a multi-dwelling property with the agency or department of local government that is responsible for enforcing building codes in the jurisdiction if the property contains five or more dwelling units. Authorizes local governments to require residential landlords to register with the local government.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Referred to House Business & Utilities Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Section 66-28-107, relative to landlord registration.

SB605/HB976 PROPERTY & HOUSING: Contract with owner's spouse - notice to prime contractor.

Sponsors: Sen. Bailey, Paul , Rep. Burkhart, Jeff
Summary: Extends from 10 to 20 days, the time within which a non-contracting spouse must serve the prime contractor with written notice of that spouse's objection to a contract for improving real property after learning of the contract when the contract is made with a husband or a wife who is not separated and living apart from that person's spouse, and the property is owned by the other spouse or by both spouses, in order to avoid the other spouse being deemed the agent of the objecting spouse.
Fiscal Note: (Dated February 11, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Held on House clerk's desk.
Caption: AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 11, relative to liens.

SB646/HB1278 PUBLIC FINANCE: Establishes the Hurricane Helene disaster recovery fund.

Sponsors: Sen. Crowe, Rusty , Rep. Hill, Timothy
Summary: Establishes the Hurricane Helene disaster recovery fund, from which the Tennessee emergency management agency shall provide county recovery grants and direct assistance recovery grants for certain counties and households impacted by flooding caused by Hurricane Helene.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 9 and Title 58, relative to providing financial assistance in counties impacted by Hurricane Helene.

SB648/HB1285 VETERANS & MILITARY AFFAIRS: Power of eminent domain in an expedited manner prohibited during emergency.

Sponsors: Sen. Crowe, Rusty , Rep. Hill, Timothy
Summary: Prohibits the use of the power of eminent domain over real property in an expedited manner during a declared emergency.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 16; Title 29, Chapter 17; Title 54 and Title 58, Chapter 2, relative to the use of eminent domain during declared emergencies.

SB651/HB436 TAXES PROPERTY: Property tax relief for eligible disabled veterans.

Sponsors: Sen. Crowe, Rusty , Rep. Crawford, John
Summary: Revises the formula for calculating tax relief on real property owned by eligible disabled veterans so that in determining the amount of relief to such a taxpayer, the assessed value on the first \$175,000 of full market value is to be multiplied by the ad valorem tax rate of the jurisdiction instead of by a rate that has been adjusted to reflect the relationship between appraised value and market value in that jurisdiction.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Referred to House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief.

SB663/HB630 COMMERCIAL LAW: Processing of consumer's personal data.

Sponsors: Sen. Campbell, Heidi , Rep. Clemmons, John
Summary: Authorizes a consumer to designate an authorized agent who may opt the consumer out of the processing of the consumer's personal data. Requires a controller to comply with an opt-out request from an authorized agent if certain conditions are met.
Senate Status: 02/12/25 - Referred to Senate Commerce & Labor Committee.
House Status: 02/05/25 - Referred to House Banking & Consumer Affairs Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 18, relative to consumer data.

SB664/HB612 ENVIRONMENT & NATURE: Disqualifying an applicant for an aquatic resource alteration permit (ARAP).

Sponsors: Sen. Taylor, Brent , Rep. Vaughan, Kevin
Summary: Expands from wetlands to all areas that an aquatic resource alteration permit may apply to the areas for which the department of environment and conservation is required to exempt from compensatory mitigation an amount of area equal in size to the area for which mitigation would not be required if the permit applicant qualified for coverage under a general permit, if the only factor that disqualifies an applicant for an aquatic resource alteration permit from having the activities for which a permit is sought covered under a general permit is the size of the area that the permit will apply to.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Referred to House Agriculture & Natural Resources Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 69, Chapter 3, relative to permits.

SB665/HB613 ENVIRONMENT & NATURE: TDEC annual report regarding number of applications filed pursuant to Water Quality Control Act.

Sponsors: Sen. Taylor, Brent , Rep. Vaughan, Kevin
Summary: Requires the department of environment and conservation to submit an annual report regarding the number of applications filed pursuant to the Water Quality Control Act. Requires the department to include information on the mechanism of compensatory mitigation provided for in permits that are required to have a provision for adequate compensatory mitigation. Requires additional information when the mechanism of compensatory mitigation is an in-lieu fee program or mitigation banking. Broadly captioned.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Withdrawn in House.
Caption: AN ACT to amend Tennessee Code Annotated, Title 69, relative to mitigation.

SB670/HB541 ENVIRONMENT & NATURE: Classification of property as a wetland.

Sponsors: Sen. Taylor, Brent , Rep. Vaughan, Kevin
Summary: Prohibits the department of environment and conservation from applying criteria that will result in the classification of real property as a wetland, or otherwise regulating real property as a wetland, unless the property is classified as a wetland under federal law.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Caption bill held on House clerk's desk pending amendment.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 11, Chapter 14, Part 4; Title 66; Title 67, Chapter 4, Part 4 and Title 69, relative to wetlands.

SB681/HB1009 TAXES PROPERTY: Property tax relief for veterans with disabilities.

Sponsors: Sen. White, Dawn , Rep. Moody, Debra
Summary: Increases the amount of the reimbursement that is paid under the provisions for property tax relief for disabled veteran homeowners from the first \$175,000 of the full market value of the home to the first \$250,000 of the full market value.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/11/25 - Referred to House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Section 67-5-704, relative to property tax relief for veterans with disabilities.

SB696/HB161 INSURANCE GENERAL: Investment in foreign investment assets and real property by domestic insurance companies.

Sponsors: Sen. Johnson, Jack , 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.
Fiscal Note: (Dated February 5, 2025) NOT SIGNIFICANT
Senate Status: 02/12/25 - Referred to Senate Commerce & Labor Committee.
House Status: 02/12/25 - Set for House Insurance Committee 02/19/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 56, Chapter 3, Part 4, relative to investments by insurance companies.

SB700/HB681 AGRICULTURE: Healthy Soil Act.

Sponsors: Sen. Kyle, Sara , Rep. Jones, Justin
Summary: Enacts the "Healthy Soil Act," which promotes and supports farming and ranching systems and other forms of land management that increase soil organic matter, carbon content, aggregate stability, microbiology, and water retention to improve the health, yield, and profitability of the soils of this state. Details specifics of the program including makeup of the program to including an advisory group, education, and grants. Details specific funding areas of the act.
Senate Status: 02/12/25 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
House Status: 02/10/25 - Referred to House Agriculture & Natural Resources Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4 and Title 43, Chapter 14, relative to soil.

SB703/HB736 TRANSPORTATION GENERAL: TACIR study on sustainable funding sources that meet the state's transportation infrastructure needs.

Sponsors: Sen. Massey, Becky , Rep. Vital, Greg
Summary: Requires TACIR to study sustainable funding sources that meet this state's future transportation infrastructure needs and submit its recommendations to the chair of the committee in the house of representatives with jurisdiction over transportation matters, the chair of the transportation and safety committee of the senate, and the legislative librarian on or before January 15, 2026. Broadly captioned.
Fiscal Note: (Dated February 8, 2025) NOT SIGNIFICANT
Senate Status: 02/12/25 - Referred to Senate Transportation & Safety Committee.
House Status: 02/10/25 - Referred to House Transportation Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 9; Title 54 and Title 55, relative to transportation infrastructure funding.

SB721/HB718 SAFETY: Decision by fire marshal on an appeal regarding building or fire codes.

Sponsors: Sen. Hatcher, Tom , Rep. Moon, Jerome
Summary: Extends the period in which the fire marshal is required to provide a decision on an appeal regarding building or fire codes involving a county building located in a city when there is a conflict between city and county from 10 working days to 15 calendar days. Broadly captioned.
Fiscal Note: (Dated February 7, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 102 and Title 68, Chapter 120, relative to building regulations.

SB725/HB895 ENVIRONMENT & NATURE: Class II scenic rivers two-mile buffer - removal.

Sponsors: Sen. Lowe, Adam , Rep. Todd, Chris
Summary: Removes the two-mile buffer between class II scenic rivers and new and expanded landfill sites for the disposal of solid or hazardous wastes. Broadly captioned.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Referred to House Agriculture & Natural Resources Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 11, Chapter 13 and Title 68, relative to scenic rivers.

SB727/HB1127 ESTATES & TRUSTS: Time prior to the date of sale of foreclosure notices - increase.

Sponsors: Sen. Lowe, Adam , Rep. Farmer, Andrew
Summary: Increases, from 10 business days to 12 business days, the time prior to the date of sale of land to foreclose a deed of trust, mortgage, or other lien securing the payment of money or other thing of value that a substitute trustee has to send notice to the debtor, a co-debtor, and any other interested party, with the substitute trustees name and address, if the name of the substitute trustee was not included in the first publication advertising the sale. Broadly captioned.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 35, relative to foreclosure notices.

SB731/HB795 LOCAL GOVERNMENT: Changes on a contractor or developer's application for development site plans or inspections.

Sponsors: Sen. Pody, Mark , Rep. Vaughan, Kevin
Summary: Requires a local government to send back any requested changes on a contractor or developer's application for development site plans or inspections in a single deliverable document or set of documents, or to remit related fees back to the developer for subsequent change requests. Prohibits a local government from requiring a developer or contractor to fund, develop, or contribute to the development of nonessential infrastructure, unless otherwise agreed upon by the parties.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 9; Title 12; Title 13 and Title 66, relative to development contracts.

SB749/HB908 BANKING & CREDIT: Removes weighted average yield of the accepted offers for home loans.

Sponsors: Sen. Yager, Ken , Rep. Garrett, Johnny
Summary: Removes the weighted average yield of the accepted offers of the Federal National Mortgage Association's current free market system auction and the 30-year treasury yield as the two bases upon which the maximum effective rate of interest on home loans may be set by the commissioner of financial institutions and replaces them with the average prime offer rate. Broadly captioned.
Senate Status: 02/12/25 - Referred to Senate Commerce & Labor Committee.
House Status: 02/12/25 - Set for House Banking & Consumer Affairs Subcommittee 02/19/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 45 and Title 47, relative to interest on home loans.

SB752/HB526 TAXES BUSINESS: Due date for taxpayer's business tax return.

Sponsors: Sen. Yager, Ken , Rep. Travis, Ron
Summary: Allows the commissioner of revenue to change the due date of the taxpayer's business tax return to not less than 60 days following the end of such taxpayer's business tax period for the purpose of the commissioner changing the taxpayer's business tax period to align with the taxpayer's fiscal year.
Fiscal Note: (Dated February 1, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/12/25 - House sponsor changed from R. Scarbrough to R. Travis.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 7, relative to the Business Tax Act.

SB762/HB51 LOTTERY: Counties required to levy a tax on sales price of lottery tickets.

Sponsors: Sen. Yager, Ken , 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.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 01/28/25 - Referred to House Department & Agencies Subcommittee.
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.

SB767/HB1146 STATE GOVERNMENT: Broadband ready community's ordinance or policy for reviewing applications.

Sponsors: Sen. Bailey, Paul , Rep. Boyd, Clark
Summary: Requires that a broadband ready community's ordinance or policy for reviewing applications must contain a provision that all applications related to the project be either approved or denied within 30 calendar days, rather than 30 business days, after the applications are submitted. Broadly captioned.
Fiscal Note: (Dated February 8, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 13; Title 65 and Title 67, relative to broadband.

SB771/HB733 TAXES PROPERTY: Property tax appeals - valuation of industrial and commercial real and tangible personal property.

Sponsors: Sen. Briggs, Richard , Rep. Crawford, John
Summary: Removes the condition that a taxpayer or owner must obtain consent of the assessor of property before appealing the valuation of industrial and commercial real and tangible personal property directly to the state board of equalization. Makes other related changes.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property tax appeals.

SB773/HB735 PROPERTY & HOUSING: Vesting period for property development standards.

Sponsors: Sen. Briggs, Richard , Rep. Wright, Dave
Summary: Specifies that the vesting period established for a construction project or development plan does not expire because of pending litigation challenging a permit. Specifies that the vesting period is tolled while such litigation is pending.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 3; Title 13, Chapter 4 and Title 13, Chapter 7, relative to the vesting period for property development standards.

SB774/HB766 TAXES PROPERTY: Tax relief elderly low-income, disabled, or disabled veteran homeowners.

Sponsors: Sen. Briggs, Richard , Rep. Wright, Dave
Summary: Adds a five percent penalty on delinquent property taxes with the penalty to be used to provide tax relief for the homeowners who are elderly low-income, disabled, or a disabled veteran or widow of a disabled veteran.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property tax.

SB785/HB652 LOCAL GOVERNMENT: Zoning - means of ingress and egress into proposed subdivisions.

Sponsors: Sen. Walley, Page , Rep. Hicks, Tim
Summary: Prohibits local governments or planning commissions from requiring more than one means of ingress and egress into a proposed subdivision unless the proposed subdivision has at least 70 residential dwellings. Broadly captioned.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/12/25 - Set for House Cities & Counties Subcommittee 02/19/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7 and Title 13, relative to planning regulations.

SB787/HB719 PROFESSIONS & LICENSURE: Final acceptance inspection for private residence elevators.

Sponsors: Sen. Walley, Page , Rep. Moon, Jerome
Summary: Requires the chief elevator inspector to perform an acceptance inspection once a private residence elevator has been installed. Requires the homeowner to register the private residence elevator with the department. Requires the chief elevator inspector to develop and maintain a database for private residence elevators.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 121, relative to private elevators.

SB806/HB452 JUDICIARY: Trial for an unlawful detainer action.

Sponsors: Sen. Yarbro, Jeff , Rep. Glynn, Ronnie
Summary: Requires that the trial for an unlawful detainer action be held no later than 14 days from the date the plaintiff filed the unlawful detainer motion. Limits the scope of a hearing for an unlawful detainer motion based on nonpayment of rent to facts and issues related to nonpayment of rent. Makes other changes related to judicial proceedings for unlawful detainer.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Referred to House Civil Justice Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 29 and Title 66, relative to eviction actions.

SB825/HB1072 ENVIRONMENT & NATURE: Classification of property as a wetland.

Sponsors: Sen. Hensley, Joey , Rep. Warner, Todd
Summary: Prohibits the department of environment and conservation from applying criteria that will result in the classification of real property as a wetland if the property is prior converted cropland that is exempt from classification as a wetland under federal law.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/11/25 - Referred to House Agriculture & Natural Resources Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 11, Chapter 14, Part 4 and Title 69, relative to wetlands.

SB826/HB1368 TAXES BUSINESS: Exemption - services furnished by persons engaged in appraisal of real estate or real property.

Sponsors: Sen. Hensley, Joey , Rep. Barrett, Jody
Summary: Exempts services furnished by persons engaged in the appraisal of real estate or real property from business tax.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/12/25 - Set for House Finance, Ways & Means Subcommittee 02/19/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 7, relative to business tax.

SB840/HB966 EDUCATION: Creates K-12 lottery capital outlay special account and the early learning program account.

Sponsors: Sen. Walley, Page , Rep. Hawk, David
Summary: Creates two special accounts in the state treasury, the K-12 lottery capital outlay special account and the early learning program account, for excess lottery funds. Requires the comptroller of the treasury to develop and administer a program to provide grants from such accounts to local education agencies to be used for capital outlay projects for K-12 educational facilities and for new or existing pre-K programs. Broadly captioned.
Senate Status: 02/12/25 - Referred to Senate Education Committee.

House Status: 02/11/25 - Referred to House K-12 Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 51; Title 8, Chapter 4; Title 9 and Title 49, relative to the use of excess lottery funds pursuant to Article XI, Section 5 of the Constitution of Tennessee.

SB843/HB842 TAXES PROPERTY: Revenues collected from recordation taxes.

Sponsors: Sen. Walley, Page , Rep. Haston, Kirk
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: 02/10/25 - Introduced in the Senate
House Status: 02/06/25 - Referred to House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to taxes on transfers of realty.

SB847/HB1018 STATE GOVERNMENT: Deed of conveyance of real property to include zoning classification of property at time the deed is recorded.

Sponsors: Sen. Hatcher, Tom , Rep. Russell, Lowell
Summary: Requires, on and after July 1, 2025, a deed of conveyance of real property to include the zoning classification of the property at the time the deed is recorded. Prescribes a process by which a local zoning authority may notify a state department, agency, or officer of a local zoning violation by a business resulting in the revocation or suspension of a license, permit, or certificate of a business in violation of a local zoning ordinance, resolution, or law. Prescribes the process for reinstatement or appeal, including the assessment of a reinstatement fee. Broadly captioned.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/12/25 - Set for House Cities & Counties Subcommittee 02/19/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 8, Chapter 13; Title 13, Chapter 7; Title 62; Title 66 and Title 68, relative to zoning.

SB857/HB930 PROPERTY & HOUSING: Homebuyers revolving loan program.

Sponsors: Sen. Taylor, Brent , Rep. Towns Jr., Joe
Summary: Authorizes any county having made loans in excess of the amount of funds in the initial capitalization of the loan fund pool for the county to terminate its participations with notice to the Tennessee housing development agency (THDA). Allows the county to retain all funds used for initial capitalization or interesting earnings on repayments.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/06/25 - Referred to House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 23, relative to the homebuyers revolving loan program.

SB866/HB734 JUDICIARY: Dispute resolution process for matters involving real property.

Sponsors: Sen. Stevens, John , Rep. Hicks, Gary
Summary: Requires any third-party complaint related to the design, planning, supervision, or construction of an improvement of real property not be subject to the four-year statute of repose.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 28, relative to the dispute resolution process for matters involving real property.

SB883/HB1137 ENVIRONMENT & NATURE: Inspection of subsurface sewage disposal system by TDEC.

Sponsors: Sen. Reeves, Shane , Rep. Boyd, Clark
Summary: Increases, from four to five business days, the time after receipt of notice that a subsurface sewage disposal system requires repair that TDEC has to inspect the system before the person who notified the department may proceed with the repairs as though the department made its inspection and approved the repair.
Fiscal Note: (Dated February 6, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 68, Chapter 221 and Title 69, Chapter 3, relative to subsurface sewage disposal systems.

SB886/HB700 PROFESSIONS & LICENSURE: Real estate broker licenses - exemption from completion of classroom hours in real estate courses

Sponsors: Sen. Reeves, Shane , Rep. Burkhart, Jeff
Summary: Exempts a real estate broker licensee who was originally licensed prior to January 1, 2005, and does not supervise any affiliate brokers from the requirement to furnish certification of satisfactory completion of 16 classroom hours in real estate courses for reissuance of a license for a licensure period after the period in which the licensee completed the required 120 classroom hours in real estate. Broadly captioned.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Referred to House Business & Utilities Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 13, relative to real estate broker licenses.

SB891/HB891 ENVIRONMENT & NATURE: Report on lands and waters set apart and dedicated by the governor for wildlife preserves.

Sponsors: Sen. Reeves, Shane , Rep. Todd, Chris
Summary: Requires, by January 15 of each year, the office of the governor to submit a report to legislative committees with subject matter jurisdiction over natural resources detailing all such lands and waters set apart and dedicated by the governor for wildlife preserves, including the limits fixed of the lands and waters for such state wildlife preserves. Broadly captioned.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/06/25 - Held on House clerk's desk.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 10; Title 11; Title 12; Title 43; Title 44; Title 55; Title 64; Title 67; Title 69 and Title 70, relative to wildlife.

SB894 PROFESSIONS & LICENSURE: Professional license expiration.

Sponsors: Sen. Stevens, John ,
Summary: Extends from two to four years the period of time that a certificate of license for contracting is valid before expiring and requiring renewal. Broadly captioned.
Senate Status: 02/05/25 - Filed for Introduction
Caption: AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 6, relative to professional licensing.

SB896/HB986 PROPERTY & HOUSING: Abolishes various estates and reversion interests in land.

Sponsors: Sen. Walley, Page , Rep. Capley, Kip

Summary: Abolishes reverter or forfeiture provisions of unlimited duration in documents that establish common law estate of fee simple determinable, fee simple subject to condition subsequent, and fee simple subject to executory limitation, if executed more than 75 years before July 1, 2025. Establishes that reverter and forfeiture provisions in a conveyance of real property creating a common law estate of fee simple determinable, fee simple subject to condition subsequent, or fee simple subject to executory limitation, automatically terminate 75 years from the date of conveyance. Converts vested rights in deeds as of July 1, 2025, to fee simple absolute after 75 years from the date of creation unless a sworn statement is filed with the county register of deeds by July 1, 2026, to maintain the right. Invalidates a reverter or forfeiture provision contained in documents conveying an interest in real property and purporting to establish the common law estates of fee simple determinable, fee simple subject to condition subsequent, and fee simple subject to executory limitation, executed on or after July 1, 2025. Establishing reversionary estates terminated or prohibited results in title in the grantee or recipient being fee simple absolute.

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/11/25 - Referred to House Civil Justice Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 1, relative to real property.

SB909/HB781 PROPERTY & HOUSING: Wholesaling real property.

Sponsors: Sen. Haile, Ferrell , Rep. Martin, Greg

Summary: Allows a buyer under contract to purchase real property from a seller to engage in wholesaling, provided the buyer discloses the specified information in writing to a potential subsequent purchaser or assignee and the seller of the property. Requires the disclosures to be in a bold, large font print, and included in the written agreement. Requires a violation of this to be commenced within two years after the execution of a contract for purchase and sale of real property. Defines "equitable interest" as the right of a buyer to benefit or profit from real property after the buyer has entered into a contract for the purchase or sale of real property with a seller, but before the legal title has been transferred from the seller to the buyer.

Fiscal Note: (Dated February 12, 2025) NOT SIGNIFICANT

Senate Status: 02/13/25 - Set for Senate Commerce & Labor Committee 02/18/25.

House Status: 02/05/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Title 47 and Title 66, relative to wholesaling real property.

SB919/HB994 ENVIRONMENT & NATURE: Reporting on solid waste planning and management.

Sponsors: Sen. Campbell, Heidi , Rep. Hardaway, G.A.

Summary: Requires the annual reports from each region to the commissioner of environment and conservation for the preceding calendar year regarding data on collection, recycling, transportation, disposal, public costs, and other information that is relevant to the solid waste planning and management be submitted by February 1 instead of March 31. Broadly captioned.

Fiscal Note: (Dated February 7, 2025) NOT SIGNIFICANT

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/10/25 - Held on House clerk's desk.

Caption: AN ACT to amend Tennessee Code Annotated, Title 68 and Title 69, relative to the environment.

SB941/HB1337 LOTTERY: Period to apply for charitable gaming events.

Sponsors: Sen. Briggs, Richard , Rep. Lamberth, William

Summary: Establishes a five-day period after the effective date that allows a nonprofit organization to apply to operate a charitable gaming event during the annual period of July 1, 2025 until June 30, 2026.

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/12/25 - Set for House Department & Agencies Subcommittee 02/18/25.

Caption: AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 17, relative to charitable gaming.

SB949/HB699 TAXES PROPERTY: Correction of property tax assessments.

Sponsors: Sen. Powers, Bill , Rep. Burkhart, Jeff

Summary: Changes from March 1 of the second year following a tax year to March 1 of the tenth year following a tax year by which certain corrections to the property tax assessment for that tax year are to be initiated by an assessor or requested by a taxpayer.

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/06/25 - Referred to House Cities & Counties Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to correction of property tax assessments.

SB958/HB1068 WELFARE: Creation of a community grant advisory board.

Sponsors: Sen. Lamar, London , Rep. Hakeem, Yusuf

Summary: Creates in the department of human services a community grant advisory board for the purpose of administering the community-based organizations grant program to financially support eligible nonprofit organizations that serve communities in the areas of education, public health, housing, social issues, and economic and workforce development.

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/11/25 - Referred to House Health Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 9; Title 67 and Title 71, relative to community- based organizations.

SB961/HB955 PROPERTY & HOUSING: Affordable Housing and Tenant Protection Act.

Sponsors: Sen. Lamar, London , Rep. Brooks, Shaundelle

Summary: Enacts the "Affordable Housing and Tenant Protection Act." Allows local governments to adopt ordinances and resolutions to control rent for private residential rental units. Creates the increased housing program and increased housing fund; authorizes the Tennessee housing development agency to make grants from the fund to eligible developers and first-time homebuyers to assist in gap financing and down payment assistance.

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/11/25 - Referred to House Cities & Counties Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 53; Title 9; Title 12; Title 13; Title 66 and Title 67, relative to housing.

SB965/HB980 LOCAL GOVERNMENT: Tourism development authority petition for deannexation of property.

Sponsors: Sen. Hatcher, Tom , Rep. Stinnett, Tom

Summary: Allows a tourism development authority owning a tract of real property to petition the municipality to deannex such property if the deannexation of the property does not create an area of unincorporated territory that is completely surrounded by municipal boundaries. Requires the petition to include a map of the plat seeking deannexation. Establishes that a municipality's jurisdiction over a territory ends on the effective date of its exclusion from the corporate limits through the petition process described in this section, except for any debt incurred after annexation and before jurisdiction is surrendered.

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/11/25 - Referred to House Cities & Counties Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 51 and Title 7, Chapter 69, relative to tourism development authorities.

SB967/HB757 PROPERTY & HOUSING: Days to terminate a residential rental or lease agreement - increase.

Sponsors: Sen. Southerland, Steve , Rep. Faison, Jeremy

Summary: Increases, from 30 to 45, the number of days a tenant or household member and a landlord have to agree upon a date to terminate a residential rental or lease agreement, provided the tenant supplies written notice and documentation to the landlord that the tenant is a domestic abuse, sexual assault, or stalking victim. Broadly captioned.

Fiscal Note: (Dated February 5, 2025) NOT SIGNIFICANT

Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 13; Title 20; Title 21; Title 25; Title 26; Title 28; Title 29; Title 40; Title 62; Title 66; and Title 68, relative to rental property.

SB970/HB660 ENVIRONMENT & NATURE: Providing services for water or wastewater.

Sponsors: Sen. Southerland, Steve , Rep. Jones, Renea
Summary: Permits authorities formed and certified by municipalities under the Municipal Energy Authority Act to have certain water and wastewater treatment powers to the extent that the authority's exercise of such powers does not conflict with any ordinances or rules adopted by another local government having jurisdiction over such matters. Broadly captioned.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Referred to House Agriculture & Natural Resources Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7 and Title 68, relative to providing services for water or wastewater.

SB980/HB480 PROPERTY & HOUSING: Description of real property contained within a deed of conveyance of a property.

Sponsors: Sen. Southerland, Steve , Rep. Hicks, Gary
Summary: Requires a description of real property contained within a deed of conveyance of a property not previously described in a recorded instrument to be prepared by a registered land surveyor. Specifies that this requirement will not apply to any deed of conveyance prepared for or by a governmental department or agency.
Fiscal Note: (Dated January 31, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Referred to House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 62 and Title 66, Chapter 5, Part 1, relative to surveyors.

SB983/HB701 UTILITIES: TPUC report describing the competitive nature of the telecommunications market in this state.

Sponsors: Sen. Southerland, Steve , Rep. Burkhart, Jeff
Summary: Removes the requirement that each year the Tennessee Public Utility Commission submit to the general assembly a report describing the competitive nature of the telecommunications market in this state. Broadly captioned.
Fiscal Note: (Dated February 5, 2025) NOT SIGNIFICANT
Senate Status: 02/12/25 - Referred to Senate Commerce & Labor Committee.
House Status: 02/05/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 65, Chapter 1 and Title 65, Chapter 5, relative to utilities.

SB984 PROPERTY & HOUSING: Uniform Real Property Transfer on Death Act.

Sponsors: Sen. Southerland, Steve ,
Summary: Enacts the "Uniform Real Property Transfer on Death Act," which specifies the process on the transfers of deeds on the death to a designated beneficiary. Allows the transfer of death deed be revokable and may be changed at any time. Details the requirements needed to produce a transfer of death deed and the forms needed. (18pp.). Broadly captioned.
Senate Status: 02/10/25 - Introduced in the Senate
Caption: AN ACT to amend Tennessee Code Annotated, Title 8; Title 30; Title 31; Title 32; Title 35; Title 55; Title 66 and Title 67, relative to property.

SB986 TAXES PROPERTY: Revenue collected from recordation taxes.

Sponsors: Sen. Southerland, Steve ,
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: 02/10/25 - Introduced in the Senate
Caption: AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to transfers of realty.

SB997/HB1176 LOCAL GOVERNMENT: Annexation of territory - exceptions to referendum requirement.

Sponsors: Sen. Bailey, Paul , Rep. Williams, Ryan
Summary: Specifies circumstances in which a referendum will not be required to effectuate annexation of territory. Removes repealer provision for exceptions to the referendum requirement.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Section 6- 51-104, relative to annexation.

SB1008/HB1381 PROPERTY & HOUSING: Municipal rental property registries.

Sponsors: Sen. Oliver, Charlane , Rep. Harris, Torrey
Summary: Authorizes municipalities to create, implement, and enforce a registry for all residential rental dwellings within a municipality's jurisdiction. Requires owners of the dwellings to register and requires a municipality that adopts the registry to send an annual report with the number of properties registered, code violations identified and resolved, and the overall effectiveness of the registry in improving housing conditions.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 21, relative to municipal rental property registries.

SB1013/HB1069 PROPERTY & HOUSING: Restriction in a homeowners' association declaration that would prohibit the operation of a family child care home.

Sponsors: Sen. Oliver, Charlane , Rep. Glynn, Ronnie
Summary: Makes void and unenforceable a restriction in a homeowners' association declaration that would prohibit the operation of a family child care home at a property that is the site of a proposed family child care home, if the operator of the proposed family child care home has obtained a license from the department of human services and any necessary permits or licenses from the applicable local government for the operation of the family child care home. Broadly captioned.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/11/25 - Referred to House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 13 and Title 66, relative to restrictions on the use of property.

SB1032/HB850 CRIMINAL LAW: Search warrant requirements to enter private property.

Sponsors: Sen. Bowling, Janice , Rep. Reneau, Michele
Summary: Requires officials who are employed or contracted by the federal government, the state government, or a local government within this state, or an agency or department thereof, to obtain a search warrant that identifies the person or property that is the subject of the search before entering private property, unless a judicially recognized exception to the warrant requirement exists. Broadly captioned.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Referred to House Criminal Justice Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 38; Title 39; Title 40 and Title 44, relative to searches.

SB1045/HB608 PROPERTY & HOUSING: Building or development of infrastructure that is nonessential to the development.

Sponsors: Sen. Bowling, Janice , Rep. Rudd, Tim
Summary: Prohibits the state or a local or municipal government from requiring a builder or developer of real property to pay for the building or development of infrastructure that is nonessential to the development, maintenance, or growth of the builder's development property. Broadly captioned.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Referred to House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 54 and Title 66, relative to real property development.

SB1051/HB1340 PUBLIC EMPLOYEES: Requirements to be commissioned as an online notary public.

Sponsors: Sen. Stevens, John , Rep. Lamberth, William
Summary: Adds that a person must complete a course of instruction and pass an examination to qualify to be commissioned as an online notary public. Clarifies that an application to be commissioned requires a certification that the applicant has reviewed, understands, and will comply with the applicable rules and requirements promulgated by the secretary of state. Adds that a course of instruction for online notarization must include, at a minimum, notarial laws, technology procedures of online notarizations, and ethical requirements for online notaries.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 16, Part 3, relative to online notaries public.

SB1061/HB1083 TAXES PROPERTY: Hamilton County - collection of property taxes.

Sponsors: Sen. Gardenhire, Todd , Rep. Martin, Greg
Summary: Authorizes, subject to a 2/3 vote of the legislative body, the county trustee or other property tax collecting official in Hamilton County to decline to bill or refer for collection a de minimus personal property tax totaling less than \$20 under certain circumstances.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/11/25 - Referred to House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Section 67-5-2013, relative to collection of property taxes.

SB1068/HB972 TRANSPORTATION VEHICLES: Modernization of Towing, Immobilization, and Oversight Normalization (MOTION) Act of 2025.

Sponsors: Sen. Johnson, Jack , Rep. McCalmon, Jake
Summary: Revises various provisions of the Modernization of Towing, Immobilization, and Oversight Normalization Act including adding penalties for violating the act. Adds a motor vehicle inspection portal to input abandoned or immobile vehicle information for public notice. Requires the removal of firearms from a stored motor vehicle. Prohibits booting a vehicle. Requires signage for the use of automatic license plate readers and parking fees collected. Details specific instances when towing a vehicle is allowed. Specifies the responsibilities of garage keepers who store towed vehicles. Allows a law enforcement agency to take into custody a motor vehicle found abandoned, immobile, or used in curbstoning. Allows public auction on unclaimed vehicles if certain aspects are met. (26pp.). Broadly captioned.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/11/25 - Referred to House Business & Utilities Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 39; Title 47; Title 48; Title 55; Title 56; Title 62; Title 66 and Title 67, relative to motor vehicles.

SB1079/HB871 PROPERTY & HOUSING: Use of escrow funds for condominium projects.

Sponsors: Sen. Johnson, Jack , Rep. Rudder, Iris
Summary: Adds requirements for declarant access to and use of deposits made in connection with the purchase or reservation of a condominium unit; makes other similar changes.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Referred to House Business & Utilities Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 66, relative to the use of escrow funds for condominium projects.

SB1080/HB649 TAXES PROPERTY: Recordation tax allocation.

Sponsors: Sen. Johnson, Jack , Rep. Marsh, Pat
Summary: Requires 50 percent of collections of the recordation tax levied on transfers of realty to be remitted to each county. Requires counties to use such funds for transportation infrastructure, schools, and other nonrecurring expenses.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Referred to House Finance, Ways & Means Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to the recordation tax.

SB1088/HB1345 PROPERTY & HOUSING: Termination of rental agreement for nonpayment of rent or cost of repairs, damages.

Sponsors: Sen. Johnson, Jack , Rep. Reeves, Lee
Summary: Reduces the time period, after which a landlord may terminate a rental agreement, from 14 days to seven days following notice to the tenant of a material breach of the rental agreement for the nonpayment of rent, the cost of repairs, damages, or another amount due the landlord under the rental agreement, or for an act of violence or other behavior that poses a real and present danger on the premises. Broadly captioned.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 66, relative to rental agreements.

SB1092/HB1297 PROPERTY & HOUSING: Termination of rental agreement - written notice.

Sponsors: Sen. Lowe, Adam , Rep. Powell, Jason
Summary: Changes, from three days to three business days from the date written notice is received by a tenant, the date on which a landlord may terminate a rental agreement if the tenant or another person on the premises with the tenant's consent willfully or intentionally commits a violent act; behaves in a manner which constitutes or threatens to be a real and present danger to the health, safety, or welfare of the life or property of other tenants or persons on the premises; creates a hazardous or unsanitary condition on the property that affects the health, safety, or welfare of the life or property of other tenants or persons on the premises; or refuses to vacate the premises after entering the premises as an unauthorized subtenant or other unauthorized occupant. Broadly captioned.
Fiscal Note: (Dated February 6, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 56; Title 62; Title 66; Title 67 and Title 68, relative to real property.

SB1098/HB1161 LOCAL GOVERNMENT: Moratorium on the development of property.

Sponsors: Sen. White, Dawn , Rep. Stevens, Robert

Summary: Allows a county by the adoption of a resolution by a two-thirds vote of the county legislative body, to impose a moratorium on the development of property, including property within the boundaries of a municipality, for apartment complexes. Limits the moratorium to one year but allows extensions, each not exceeding one year, through the passage of a resolution by a two-thirds vote of the county legislative body. Applies in a county having a population of not less than three hundred 325,000 and does not apply to a county having a metropolitan form of government. Defines "apartment complex" as a building or group of buildings for multi-family use within the same development containing 25 or more individual dwelling units for residents. Broadly captioned.

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/10/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Title 5, relative to county powers.

SB1101/HB402 **TAXES PROPERTY: Exemption - portions of property that provide tree canopy cover.**

Sponsors: Sen. Campbell, Heidi , Rep. Moon, Jerome

Summary: Allows a property owner to apply for property tax exemption only for portions of real property that provide a tree canopy. Requires the implementing agency to determine the portion of real property that provides tree canopy using a reliable, objective means of quantitative assessments. Requires the chief administrative officer of the county, subject to approval by majority vote of the county governing body, to select the implementing agency responsible for determining tree canopy coverage which will be subjected to annual review. Requires real property owners claiming a tree canopy property tax exemption to file an application with the state board of equalization and submit supporting materials to the county assessor of property where the property is located. Requires the board of equalization to make an initial determination that grants or denies the exemption through a written notice that must be sent to the applicant and the assessor of property. Upon written approval, prohibits the exemption from being transferred or reassigned and the applicant must report to the assessor any changes in the use or ownership of the property or removal of tree canopy that could affect the property's tax exemption status. Establishes that the tax exemption is only applicable in counties upon a two-thirds majority vote of the county governing body. Defines "implementing agency" as the county planning commission, assessor of property, or county board of equalization, operating individually or in conjunction with each other. Defines "tree canopy" as the branches, leaves, stems, and other foliage from woody vegetation that cover real property when viewed from above, measured as a percentage of shaded land area within the tree dripline. Refers to a contiguous area of at least 5,000 square feet that includes the layer of leaves, branches, and stems of trees that cover the ground from an aerial perspective. Encompasses the critical root zone, defined as one foot per inch of diameter at breast height, of a group of trees that are at least six inches in diameter at breast height.

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/05/25 - Referred to House Cities & Counties Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6 and Title 67, Chapter 5, relative to canopies.

SB1111/HB848 **TRANSPORTATION GENERAL: Study of laws and regulations other states regarding operation of drones over private property.**

Sponsors: Sen. Southerland, Steve , Rep. Reneau, Michele

Summary: Requires the Tennessee Aeronautics Commission to study the laws and regulations of other states regarding restrictions on the operation of drones over private property. Broadly captioned.

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/06/25 - Held on House clerk's desk.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 38; Title 39; Title 42; Title 56 and Title 66, relative to drones.

SB1113/HB1265 **PROPERTY & HOUSING: Report regarding operation of Uniform Unclaimed Property Act.**

Sponsors: Sen. Johnson, Jack , Rep. Faison, Jeremy

Summary: Reduced from four to three months, the amount of time following the end of a fiscal year by which the treasurer must submit a report to the governor, comptroller of the treasury, speaker of the senate, and speaker of the house of representatives regarding the operation of the Uniform Unclaimed Property Act during the immediately preceding fiscal year. Broadly captioned.

Fiscal Note: (Dated February 6, 2025) NOT SIGNIFICANT

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/10/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Title 47; Title 48 and Title 66, relative to property.

SB1138/HB543 **LOCAL GOVERNMENT: Operation of a sewerage system outside the boundaries of a city or town.**

Sponsors: Sen. Taylor, Brent , Rep. Vaughan, Kevin

Summary: Prohibits a municipal sewer system or utility district that has operated a sewerage system outside of the corporate boundaries of the city or town for 25 years or more from ceasing operation of the sewerage system outside the corporate boundaries so long as the sewerage system maintains sufficient capacity, as determined by a study conducted by TACIR. Broadly captioned.

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/05/25 - Referred to House Agriculture & Natural Resources Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 35; Title 7, Chapter 82 and Title 68, Chapter 221, relative to sewer systems.

SB1139/HB542 **LOCAL GOVERNMENT: Utility to review plans of development for compliance with infrastructure codes.**

Sponsors: Sen. Taylor, Brent , Rep. Vaughan, Kevin

Summary: Requires a utility to review plans of development for compliance with water, electric, and natural gas infrastructure codes within 30 days of the plan's submission. Authorizes the person who submitted the plan to hire a third-party examiner to examine the plan if the utility does not complete the examination within 30 days. Defines relevant terms.

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/05/25 - Referred to House Business & Utilities Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 7; Title 13, Chapter 7; Title 65 and Title 68, relative to utilities.

SB1173/HB941 **TAXES PROPERTY: Property tax relief for elderly, low-income homeowners.**

Sponsors: Sen. Akbari, Raumesh , Rep. Mitchell, Bo

Summary: Revises the property tax relief program for elderly, low-income homeowners to provide tiered property tax reimbursements based on the taxpayer's age.

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/06/25 - Referred to House Cities & Counties Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to elderly, low-income homeowners.

SB1194/HB801 **SAFETY: Standards for roofs.**

Sponsors: Sen. Jackson, Ed , Rep. Grills, Rusty

Summary: Specifies that the roof solar reflectance and thermal emittance requirements of the International Energy Conservation Code for low-shaped roofs do not apply in Tennessee.

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/05/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 120, relative to standards for roofs.

SB1230/HB1039 **COMMERCIAL LAW: Submission of electronic records for registration with a register of deeds.**

Sponsors: Sen. Briggs, Richard , Rep. Garrett, Johnny

Summary: Specifies certain persons who may submit electronic records for registration with a register of deeds that accepts electronic records under the Uniform Real Property Electronic Recording Act. Makes other changes related to the act.

Senate Status: 02/12/25 - Referred to Senate Commerce & Labor Committee.

House Status: 02/12/25 - Set for House Cities & Counties Subcommittee 02/19/25.

Caption: AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 10, Part 1 and Title 66, Chapter 24, Part 2, relative to electronic recordings.

SB1231/HB1264 STATE GOVERNMENT: Prohibits nongovernmental or intergovernmental entity from infringing upon private property rights.

Sponsors: Sen. Pody, Mark , Rep. Hulse, Bud

Summary: Prohibits a nongovernmental or intergovernmental entity in this state from infringing upon or restricting private property rights without due process or an individual's constitutional rights by virtue of pursuing a policy recommendation originating from or traceable to the United Nations, a subsidiary entity thereof, or an international policymaking organization. Makes it an offense for the state or an official or political subdivision in this state to infringe upon or restrict private property rights without due process or an individual's constitutional rights in pursuing United Nations or international policymaking organizational policy.

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/10/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Section 4- 1-422, relative to property rights.

SB1237/HB785 CRIMINAL LAW: Number of sureties required to sign a deed of trust - securing a bail bond by real estate.

Sponsors: Sen. Haile, Ferrell , Rep. Howell, Dan

Summary: Lowers from two to one, the number of sureties required to sign a deed of trust, along with the defendant, when the defendant is seeking to secure a bail bond by real estate. Broadly captioned.

Fiscal Note: (Dated February 11, 2025) NOT SIGNIFICANT

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/05/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3, Part 13; Title 39; Title 40; Title 41; Title 56; Title 62 and Title 67, Chapter 4, Part 8, relative to bail bonds.

SB1243/HB1240 INSURANCE GENERAL: Insurance discounts for proper firearm storage and maintenance.

Sponsors: Sen. Massey, Becky , Rep. Helton-Haynes, Esther

Summary: Requires an insurance company providing coverage for tangible personal property in this state to offer a discount on a policyholder's homeowners or renters insurance if the policyholder secures any firearms on the property in a firearm safe or uses a firearm safety device. Requires the discount be provided on a recurring basis that aligns with the policyholder's billing cycle. Defines "tangible personal property" as personal property that may be seen, weighed, measured, felt or touched, or is in any other manner perceptible to the senses. Broadly captioned.

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/12/25 - Set for House Insurance Subcommittee 02/19/25.

Caption: AN ACT to amend Tennessee Code Annotated, Title 56, relative to insurance discounts.

SB1271/HB1306 ECONOMIC DEVELOPMENT: Affordable and workforce housing facilities and development.

Sponsors: Sen. Johnson, Jack , Rep. Lamberth, William

Summary: Clarifies definitions concerning housing facilities and developments with regard to industrial development corporations including affordable and workforce housing. Allows a municipality or county to make amendments to an economic impact plan while approving the plan. Broadly captioned. Part of Administration Package.

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/12/25 - Referred to House Cities & Counties Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 53; Title 9, Chapter 21 and Title 9, Chapter 23, relative to economic development.

SB1274/HB124 ENVIRONMENT & NATURE: Fees set by the department for environmental regulatory programs.

Sponsors: Sen. Johnson, Jack , 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. Part of Administration Package.

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 01/28/25 - Referred to House Agriculture & Natural Resources Subcommittee.

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.

SB1275/HB123 ENERGY & MINING: Revises certain requirements to file liens for the reclamation of abandoned coal mining lands.

Sponsors: Sen. Johnson, Jack , Rep. Lamberth, William

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

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/12/25 - Set for House Agriculture & Natural Resources Subcommittee 02/19/25.

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

SB1276/HB125 TAXES GENERAL: Grant matching for from the local parks land acquisition fund.

Sponsors: Sen. Johnson, Jack , 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. Part of Administration Package.

Fiscal Note: (Dated February 8, 2025) STATE GOVERNMENT EXPENDITURES Local Parks Land Acquisition Fund FY25-26 \$181,600 FY26-27 \$363,200 FY27-28 & Subsequent Years \$544,800 LOCAL GOVERNMENT REVENUE Permissive FY25-26 \$181,600 FY26-27 \$363,200 FY27-28 & Subsequent Years \$544,800 EXPENDITURES Permissive FY25-26 NET (\$53,400) FY26-27 NET (\$106,800) FY27-28 & Subsequent Years NET (\$160,200)

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 02/12/25 - House Agriculture & Natural Resources Subcommittee deferred to 02/26/25.

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

SB1307/HB127 TAXES BUSINESS: Authority for local governments to levy a surcharge on local privilege taxes to fund a transportation improvement program.

Sponsors: Sen. Johnson, Jack , 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. Part of Administration Package.

Senate Status: 02/10/25 - Introduced in the Senate

House Status: 01/28/25 - Referred to House Transportation Subcommittee.

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

SB1313/HB1326 PROPERTY & HOUSING: Vested property rights upon development plan or permit submission.

Sponsors: Sen. Johnson, Jack , Rep. Lamberth, William
Summary: Creates a vested property right upon the submission, rather than the approval, of a development plan or building permit. Specifies that the vesting period applicable when it is based on the submission of a building permit is three years. Broadly captioned. Part of Administration Package.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 13, relative to planning.

SB1316/HB1330 STATE GOVERNMENT: Less is More Act of 2025.

Sponsors: Sen. Johnson, Jack , Rep. Lamberth, William
Summary: Reorganizes various boards and agencies in Tennessee. Removes the board of court reporting from the list of entities that are set to terminate on June 30, 2025. Specifies participation by electronic or other means. Moves the regulatory power of the board of court reporting to the commissioner of commerce and insurance. Details responsibilities of the delegated powers. Allows an individual whose principal place of business is not in this state but who has a valid license in good standing as a certified public accountant from another state to be granted practice privileges in this state, if at the time the individual was licensed, the individual showed evidence of having successfully completed the Uniform Certified Public Accountant Examination. (20 pp.). Broadly captioned. Part of Administration Package.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 20; Title 33; Title 38; Title 40; Title 52; Title 55; Title 62; Title 63; Title 68; Title 70 and Title 76, relative to the Less is More Act of 2025.

SB1323/HB1327 PROPERTY & HOUSING: Tennessee rural and workforce housing tax credits - authorization by general assembly.

Sponsors: Sen. Johnson, Jack , Rep. Lamberth, William
Summary: Deletes provision requiring Tennessee rural and workforce housing tax credits to be authorized by joint resolution of the general assembly. Part of Administration Package.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Section 13-23-134 and Chapter 971 of the Public Acts of 2024, relative to tax credits.

SB1326/HB1380 TAXES PROPERTY: Property tax relief for elderly persons.

Sponsors: Sen. Kyle, Sara , Rep. Harris, Torrey
Summary: Exempts taxpayers who are 85 or older and who have received property tax relief for at least five consecutive years from annual income reporting requirements for continued participation.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief for elderly persons.

SB1330/HB1184 PROFESSIONS & LICENSURE: Unlawful representation as a contractor without a license.

Sponsors: Sen. Yarbro, Jeff , Rep. Glynn, Ronnie
Summary: Deletes obsolete definitions of the term "contractor" and obsolete penalty provisions from statute governing the unlawful representation as a contractor without a license. Broadly captioned.
Fiscal Note: (Dated February 7, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 12; Title 13; Title 42; Title 43; Title 44; Title 45; Title 46; Title 47; Title 48; Title 50; Title 53; Title 54; Title 55; Title 56; Title 61; Title 62; Title 65; Title 66; Title 67; Title 68 and Title 71, relative to commerce.

SB1346/HB1299 CRIMINAL LAW: Preventing Deepfake Images Act.

Sponsors: Sen. Yarbro, Jeff , Rep. Powell, Jason
Summary: Creates a civil and criminal action for individuals who are the subject of an intimate digital depiction that is disclosed without the individual's consent under certain circumstances.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 28 and Title 39, Chapter 17, relative to the unauthorized use of deepfake or actual likeness.

SB1367/HB21 TAXES SALES: Exemption - retail sale of food and food ingredients.

Sponsors: Sen. Watson, Bo , Rep. Davis, Elaine
Summary: Exempts from the state sales and use tax the retail sale of food and food ingredients. Broadly captioned.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 01/28/25 - Referred to House Finance, Ways & Means Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 57, Chapter 3 and Title 67, relative to taxation.

SB1371/HB301 LOCAL GOVERNMENT: Regulation of sober living homes by local governments.

Sponsors: Sen. Watson, Bo , 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.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Withdrawn in House.
Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13 and Title 33, relative to housing.

SB1375/HB847 GOVERNMENT ORGANIZATION: Timeframe for operating budget of water and wastewater treatment authority.

Sponsors: Sen. Watson, Bo , Rep. Reneau, Michele
Summary: Decreases from 60 to 45 days, the amount of time the executive director of the board of commissioners of a water and wastewater treatment authority has to annually prepare the operating budget of the authority and submit the budget to the board for approval prior to the beginning of the fiscal year. Broadly captioned.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/06/25 - Held on House clerk's desk.
Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 65; Title 68 and Title 69, relative to wastewater.

SB1381/HB783 LOCAL GOVERNMENT: Regulation of sober living homes for recovery from alcohol, drug, and substance abuse.

Sponsors: Sen. Watson, Bo , Rep. Martin, Greg

Summary: Authorizes a local government to adopt ordinances or resolutions to require a sober living home to be at least 1,000 feet from a K-12 school, preschool, or daycare facility; regulate the location or operation of sober living homes within its jurisdiction; require operators to obtain a clinical referral from a licensed healthcare provider before allowing an individual to reside in a sober living home, confirming that placement is a medical necessity based on the individual's recovery from alcohol, drug, or substance abuse. Defines "sober living home" as an alcohol-free and drug-free residence where unrelated adults who are recovering from alcohol, drug, or substance abuse choose to live together in a supportive environment during their recovery where no formal alcohol and drug services are provided. Defines "operator" as the lawful owner of a sober living home or a person or entity designated by such lawful owner to have primary responsibility for the daily operation of such sober living home. Broadly captioned.

Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13 and Title 33, relative to housing.

SB1386/HB180 LOCAL GOVERNMENT: Criteria for deannexation of property.

Sponsors: Sen. Watson, Bo , 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.

Senate Status: 02/10/25 - Introduced in the Senate
House Status: 01/28/25 - Referred to House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Section 6- 51-201, relative to deannexation.

SB1398/HB890 TAXES PROPERTY: Required cost and income limit estimates for property tax relief.

Sponsors: Sen. Roberts, Kerry , Rep. Todd, Chris
Summary: Allows the comptroller of the treasury to provide cost and income limit estimates for property tax relief to members of the general assembly by electronic means.
Fiscal Note: (Dated February 6, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/06/25 - Held on House clerk's desk.
Caption: AN ACT to amend Tennessee Code Annotated, Title 48 and Title 67, relative to real property taxes.

SB1404/HB365 LOCAL GOVERNMENT: Action of a municipality that affects tax obligations for property owners who are located outside the municipality's corporate boundary.

Sponsors: Sen. Hensley, Joey , Rep. Fritts, Monty
Summary: Prohibits a municipality, or an instrumentality of a municipality, from taking an action that affects or has the potential to affect the tax obligations, fees, or other costs for real property owners whose property is located outside of a municipality's corporate boundary, unless the action is approved by the county legislative body in which such property is located. Requires the membership of joint economic and community development boards to proportionately represent the citizenry over which the board exercises jurisdiction by July 1, 2029.

Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Referred to House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 5 and Title 6, relative to equal representation for the citizenry of this state.

SB6007/HB6007 TAXES PROPERTY: Disbursement of payments to property owners whose property was destroyed or damaged by a FEMA-certified disaster.

Sponsors: Sen. Crowe, Rusty , Rep. Faison, Jeremy
Summary: Requires the comptroller to disburse payments to property owners whose real or personal property was destroyed or damaged by a FEMA-certified disaster occurring between September 26, 2024, and September 30, 2024, under certain conditions. Requires the chief executive officer of a governmental entity to approve the deployment of the governmental entity's personnel and equipment outside its boundaries to another governmental entity that has requested emergency assistance during a disaster.

Amendment Summary: Senate amendment 2 (002383) requires that payments be provided to only one owner per property, and if more than one owner seeks payment for the same property, the COT must disburse the payment to the owner who first submits all necessary information and correctly completed documentation. Senate amendment 3 (002578) requires the Comptroller of the Treasury (COT) to disburse payments to owners of real or personal property whose property: (1) was destroyed or damaged by Hurricane Helene between September 26, 2024 and September 30, 2024; and (2) is located in a county included in the Federal Emergency Management Agency (FEMA) declaration. Specifies that payments are allowed regardless of whether the property was restored or replaced by December 31, 2024. Requires such payments to be equal to 130 percent of the property tax paid by each property owner for tax year 2024. Deletes the provision on December 31, 2025.

Fiscal Note: (Dated January 26, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY24-25 >\$1,931,600 FY25-26 >\$1,931,600
Senate Status: 02/10/25 - Signed by Senate speaker.
House Status: 02/11/25 - Signed by House speaker.
Executive Status: 02/12/25 - Signed by governor.
Caption: AN ACT to amend Tennessee Code Annotated, Title 58, Chapter 8 and Title 67, Chapter 5, relative to emergency events.

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: 01/15/25 - Referred to Senate Judiciary Committee.

SJR27 TAXES GENERAL: Tennessee Rural and Workforce Housing Act housing credit.

Sponsors: Sen. Johnson, Jack ,
Summary: Authorizes the allocation by the Tennessee housing development agency of the tax credit created by the Tennessee Rural and Workforce Housing Act against a taxpayer's liability for premium tax, retaliatory tax, franchise tax, and excise tax. Authorizes \$10 million per year to be allocated in credits for the next three calendar years.
Senate Status: 01/27/25 - Referred to Senate State & Local Government Committee.

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: 02/03/25 - Withdrawn in House.
Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 9; Title 13 and Title 71, Chapter 5, relative to housing programs.

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.

HB670 ENVIRONMENT & NATURE: Limiting development from banks of a Class II or Class III scenic river.

Sponsors: Rep. Jones, Renea
Summary: Limits the boundary for Class II or Class III river areas to be no more than 400 feet from the usual banks of the river on each side. Broadly captioned.
House Status: 02/05/25 - Withdrawn in House.
Caption: AN ACT to amend Tennessee Code Annotated, Title 11, relative to natural areas.

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: 01/29/25 - Referred to House Cities & Counties Subcommittee.

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: 01/29/25 - Referred to House Civil Justice Subcommittee.