



## Tennessee REALTORS Bill Report

### 2025 Bill Report

#### SB7/HB73

#### **Tennessee Historical Commission - authority to approve or recommend renovations to property.**

Sponsors  
Category  
Summary

Sen. Lowe, Adam; Rep. Howell, Dan  
State Government

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.

Amendment  
Summary

House Public Service Subcommittee amendment 1 (005976) prohibits the historical commission and any other state entity other than the state building commission engaged in the historic preservation of real property from regulate the renovation, alteration, or demolition of improved public or private real property that is not listed on the register of historic places, or take any adverse action against the owner of such real property.

Fiscal Note

(Dated March 15, 2025) OTHER FISCAL IMPACT This legislation could jeopardize federal funds currently provided to the Tennessee Historical Commission under the National Historic Preservation Act of 1966. This may further impact grants awarded to local governments and non-profits for historic preservation projects. The timing and extent cannot be quantified with reasonable certainty.

Senate Status  
House Status  
Caption

03/19/25 - Set for Senate State & Local Government Committee 03/25/25.

03/21/25 - Set for House State & Local Government Committee 03/26/25.

AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 8; Title 13 and Title 66, relative to historic preservation.

Position

Monitor

#### SB12/HB151

#### **Property tax relief for disabled veteran homeowners.**

Sponsors  
Category  
Summary

Sen. Walley, Page; Rep. Gant, Ron  
Taxes Property

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  
House Status  
Caption

01/15/25 - Referred to Senate State & Local Government Committee.

01/28/25 - Referred to House Cities & Counties Subcommittee.

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

Position

Support

#### SB14/HB24

#### **Increases penalties for various wildlife violations.**

Sponsors  
Category  
Summary

Sen. Walley, Page; Rep. Hemmer, Caleb  
Environment & Nature

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	02/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended. Sent to Senate Finance.
House Status	03/19/25 - Set for House Agriculture & Natural Resources Subcommittee 03/26/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 70, relative to wildlife resources.
Position	Monitor
<b>SB30/HB55</b>	<b>Creation of a misdemeanor offense for providing a false name to law enforcement.</b>
Sponsors	Sen. Pody, Mark; Rep. Lamberth, William
Category	Criminal Law
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.
Amendment	House Criminal Justice Subcommittee amendment 1 (003418) creates a Class B misdemeanor offense to place a sign, signal, or marking over a highway or to affix or attach a sign, signal, or marking to a bridge, overpass, or tunnel without written authorization from the entity that maintains the highway, bridge, overpass, or tunnel. Expands the offense of civil rights intimidation to include littering or trespassing upon the real or personal property of another person with the intent to unlawfully intimidate another from exercising any right or privilege secured by the constitution or state law, or because that other exercised any right or privilege secured by the constitution or state law. Establishes that a violation of these offenses is a Class A misdemeanor. Creates a Class C misdemeanor offense if a person intentionally gives a false or fictitious name, to a law enforcement officer who has lawfully detained or arrested the person. Creates a Class B misdemeanor offense if a person intentionally approaches, within 25 feet, a law enforcement officer after the officer has ordered the person to stop approaching or to retreat and the officer is lawfully engaged in the execution of official duties. Creates a Class B misdemeanor offense if a person transports another in the cargo area of a box truck. Authorizes a law enforcement officer to make an arrest without a warrant when the officer has probable cause to believe a person has committed a misdemeanor, regardless of whether the offense was committed in the officer's presence. Authorizes a peace officer to make an arrest if the peace officer has probable cause to believe the person committed an offense, regardless of whether or not the offense was committed in the officer's presence. Requires an officer to provide the reasoning why a citation was not issued, relative to specific statutes regarding such, whenever an officer makes a physical arrest for a misdemeanor. Provides an officer who, on the basis of facts reasonably known or reasonably believed to exist, arrests a person for a misdemeanor in lieu of issuing a citation, with civil and criminal immunity from false arrest, false imprisonment or unlawful detention.
Fiscal Note	(Dated March 10, 2025) LOCAL GOVERNMENT EXPENDITURES Mandatory FY25-26 & Subsequent Years >\$3,900 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. HB 55 - SB 30
Senate Status	03/20/25 - Set for Senate Judiciary Committee 03/24/25.
House Status	03/19/25 - Set for House Judiciary Committee 03/26/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 39; Title 40; Title 54 and Title 55, relative to criminal offenses.
Position	Monitor
<b>SB113/HB199</b>	<b>Variances for subsurface sewage disposal systems.</b>
Sponsors	Sen. Johnson, Jack; Rep. Reeves, Lee
Category	Environment & Nature
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.
Fiscal Note	(Dated February 15, 2025) NOT SIGNIFICANT
Senate Status	02/24/25 - Senate passed.
House Status	03/19/25 - Set for House Agriculture & Natural Resources Committee 03/25/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 221, Part 4, relative to variances for subsurface sewage disposal systems.
Position	Monitor
<b>SB118/HB54</b>	<b>Report required by treasurer under the Uniform Unclaimed Property Act.</b>
Sponsors	Sen. Hatcher, Tom; Rep. Moon, Jerome
Category	Property & Housing
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.
Position	Monitor
<b>SB119/HB1142</b>	<b>Updated definition of manufactured home.</b>
Sponsors	Sen. Hatcher, Tom; Rep. Boyd, Clark
Category	Property & Housing
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	02/20/25 - Senate passed.
House Status	03/21/25 - Set for House Consent 03/24/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 47; Title 55 and Title 68, relative to manufactured homes.
Position	Monitor
<b>SB125/HB474</b>	<b>Study on possible expansion of all state-funded financial aid and scholarship programs.</b>
Sponsors	Sen. Haile, Ferrell; Rep. Vaughan, Kevin
Category	Education
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	03/19/25 - Taken off notice in Senate Education Committee.
House Status	03/19/25 - Taken off notice in 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.
Position	Monitor
<b>SB126/HB95</b>	<b>Recordation taxes disbursement.</b>
Sponsors	Sen. Walley, Page; Rep. Shaw, Johnny
Category	Taxes Property
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
Fiscal Note	(Dated March 4, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years (\$110,373,200) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years \$110,373,200
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.
Position	Monitor
<b>SB128/HB164</b>	<b>Timeframe for decision rendered by board of veterinary medical examiners on licensure application.</b>
Sponsors	Sen. Bailey, Paul; Rep. Marsh, Pat
Category	Professions & Licensure
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.
Amendment	House Agriculture and Natural Resources Subcommittee amendment 2 (004580) Requires an animal chiropractic physician to meet educational standards in order to perform animal chiropractic care and makes it illegal for a veterinarian to advertise chiropractic care if they do not have a licensed chiropractic physician to perform those services. Requires a chiropractic physician to complete six hours of continued education annually that has been approved by the board.
Summary	
Fiscal Note	(Dated January 14, 2025) NOT SIGNIFICANT
Senate Status	03/19/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/26/25.
House Status	03/19/25 - Set for House Agriculture & Natural Resources Committee 03/25/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4 and Title 63, relative to professions.
Position	Monitor
<b>SB129/HB331</b>	<b>THDA - bond issuance.</b>
Sponsors	Sen. Haile, Ferrell; Rep. Baum, Charlie
Category	Property & Housing

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.
Amendment Summary	Senate State & Local Government amendment 1 (004355) changes the maximum aggregate principal amount increase from \$6 billion to \$5 billion.
Fiscal Note	(Dated January 25, 2025) NOT SIGNIFICANT
Senate Status	03/18/25 - Senate Finance, Ways & Means Committee deferred to 04/01/25.
House Status	02/24/25 - House passed.
Caption	AN ACT to amend Tennessee Code Annotated, Section 13-23-121, relative to the Tennessee housing development agency.
Position	Monitor
<b>SB130/HB175</b>	<b>Use of drones to locate and retrieve deer that have been wounded by hunters.</b>
Sponsors	Sen. Walley, Page; Rep. Darby, Tandy
Category	Environment & Nature
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	02/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended. Sent to Senate Calendar Committee.
House Status	03/19/25 - Set for House Agriculture & Natural Resources Committee 03/25/25.
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.
Position	Monitor
<b>SB132/HB149</b>	<b>Establishes a regulatory framework for solar energy facilities in this state.</b>
Sponsors	Sen. Walley, Page; Rep. Gant, Ron
Category	Energy & Mining
Summary	Establishes a regulatory framework for solar energy facilities in this state. Broadly captioned.
Senate Status	01/16/25 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
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.
Position	Monitor
<b>SB137/HB183</b>	<b>Approval of an application for proposed development without public comment.</b>
Sponsors	Sen. Briggs, Richard; Rep. Keisling, Kelly
Category	Property & Housing
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.
Position	Monitor
<b>SB144/HB969</b>	<b>Report on future transportation infrastructure.</b>
Sponsors	Sen. Walley, Page; Rep. Hawk, David
Category	Transportation General
Summary	Directs department of transportation to study transportation infrastructure needs, costs, and funding sources for the years 2026, 2050, and 2075. Allocates and deposits tax revenue from the sale and use of new or used motor vehicles and new or used tires in the state highway fund. Broadly captioned
Amendment Summary	Senate Transportation and Safety Committee amendment 1, House Transportation Committee amendment 1 (003980) requires all sales and use tax revenue generated from the sale of new or used motor vehicles and tires to be deposited in the Highway Fund. Allocates single article sales tax collections on the retail sale of new or used motor vehicles to the Highway Fund. Requires the Department of Transportation (TDOT) to conduct a study determining infrastructure needs, costs, and funding sources for the years 2027, 2050, and 2075, and to report findings and recommendations to certain legislative committees by January 1, 2027. Becomes effective October 1, 2025.
Fiscal Note	(Dated February 16, 2025) STATE GOVERNMENT Highway Sinking Department Department of REVENUE General Fund Fund of Revenue Transportation FY25-26 & \$1,177,235,500 (\$1,142,769,200) (\$10,812,900) (\$4,325,200) \$34,859,900 Subsequent Years EXPENDITURES Highway Fund FY25-26 \$500,000 LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & (\$49,835,300) Subsequent Years

Senate Status	03/05/25 - Senate Transportation & Safety Committee recommended with amendment 1 (003980). Sent to Senate Finance.
House Status	03/19/25 - House Finance Subcommittee placed behind the budget.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4; Title 54; Title 55; Title 65 and Title 67, relative to transportation.
Position	Monitor
<b>SB149</b>	<b>Inspection of newly constructed or renovated buildings - timeframe for inspections.</b>
Sponsors	Sen. Pody, Mark
Category	Safety
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.
Position	Monitor
<b>SB173/HB153</b>	<b>Placards report on transporters of manufactured homes.</b>
Sponsors	Sen. Massey, Becky; Rep. Atchley, Fred
Category	Transportation General
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.
Position	Monitor
<b>SB177/HB909</b>	<b>Distribution of revenues from sales and use tax.</b>
Sponsors	Sen. Briggs, Richard; Rep. Garrett, Johnny
Category	Taxes Sales
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	03/18/25 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation.
House Status	03/05/25 - House Finance Subcommittee placed behind the budget.
Caption	AN ACT to amend Tennessee Code Annotated, Section 67-6-103, relative to distribution of revenues.
Position	Monitor
<b>SB182/HB289</b>	<b>Report on practice of anesthesiology.</b>
Sponsors	Sen. Jackson, Ed; Rep. Lafferty, Justin
Category	Health Care
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.
Position	Monitor
<b>SB198/HB162</b>	<b>Annual report by division of property assessment.</b>
Sponsors	Sen. Haile, Ferrell; Rep. Gant, Ron
Category	Taxes Property

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.
Position	Monitor
<b>SB204/HB565</b>	<b>Tennessee Homebuyer Harassment Prevention Act.</b>
Sponsors	Sen. Oliver, Charlane; Rep. Hemmer, Caleb
Category	Commercial Law
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.
Amendment	Senate amendment 1 (004390) limits, to one time in a calendar year, the number of times that a person is permitted to contact a property owner to make an unsolicited request or offer to buy the property owner's property. Requires a person to provide the property owner with specified contact information prior to making an unsolicited offer. Authorizes a property owner who believes a person has violated the limitation to submit a complaint to the Consumer Affairs Division in the Office of the Attorney General (AG). Requires the AG to begin investigating a complaint within 20 business days from the date the complaint is submitted, and provide written notice of the investigation to the property owner. Authorizes a court to assess a civil penalty up to \$2,000 per violation as well as other reasonable costs and expenses. Prohibits a person from knowingly using any caller identification service to transmit misleading or inaccurate caller identification information to circumvent the limitation and makes doing so an offense of caller identification spoofing. Authorizes a court to issue orders and injunctions to prevent and restrain violations of this Act.
Summary	
Fiscal Note	(Dated January 30, 2025) NOT SIGNIFICANT
Senate Status	03/10/25 - Senate passed with amendment 1 (004390).
House Status	03/12/25 - Taken off notice in 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.
Position	Monitor
<b>SB207/HB1325</b>	<b>Farmland and forestland preservation fund.</b>
Sponsors	Sen. Johnson, Jack; Rep. Lamberth, William
Category	Agriculture
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.
Fiscal Note	(Dated February 16, 2025) STATE GOVERNMENT REVENUE Farmland Preservation Fund FY25-26 \$25,000,000 EXPENDITURES General Fund FY25-26 \$25,000,000 OTHER FISCAL IMPACT The timing and amount of expenditures from the Farmland Preservation Fund for agricultural easements cannot reasonably be estimated. The Governor's proposed FY25-26 budget, on page B-354, recognizes a one-time appropriation of \$25,000,000 to fund the Farmland Preservation Fund within the Department of Agriculture.
Senate Status	03/13/25 - Senate passed.
House Status	03/19/25 - Set for House Agriculture & Natural Resources Subcommittee 03/26/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 43, Chapter 1, Part 1, relative to the farmland preservation fund.
Position	Monitor
<b>SB216/HB196</b>	<b>Fine for conveyance by general warranty deed with knowledge of existing liens.</b>
Sponsors	Sen. Taylor, Brent; Rep. Leatherwood, Tom
Category	Criminal Law
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.
Position	Support
<b>SB220/HB544</b>	<b>Commercial development board creation.</b>
Sponsors	Sen. Taylor, Brent; Rep. Vaughan, Kevin

Category	Taxes Property
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.
Fiscal Note	(Dated March 15, 2025) STATE GOVERNMENT REVENUE Commercial Development Board FY25-26 & Subsequent Years \$13,200 EXPENDITURES Commercial Development Board FY25-26 & Subsequent Years \$13,200 OTHER FISCAL IMPACT Due to multiple unknown variables, any increase in state revenue or expenditures from the purchase and lease of land by the Commercial Development Board cannot be reasonably determined. Any decrease in local revenue resulting from this legislation is based on multiple unknown factors and cannot be reasonably determined. SB 220 HB 544
Senate Status	03/19/25 - Senate Government Operations Committee recommended. Sent to Senate State & Local Government Committee.
House Status	03/19/25 - Taken off notice in 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.
Position	Monitor
<b>SB226/HB470</b>	<b>Professionals' Freedom of Religion Act.</b>
Sponsors	Sen. Taylor, Brent; Rep. Rudd, Tim
Category	State Government
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.
Amendment	House Business & Utilities Subcommittee amendment 1 (004890) enacts the Professionals' Freedom of Religion Act (Act). Prohibits a governmental entity, official of such entity, or accrediting, certifying, or licensing body from denying, revoking, or suspending a person's professional or business license, or taking adverse action against a person, based on the person's beliefs or the lawful expressions of such beliefs in a nonprofessional setting, including the licensee's religious beliefs concerning marriage, family, or sexuality. Declares that the Act does not apply to a license to practice law unless the Supreme Court establishes guidelines. Prohibits a person from denying or disfavoring an individual's access to or membership or participation in a multiple-listing service (MLS) or real estate brokers' organization based on an individual's religious or moral beliefs, or an individual's lawful expression of those beliefs in a nonprofessional setting that does not involve real estate-related activities or transactions, and where such expression does not otherwise violate the Tennessee Real Estate Broker License Act of 1973. Prohibits organizations that control or operate a real estate MLS from requiring a person to have a membership in the organization as a condition for a licensed broker or affiliate broker to have full use of such MLS. Prohibits a non-member from being charged an MLS participation fee higher than those paid by association members. Creates a cause of action for an individual harmed by a governmental entity or person resulting from actions prohibited in the Act. Declares that a governmental entity or person found to violate the Act is subject to payment to the complainant for damages for injury and other remedies as necessary to eliminate the unlawful actions. House Business & Utilities Subcommittee amendment 2 (005150) enacts the Professionals' Freedom of Religion Act (Act). Prohibits a governmental entity from denying, revoking, suspending, or taking adverse action against an individual's professional license for acts relevant to the individual's religious beliefs or moral convictions as long as the services provided otherwise meet the standard of care or practice for that profession. Declares that the Act does not apply to a license to practice law unless the Supreme Court establishes guidelines. Prohibits a person from denying or disfavoring an individual's access to or membership or participation in a multiple-listing service (MLS) or real estate brokers' organization based on an individual's religious or moral beliefs, or an individual's lawful expression of those beliefs in a nonprofessional setting that does not involve real estate-related activities or transactions, and where such expression does not otherwise violate the Tennessee Real Estate Broker License Act of 1973. Creates a cause of action for an individual harmed by a governmental entity or person resulting from actions prohibited in the Act. Declares that a governmental entity or person found to violate the Act is subject to payment to the complainant for damages for injury and other remedies as necessary to eliminate the unlawful actions.
Summary	
Fiscal Note	(Dated February 1, 2025) NOT SIGNIFICANT
Senate Status	03/19/25 - Set for Senate Commerce & Labor Committee 03/25/25.

House Status Caption	03/19/25 - Set for House Commerce Committee 03/26/25. AN ACT to amend Tennessee Code Annotated, Title 4, relative to the Professionals' Freedom of Religion Act.
Position <b>SB227/HB811</b>	Oppose <b>Charitable organizations providing housing to persons unlawfully present in the US.</b>
Sponsors	Sen. Taylor, Brent; Rep. Grills, Rusty
Category	Tort Liability
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	03/20/25 - Set for Senate Judiciary Committee 03/24/25.
House Status Caption	02/10/25 - Referred to House Civil Justice Subcommittee. AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 34, relative to charitable organizations.
Position <b>SB229/HB653</b>	Monitor <b>Makes various changes to campaign finance requirements.</b>
Sponsors	Sen. Briggs, Richard; Rep. Hicks, Tim
Category	Campaigns & Lobbying
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.
Fiscal Note	(Dated February 15, 2025) STATE GOVERNMENT Bureau of Ethics and REVENUE General Fund Campaign Finance FY25-26 (\$209,300) \$261,800 FY26-27 & Subsequent Years (\$209,300) \$314,300
Senate Status	02/18/25 - Senate State & Local Government recommended. Sent to Senate Finance, Ways & Means.
House Status Caption	03/21/25 - Set for House State & Local Government Committee 03/26/25. AN ACT to amend Tennessee Code Annotated, Title 2; Title 3 and Title 67, relative to the bureau of ethics and campaign finance.
Position <b>SB230/HB223</b>	Monitor <b>Consumer reports - record of medical debt judgment.</b>
Sponsors	Sen. Campbell, Heidi; Rep. Clemmons, John
Category	Commercial Law
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 Caption	03/12/25 - Taken off notice in House Banking & Consumer Affairs Subcommittee. 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.
Position <b>SB236/HB305</b>	Monitor <b>Detection of criminal patterns at rental homes and apartment complexes.</b>
Sponsors	Sen. Taylor, Brent; Rep. Gillespie, John
Category	Criminal Law
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. Â§ 501(c)(3). Broadly captioned.

Fiscal Note	(Dated March 7, 2025) LOCAL GOVERNMENT EXPENDITURES Mandatory FY25-26 \$3,110,000 FY26-27 & Subsequent Years \$1,555,000 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	02/10/25 - Referred to Senate Judiciary Committee.
House Status	03/20/25 - Set for House Criminal Justice Subcommittee 03/25/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 38, relative to detection of criminal patterns.
Position	Monitor
<b>SB242/HB298</b>	<b>Homes not Hedge Funds Act.</b>
Sponsors	Sen. Oliver, Charlane; Rep. Behn, Aftyn
Category	Property & Housing
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	03/18/25 - Senate State & Local Government Committee deferred to the first calendar of 2026.
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.
Position	Oppose
<b>SB244/HB396</b>	<b>Requirements for buildings constructed under a voluntary attainable housing incentive program.</b>
Sponsors	Sen. Gardenhire, Todd; Rep. Hakeem, Yusuf
Category	Property & Housing
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	02/24/25 - Senate passed.
House Status	02/19/25 - Failed in House Cities & Counties Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 3, relative to housing.
Position	Monitor
<b>SB247/HB297</b>	<b>Property that qualifies as Greenbelt property.</b>
Sponsors	Sen. Haile, Ferrell; Rep. Lamberth, William
Category	Taxes Property
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	House amendment 1 (002893) clarifies that, in order for the classification to remain without renewal pursuant to the bill, the agricultural, forest, or open space land must continue to meet the minimum size requirements and other criteria necessary to qualify as such classification. Senate amendment 2 (005216) rewrites the bill to, instead, provide that if property is qualified as agricultural, forest, or open space land, owned by two individuals, and held under the titles of tenancy by the entireties or of joint tenancy with right of survivorship, then such land is deemed to have unchanged ownership upon the death of an owner if the property is retained by the other owner through a right of survivorship or upon the divorce of the owners if the property is retained by either owner through division and distribution of property in the divorce proceeding.
Fiscal Note	(Dated February 6, 2025) NOT SIGNIFICANT
Senate Status	03/13/25 - Senate passed with amendment 2 (005216).
House Status	03/20/25 - House concurred in Senate amendment 2 (005216).
Executive Status	03/20/25 - Sent to the speakers for signatures.
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.
Position	Monitor
<b>SB281/HB882</b>	<b>Prohibits regulation of certain farming activities by TDEC.</b>
Sponsors	Sen. Watson, Bo; Rep. Travis, Ron
Category	Environment & Nature
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

Fiscal Note	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	(Dated March 8, 2025) STATE GOVERNMENT REVENUE Environmental Protection Fund FY25-26 & Subsequent Years (\$8,900)
House Status	03/17/25 - Re-referred to Senate Calendar Committee.
Caption	03/19/25 - Set for House Agriculture & Natural Resources Committee 03/25/25. 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.
Position	Monitor
<b>SB283/HB881</b>	<b>Renewal fees paid by installers of subsurface sewage disposal systems.</b>
Sponsors	Sen. Watson, Bo; Rep. Travis, Ron
Category	Environment & Nature
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	03/19/25 - Taken off notice in 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.
Position	Monitor
<b>SB292/HB216</b>	<b>Removal of unlawful occupant of a person's commercial real property.</b>
Sponsors	Sen. Bailey, Paul; Rep. Rudd, Tim
Category	Property & Housing
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.
Fiscal Note	(Dated February 20, 2025) NOT SIGNIFICANT
Senate Status	03/17/25 - Senate passed.
House Status	03/10/25 - House passed.
Executive Status	03/20/25 - Sent to governor.
Caption	AN ACT to amend Tennessee Code Annotated, Title 29 and Title 66, relative to real property.
Position	Support
<b>SB306/HB459</b>	<b>Administrative dissolution - entities filing documents with the secretary of state.</b>
Sponsors	Sen. Briggs, Richard; Rep. Martin, Greg
Category	Commercial Law
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	03/03/25 - Senate passed.
House Status	03/20/25 - House passed.
Executive Status	03/20/25 - Sent to the speakers for signatures.
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.
Position	Monitor
<b>SB327/HB319</b>	<b>Revises definition of residential property for purposes of classification and assessment.</b>
Sponsors	Sen. Massey, Becky; Rep. Rudd, Tim
Category	Taxes Property
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.
Amendment	House Cities & Counties Subcommittee amendment 1 (005782) redefines residential property for property tax classification and assessment purposes to include: (1) a unique property identified by a distinct map and parcel number, along with any other unique identifiers that allow it to be owned, held for use, or transferred in a fee simple estate as a dwelling, whether the property is occupied by an owner or renter; and (2) real property that is constructed as a dwelling unit in a group of two or more attached dwelling units, and for which property the owner owns the interior, exterior, and

portion of land on which the dwelling unit is situated. Removes the provision that all real property used or held for dwelling purposes containing two or more rental units is classified as industrial and commercial property. Requires, on or after the effective date of this act, the governing body of each county or municipality to determine and certify a tax rate that will provide the same ad valorem revenue for the jurisdiction of the respective governing body as was levied during the previous year so that no local government experiences revenue losses or increases resulting from the change in property classification.

Fiscal Note	(Dated March 12, 2025) LOCAL GOVERNMENT REVENUE Mandatory FY26-27 & Subsequent Years > (\$72,886,700)
Senate Status	03/18/25 - Senate State & Local Government Committee deferred to final calendar.
House Status	03/19/25 - House Cities & Counties Subcommittee deferred to summer study after adopting amendment 1 (005782).
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property classification and assessment.
Position	Support
<b>SB339/HB512</b>	<b>Extends the terms of members of historic zoning commissions.</b>
Sponsors	Sen. Lowe, Adam; Rep. Wright, Dave
Category	Property & Housing
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.
Position	Monitor
<b>SB340/HB1279</b>	<b>Property that is not subject to authority of historic zoning commission.</b>
Sponsors	Sen. Lowe, Adam; Rep. Hill, Timothy
Category	Property & Housing
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.
Fiscal Note	(Dated March 14, 2025) NOT SIGNIFICANT
Senate Status	02/10/25 - Introduced in the Senate
House Status	03/19/25 - Taken off notice in House Cities & Counties Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7, Part 4, relative to historic commissions.
Position	Monitor
<b>SB350/HB469</b>	<b>Tenant allowed to possess or store firearm in home or apartment.</b>
Sponsors	Sen. Harshbarger, Bobby; Rep. Reeves, Lee
Category	Property & Housing
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	03/19/25 - Set for Senate Commerce & Labor Committee 03/25/25.
House Status	03/19/25 - House Business & Utilities Subcommittee deferred to the second calendar of 2026.
Caption	AN ACT to amend Tennessee Code Annotated, Title 66, relative to leases.
Position	Amend
<b>SB365/HB317</b>	<b>Makes changes to the powers and duties of county and municipal boards of zoning appeals.</b>
Sponsors	Sen. Briggs, Richard; Rep. Rudd, Tim
Category	Property & Housing
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.
Fiscal Note	(Dated February 21, 2025) NOT SIGNIFICANT
Senate Status	03/19/25 - Set for Senate State & Local Government Committee 03/25/25.
House Status	03/21/25 - Set for House State & Local Government Committee 03/26/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7, relative to zoning.
Position	Monitor

**SB368/HB48**

Sponsors

Category

Summary

Fiscal Note

Senate Status

House Status

Caption

Position

**SB373/HB352**

Sponsors

Category

Summary

Fiscal Note

Senate Status

House Status

Caption

Position

**SB384/HB405**

Sponsors

Category

Summary

Amendment

Summary

Fiscal Note

Senate Status

House Status

Caption

Position

**SB394/HB569**

Sponsors

Category

Summary

Fiscal Note

Senate Status

House Status

Caption

Position

**SB413**

Sponsors

Category

Summary

Senate Status

Caption

Position

**Property tax relief for disabled veterans.**

Sen. Briggs, Richard; Rep. Hale, Michael

Taxes Property

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.

(Dated March 15, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY26-27 & Subsequent Years >\$32,798,500 OTHER FISCAL IMPACT The extent of any decrease to local government expenditures cannot be reasonably determined.

03/19/25 - Set for Senate State &amp; Local Government Committee 03/25/25.

03/21/25 - Set for House State &amp; Local Government Committee 03/26/25.

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

Support

**Plans for acquisition of rights-of-way by state.**

Sen. Rose, Paul; Rep. Hurt, Chris

Transportation General

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.

(Dated January 31, 2025) NOT SIGNIFICANT

03/19/25 - Set for Senate Transportation &amp; Safety Committee 03/26/25.

02/03/25 - Referred to House Transportation Subcommittee.

AN ACT to amend Tennessee Code Annotated, Title 4; Title 54 and Title 55, relative to acquisition of rights-of-way.

Monitor

**Remittance of hotel tax - transient occupancy.**

Sen. Taylor, Brent; Rep. Leatherwood, Tom

Taxes Business

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.

House Cities & Counties Subcommittee amendment 1, Senate amendment 1 (004762) changes the effective date to July 1, 2025.

(Dated March 6, 2025) NOT SIGNIFICANT

03/17/25 - Senate passed with amendment 1 (004762).

03/21/25 - Set for House State &amp; Local Government Committee 03/26/25.

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 14, relative to taxation.

Monitor

**Selection of settlement agent in real property transaction.**

Sen. Rose, Paul; Rep. Farmer, Andrew

Insurance General

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.

(Dated March 6, 2025) NOT SIGNIFICANT

03/18/25 - Taken off notice in Senate Commerce &amp; Labor Committee.

03/19/25 - Taken off notice in House Business &amp; Utilities Subcommittee.

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

Oppose

**Notification process for local zoning violation by a business.**

Sen. Hatcher, Tom

Local Government

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.

02/12/25 - Referred to Senate State &amp; Local Government Committee.

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.

Monitor

**SB431/HB366**

Sponsors  
Category  
Summary

**Property damaged by disaster - correction of assessment.**

Sen. Reeves, Shane; Rep. Hale, Michael

Taxes Property

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.

Fiscal Note

(Dated March 15, 2025) OTHER FISCAL IMPACT Due to multiple unknown variables, any decrease in local revenue cannot be reasonably determined, but is considered significant. Any such impacts to local governments are assumed to occur in FY25-26 and subsequent years.

Senate Status

02/12/25 - Referred to Senate State & Local Government Committee.

House Status

03/19/25 - Taken off notice in House Cities & Counties Subcommittee.

Caption

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 6, relative to property damaged by disaster.

Position

Monitor

**SB469/HB586****Recordation tax revenue - increase.**

Sponsors

Sen. Bowling, Janice; Rep. Bricken, Rush

Category

Taxes Business

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

02/12/25 - Referred to Senate State & Local Government Committee.

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.

Position

Oppose

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

Sponsors

Sen. Bowling, Janice; Rep. Bulso, Gino

Category

Taxes Property

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.

Amendment

House Department & Agencies Subcommittee amendment 1 (004944) enacts the Veterans Assistance for Livelihood, Opportunity, and Relief (VALOR) Act. Requires the General Fund to pay or reimburse eligible disabled veterans and surviving spouses for up to \$250,000 of their property taxes on their primary residence. Becomes effective January 1, 2026.

Fiscal Note

(Dated January 1, 2026) STATE GOVERNMENT REVENUE Wildlife Resources Fund FY26-27 (\$57,400) FY27-28 & Subsequent Years (\$114,800) EXPENDITURES General Fund FY26-27 & Subsequent Years Exceeds \$32,798,500 OTHER FISCAL IMPACT The extent of any permissive impact on local government expenditures due to the elimination of property taxes for eligible veterans cannot reasonably be estimated.

Senate Status

02/12/25 - Referred to Senate State & Local Government Committee.

House Status

03/21/25 - Set for House State & Local Government Committee 03/26/25.

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.

Position

Support

**SB480/HB444****Tennessee Property Rights Protection Act.**

Sponsors

Sen. Bowling, Janice; Rep. Hulsey, Bud

Category

Property & Housing

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.

Fiscal Note

(Dated February 16, 2025) OTHER FISCAL IMPACT Due to various unknown variables, any fiscal impact to local government cannot be estimated with reasonable certainty.

Senate Status

03/06/25 - Senate passed.

House Status

03/20/25 - House passed.

Executive Status

03/20/25 - Sent to the speakers for signatures.

Caption

AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 20; Title 13, Chapter 21 and Title

Position <b>SB488</b>	29, Chapter 17, relative to housing authorities. Monitor <b>Inspecting of residential dwelling units that are deteriorated by municipalities.</b>
Sponsors	Sen. Bowling, Janice
Category	Property & Housing
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.
Position <b>SB519/HB219</b>	Monitor <b>Reporting requirements for foreign persons who purchase land in this state.</b>
Sponsors	Sen. Roberts, Kerry; Rep. Reedy, Jay
Category	Property & Housing
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.
Amendment Summary	House Government Operations Committee amendment 1 (003805) requires foreign persons, businesses, and governments who report agricultural land investments to the U.S. Department of Agriculture (USDA) under the Agricultural Foreign Investment Disclosure Act (Act) to also file a copy with the Commissioner of the Department of Agriculture (DOA). Directs the Commissioner to notify the Attorney General (AG) of noncompliance. Authorizes the AG to seek and collect a civil penalty of up to 25 percent of the fair market value of land owned by a foreign entity for failure to file. The provisions of the proposed legislation expire upon the repeal of the Act.
Fiscal Note	(Dated February 16, 2025) NOT SIGNIFICANT
Senate Status	03/19/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/26/25.
House Status	03/20/25 - Set for House Floor on 03/27/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 2, Part 3, relative to property.
Position <b>SB526/HB889</b>	Monitor <b>Process for requesting an extension of time to file a business tax return.</b>
Sponsors	Sen. Stevens, John; Rep. Todd, Chris
Category	Taxes Business
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.
Amendment Summary	Senate Finance Revenue Subcommittee amendment 1 (004729) reclassifies time-share and vacation club property, from industrial and commercial property to residential property, for property tax assessment purposes.
Fiscal Note	(Dated February 1, 2025) NOT SIGNIFICANT
Senate Status	03/18/25 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation after adopting amendment 1 (004729).
House Status	03/19/25 - Taken off notice in House Cities & Counties Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.
Position <b>SB539/HB753</b>	Monitor <b>Process for property tax assessment and valuation of low-income housing.</b>
Sponsors	Sen. Stevens, John; Rep. Faison, Jeremy
Category	Taxes Property
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.
Fiscal Note	(Dated February 22, 2025) OTHER FISCAL IMPACT The amount of total recurring foregone local revenue beginning in FY26-27 cannot be quantified with certainty but is reasonably estimated to exceed \$100,000.
Senate Status	03/11/25 - Taken off notice in Senate State & Local Government Committee.
House Status	02/06/25 - Referred to House Cities & Counties Subcommittee.
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.
Position <b>SB541/HB906</b>	Support <b>Claims of creditors filed against an estate.</b>
Sponsors	Sen. Stevens, John; Rep. Garrett, Johnny
Category	Estates & Trusts
Summary	Requires the personal representative to notify beneficiaries or intestate heirs of their right to file

Amendment Summary	exceptions to claims of creditors filed against an estate. Makes various other changes regarding wills and claims of creditors against an estate. Senate Judiciary Committee amendment 1 (004784) establishes requirements for admitting nuncupative and written wills, other than holographic wills, to probate in common form, and to probate such in solemn form.
Fiscal Note	(Dated February 4, 2025) NOT SIGNIFICANT
Senate Status	03/17/25 - Re-referred to Senate Calendar Committee.
House Status	03/18/25 - Taken off notice in House Children & Family Affairs Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 30 and Title 32, relative to probate matters.
Position	Monitor
<b>SB544/HB1342</b>	<b>UCC financing statement filings.</b>
Sponsors	Sen. Stevens, John; Rep. Lamberth, William
Category	Commercial Law
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.
Fiscal Note	(Dated February 18, 2025) NOT SIGNIFICANT
Senate Status	03/10/25 - Senate passed.
House Status	03/19/25 - Set for House Judiciary Committee 03/26/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 47, relative to Uniform Commercial Code financing statement filings.
Position	Monitor
<b>SB559/HB1154</b>	<b>Self-service storage facilities - rental agreement visions.</b>
Sponsors	Sen. Reeves, Shane; Rep. Lynn, Susan
Category	Property & Housing
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	03/12/25 - Signed by Senate speaker.
House Status	03/12/25 - Signed by House speaker.
Executive Status	03/13/25 - Sent to governor.
Caption	AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 31, relative to self-service storage facilities.
Position	Monitor
<b>SB566/HB1138</b>	<b>Blasting surveys provided to owner or occupant.</b>
Sponsors	Sen. Pody, Mark; Rep. Boyd, Clark
Category	Environment & Nature
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	02/12/25 - Referred to Senate Commerce & Labor Committee.
House Status	03/21/25 - Set for House Consent 03/24/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 105, relative to blasting.
Position	Monitor
<b>SB592/HB648</b>	<b>Single registration form for a multi-dwelling property.</b>
Sponsors	Sen. Walley, Page; Rep. Doggett, Clay
Category	Property & Housing
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.
Fiscal Note	(Dated February 28, 2025) LOCAL GOVERNMENT REVENUE Permissive FY25-26 & Subsequent Years \$160,300
Senate Status	03/18/25 - Failed in Senate Commerce & Labor Committee.
House Status	03/19/25 - Taken off notice in House Business & Utilities Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Section 66-28-107, relative to landlord registration.
Position	Oppose
<b>SB605/HB976</b>	<b>Contract with owner's spouse - notice to prime contractor.</b>
Sponsors	Sen. Bailey, Paul; Rep. Burkhart, Jeff

Category	Property & Housing
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.
Position	Monitor
<b>SB646/HB1278</b>	<b>Establishes the Hurricane Helene disaster recovery fund.</b>
Sponsors	Sen. Crowe, Rusty; Rep. Hill, Timothy
Category	Public Finance
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.
Amendment	House Department & Agencies Subcommittee amendment 1 (005314) creates the Hurricane Helene
Summary	County Relief Fund (CRF), administered by the Department of Finance and Administration (F&A), to provide grants to county governments for infrastructure repairs, remediation, and general recovery efforts. Allocates specific grant amounts to designated counties with application processes and auditing requirements to ensure accountability. Requires counties to maintain records of disbursements for oversight by the Comptroller of the Treasury (COT). Specifies the legislative intent includes a \$50,000,000 appropriation to the CRF in FY25-26. Creates the Hurricane Helene Rapid Response Fund, (RRF) administered by the Tennessee Emergency Management Agency (TEMA), to provide direct financial assistance to eligible individuals recovering from the hurricane. Authorizes TEMA to administer grants. Requires TEMA to develop a standardized online application portal and to establish rules for awarding grants, including eligibility criteria, allowable uses of funds, and procedures for expedited application review and approval. Mandates compliance with auditing and reporting requirements, including recordkeeping for COT to publish an aggregated fund distribution report. Specifies the legislative intent includes a \$50,000,000 appropriation to the RRF in FY25-26.
Fiscal Note	(Dated March 12, 2025) STATE GOVERNMENT REVENUE Hurricane Helene Disaster Recovery Fund FY25-26 \$200,000,000 EXPENDITURES General Fund FY25-26 \$200,000,000 LOCAL GOVERNMENT REVENUE Permissive FY25-26 \$200,000,000 SB 646 HB 1278
Senate Status	02/12/25 - Referred to Senate State & Local Government Committee.
House Status	03/21/25 - Set for House State & Local Government Committee 03/26/25.
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.
Position	Monitor
<b>SB648/HB1285</b>	<b>Power of eminent domain in an expedited manner prohibited during emergency.</b>
Sponsors	Sen. Crowe, Rusty; Rep. Hill, Timothy
Category	Veterans & Military Affairs
Summary	Prohibits the use of the power of eminent domain over real property in an expedited manner during a declared emergency.
Fiscal Note	(Dated February 23, 2025) NOT SIGNIFICANT
Senate Status	02/12/25 - Referred to Senate Judiciary Committee.
House Status	02/12/25 - Referred to House Civil Justice Subcommittee.
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.
Position	Support
<b>SB651/HB436</b>	<b>Property tax relief for eligible disabled veterans.</b>
Sponsors	Sen. Crowe, Rusty; Rep. Crawford, John
Category	Taxes Property
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.
Fiscal Note	(Dated March 15, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY26-27 & Subsequent Years >\$5,999,500 OTHER FISCAL IMPACT The extent of any permissive impact on local government expenditures cannot be reasonably determined.
Senate Status	02/12/25 - Referred to Senate State & Local Government Committee.
House Status	03/21/25 - Set for House State & Local Government Committee 03/26/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief.

Position <b>SB663/HB630</b>	Support <b>Processing of consumer's personal data.</b>
Sponsors	Sen. Campbell, Heidi; Rep. Clemmons, John
Category	Commercial Law
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. (Dated March 4, 2025) NOT SIGNIFICANT
Fiscal Note	02/12/25 - Referred to Senate Commerce & Labor Committee.
Senate Status	03/12/25 - Taken off notice in House Banking & Consumer Affairs Subcommittee.
House Status	03/12/25 - Taken off notice in House Banking & Consumer Affairs Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 18, relative to consumer data.
<b>SB664/HB612</b>	<b>Disqualifying an applicant for an aquatic resource alteration permit (ARAP).</b>
Sponsors	Sen. Taylor, Brent; Rep. Vaughan, Kevin
Category	Environment & Nature
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. (Dated March 13, 2025) NOT SIGNIFICANT
Fiscal Note	(Dated March 13, 2025) NOT SIGNIFICANT
Senate Status	03/19/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/26/25.
House Status	03/19/25 - Set for House Agriculture & Natural Resources Subcommittee 03/26/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 69, Chapter 3, relative to permits.
Position <b>SB670/HB541</b>	Support <b>Classification of property as a wetland.</b>
Sponsors	Sen. Taylor, Brent; Rep. Vaughan, Kevin
Category	Environment & Nature
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 Energy Agriculture and Natural Resources Committee amendment 1 (006090) Requires anyone seeking to develop real property to request from the commissioner a determination on whether there are wetlands present, their extent, and their category by submitting a wetland resource inventory report that is prepared by a third party. Includes adjustments to the minimum acreage requirement. Allows for adjustments to "an artificial isolated wetland" of any size. Defines multiple terms as they are used in this bill. (Dated March 14, 2025) NOT SIGNIFICANT
Amendment Summary	Senate Energy Agriculture and Natural Resources Committee amendment 1 (006090) Requires anyone seeking to develop real property to request from the commissioner a determination on whether there are wetlands present, their extent, and their category by submitting a wetland resource inventory report that is prepared by a third party. Includes adjustments to the minimum acreage requirement. Allows for adjustments to "an artificial isolated wetland" of any size. Defines multiple terms as they are used in this bill. (Dated March 14, 2025) NOT SIGNIFICANT
Fiscal Note	(Dated March 14, 2025) NOT SIGNIFICANT
Senate Status	03/19/25 - Senate Energy, Agriculture & Natural Resources Committee recommended with amendment 1 (006090). Sent to Senate Finance.
House Status	03/19/25 - Set for House Agriculture & Natural Resources Subcommittee 03/26/25.
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.
Position <b>SB681/HB1009</b>	Support <b>Property tax relief for veterans with disabilities.</b>
Sponsors	Sen. White, Dawn; Rep. Moody, Debra
Category	Taxes Property
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. (Dated February 21, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY26-27 & Subsequent Years >\$12,037,700 OTHER FISCAL IMPACT The extent of any permissive impact on local government expenditures cannot be reasonably determined.
Fiscal Note	(Dated February 21, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY26-27 & Subsequent Years >\$12,037,700 OTHER FISCAL IMPACT The extent of any permissive impact on local government expenditures cannot be reasonably determined.
Senate Status	02/25/25 - Senate State & Local Government recommended. Sent to Senate Finance, Ways & Means.
House Status	03/19/25 - Set for House Finance, Ways & Means Subcommittee 03/26/25.
Caption	AN ACT to amend Tennessee Code Annotated, Section 67-5-704, relative to property tax relief for veterans with disabilities.
Position <b>SB696/HB161</b>	Support <b>Investment in foreign investment assets and real property by domestic insurance companies.</b>
Sponsors	Sen. Johnson, Jack; Rep. McCalmon, Jake
Category	Insurance General
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	03/03/25 - Senate passed.
House Status	03/10/25 - House passed.
Executive Status	03/13/25 - Sent to governor.
Caption	AN ACT to amend Tennessee Code Annotated, Title 56, Chapter 3, Part 4, relative to investments by insurance companies.
<b>SB700/HB681</b>	<b>Healthy Soil Act.</b>
Sponsors	Sen. Kyle, Sara; Rep. Jones, Justin
Category	Agriculture
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.
Fiscal Note	(Dated February 22, 2025) STATE GOVERNMENTREVENUE Healthy Soil Grant FundFY25-26 & Subsequent Years \$5,256,600EXPENDITURES General Fund Healthy Soil Grant FundFY25-26 \$6,074,300 \$5,256,600FY26-27 & Subsequent Years \$6,022,300 \$5,256,600 Total Positions Required: 8 OTHER FISCAL IMPACTThe revenue local governments may receive from the Healthy Soil Grant Fund is uncertain, as itwill vary based on the number of applicants, grant award amounts, and overall program demand,none of which can be reasonably assumed.
Senate Status	02/12/25 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
House Status	02/26/25 - Failed in House Agriculture & Natural Resources Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4 and Title 43, Chapter 14, relative to soil.
<b>SB703/HB736</b>	<b>TACIR study on sustainable funding sources that meet the state's transportation infrastructure needs.</b>
Sponsors	Sen. Massey, Becky; Rep. Vital, Greg
Category	Transportation General
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.
Amendment	House Transportation Committee amendment 1, Senate amendment 1 (004143) requires TACIR to
Summary	look at ways to generate more revenue for infrastructure needs of the state. Requires report by Sept 30, 2026.
Fiscal Note	(Dated February 8, 2025) NOT SIGNIFICANT
Senate Status	03/17/25 - Senate passed with amendment 1 (004143).
House Status	03/19/25 - Set for House Finance, Ways & Means Subcommittee 03/26/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4; Title 9; Title 54 and Title 55, relative to transportation infrastructure funding.
<b>SB721/HB718</b>	<b>Decision by fire marshal on an appeal regarding building or fire codes.</b>
Sponsors	Sen. Hatcher, Tom; Rep. Moon, Jerome
Category	Safety
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	02/12/25 - Referred to Senate State & Local Government.
House Status	02/06/25 - Caption bill held on House clerk's desk.
Caption	AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 102 and Title 68, Chapter 120, relative to building regulations.
<b>SB725/HB895</b>	<b>Class II scenic rivers two-mile buffer - removal.</b>
Sponsors	Sen. Lowe, Adam; Rep. Todd, Chris
Category	Environment & Nature
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	02/12/25 - 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 11, Chapter 13 and Title 68, relative to scenic rivers.

**SB727/HB1127**

Sponsors

Category

Summary

**Time prior to the date of sale of foreclosure notices - increase.**

Sen. Lowe, Adam; Rep. Farmer, Andrew

Estates &amp; Trusts

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 trustee's name and address, if the name of the substitute trustee was not included in the first publication advertising the sale. Broadly captioned.

Amendment

Summary

Senate Commerce & Labor Committee amendment 1 (005265) requires, in any sale of land to foreclose a deed of trust, mortgage, or other lien securing the payment of money or other thing of value or under judicial orders or process, that advertisement of the sale be made at least one time, instead of at least three times, in a newspaper in the county where the sale is to be made, and through a third-party internet posting company for at least 20 continuous days. Specifies that if the sale is postponed or adjourned for less than five days after the original sale, announcement by internet posting is not required. Removes the requirement that written notices of the public sale be posted in at least five of the most public places in the county, including one on the courthouse door and one in the neighborhood of the defendant, for cases in which the advertisement cannot be made in a newspaper.

Fiscal Note

(Dated February 22, 2025) NOT SIGNIFICANT

Senate Status

03/18/25 - Senate Commerce & Labor Committee recommended with amendment 1 (005265). Sent to Senate Judiciary Committee.

House Status

03/19/25 - Set for House Civil Justice Subcommittee 03/26/25.

Caption

AN ACT to amend Tennessee Code Annotated, Title 35, relative to foreclosure notices.

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

Sponsors

Sen. Pody, Mark; Rep. Vaughan, Kevin

Category

Local Government

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.

Fiscal Note

(Dated March 15, 2025) LOCAL GOVERNMENT EXPENDITURES Mandatory FY25-26 & Subsequent Years >\$10,000,000 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. OTHER FISCAL IMPACT There will be additional, mandatory increases in local expenditures and mandatory decreases in local revenue; however, such impacts cannot be estimated with reasonable certainty.

Senate Status

03/19/25 - Set for Senate State &amp; Local Government Committee 03/25/25.

House Status

03/21/25 - Set for House State &amp; Local Government Committee 03/26/25.

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****Removes weighted average yield of the accepted offers for home loans.**

Sponsors

Sen. Yager, Ken; Rep. Garrett, Johnny

Category

Banking &amp; Credit

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.

Fiscal Note

(Dated February 13, 2025) NOT SIGNIFICANT

Senate Status

03/20/25 - Senate deferred to 04/07/25.

House Status

03/03/25 - House passed.

Caption

AN ACT to amend Tennessee Code Annotated, Title 45 and Title 47, relative to interest on home loans.

**SB752/HB526****Due date for taxpayer's business tax return.**

Sponsors

Sen. Yager, Ken; Rep. Williams, Ryan

Category

Taxes Business

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.

Amendment

Summary

Senate Finance Revenue Subcommittee amendment 1, House Finance Subcommittee amendment 1 (003861) exempts services furnished by persons engaged in the sale of real estate or real property from the business tax.

Fiscal Note

(Dated February 1, 2025) NOT SIGNIFICANT

Senate Status

03/11/25 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation after adopting amendment 1 (003861).

House Status	03/05/25 - House Finance Subcommittee placed behind the budget after adopting amendment 1 (003861).
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 7, relative to the Business Tax Act.
<b>SB762/HB51</b>	<b>Counties required to levy a tax on sales price of lottery tickets.</b>
Sponsors	Sen. Yager, Ken; Rep. Keisling, Kelly
Category	Lottery
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	02/12/25 - Referred to Senate State & Local Government Committee.
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.
<b>SB767/HB1146</b>	<b>Broadband ready community's ordinance or policy for reviewing applications.</b>
Sponsors	Sen. Bailey, Paul; Rep. Boyd, Clark
Category	State Government
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.
<b>SB771/HB733</b>	<b>Property tax appeals - valuation of industrial and commercial real and tangible personal property.</b>
Sponsors	Sen. Briggs, Richard; Rep. Crawford, John
Category	Taxes Property
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.
Fiscal Note	(Dated March 14, 2025) STATE GOVERNMENT REVENUE State Board of Equalization FY25-26 & Subsequent Years >\$3,000 OTHER FISCAL IMPACT A precise impact to local government revenue and expenditures cannot be reasonably determined.
Senate Status	03/19/25 - Set for Senate State & Local Government Committee 03/25/25.
House Status	03/21/25 - Set for House State & Local Government Committee 03/26/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property tax appeals.
<b>SB773/HB735</b>	<b>Vesting period for property development standards.</b>
Sponsors	Sen. Briggs, Richard; Rep. Wright, Dave
Category	Property & Housing
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.
Fiscal Note	(Dated March 8, 2025) NOT SIGNIFICANT
Senate Status	03/19/25 - Set for Senate State & Local Government Committee 03/25/25.
House Status	03/21/25 - Set for House State & Local Government Committee 03/26/25.
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.
<b>SB774/HB766</b>	<b>Tax relief elderly low-income, disabled, or disabled veteran homeowners.</b>
Sponsors	Sen. Briggs, Richard; Rep. Wright, Dave
Category	Taxes Property
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.
Fiscal Note	(Dated March 8, 2025) NOT SIGNIFICANT
Senate Status	02/12/25 - Referred to Senate State & Local Government Committee.
House Status	03/19/25 - Taken off notice in House State & Local Government Committee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property tax.
Position	Support
<b>SB785/HB652</b>	<b>Zoning - means of ingress and egress into proposed subdivisions.</b>
Sponsors	Sen. Walley, Page; Rep. Hicks, Tim
Category	Local Government
Summary	Prohibits local governments or planning commissions from requiring more than one means of

Fiscal Note	ingress and egress into a proposed subdivision unless the proposed subdivision has at least 70 residential dwellings. Broadly captioned.
Senate Status	(Dated February 15, 2025) NOT SIGNIFICANT
House Status	02/10/25 - Introduced in the Senate
Caption	02/26/25 - Taken off notice in House Cities & Counties Subcommittee. AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7 and Title 13, relative to planning regulations.
<b>SB787/HB719</b>	<b>Final acceptance inspection for private residence elevators.</b>
Sponsors	Sen. Walley, Page; Rep. Moon, Jerome
Category	Professions & Licensure
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.
Fiscal Note	(Dated March 8, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years \$140,000 EXPENDITURES General Fund FY25-26 \$242,600 FY26-27 & Subsequent Years \$237,500 Total Positions Required: 2
Senate Status	03/18/25 - Failed in Senate Commerce & Labor Committee after adopting amendment 1 (005178).
House Status	03/19/25 - Taken off notice in House Banking & Consumer Affairs Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 121, relative to private elevators.
<b>SB806/HB452</b>	<b>Trial for an unlawful detainer action.</b>
Sponsors	Sen. Yarbro, Jeff; Rep. Glynn, Ronnie
Category	Judiciary
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.
Fiscal Note	(Dated February 20, 2025) NOT SIGNIFICANT
Senate Status	02/12/25 - Referred to Senate Judiciary Committee.
House Status	03/12/25 - Taken off notice in House Civil Justice Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 29 and Title 66, relative to eviction actions.
<b>SB825/HB1072</b>	<b>Classification of property as a wetland.</b>
Sponsors	Sen. Hensley, Joey; Rep. Warner, Todd
Category	Environment & Nature
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.
Fiscal Note	(Dated March 12, 2025) NOT SIGNIFICANT
Senate Status	03/19/25 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.
House Status	03/19/25 - Set for House Agriculture & Natural Resources Subcommittee 03/26/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 11, Chapter 14, Part 4 and Title 69, relative to wetlands.
<b>SB826/HB1368</b>	<b>Exemption - services furnished by persons engaged in appraisal of real estate or real property.</b>
Sponsors	Sen. Hensley, Joey; Rep. Barrett, Jody
Category	Taxes Business
Summary	Exempts services furnished by persons engaged in the appraisal of real estate or real property from business tax.
Fiscal Note	(Dated February 15, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years (\$73,500) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years (\$86,300)
Senate Status	02/12/25 - Referred to Senate State & Local Government Committee.
House Status	02/26/25 - House Finance Subcommittee placed behind the budget.
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 7, relative to business tax.
<b>SB840/HB966</b>	<b>Creates K-12 lottery capital outlay special account and the early learning program account.</b>
Sponsors	Sen. Walley, Page; Rep. Hawk, David
Category	Education
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.
<b>SB843/HB842</b> Sponsors Category Summary	<b>Revenues collected from recordation taxes.</b> Sen. Walley, Page; Rep. Crawford, John Taxes Property 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.
Amendment Summary	Senate State & Local Government Committee amendment 1, House Cities & Counties Subcommittee amendment 1 (004869) allows the wetland acquisition fund to be expended for law enforcement personnel salaries, benefits, and other expenses necessary to carry out their duties as prescribed. Authorizes the commissioner of finance and administration, with the written approval of the executive director of the wildlife resources agency to transfer funds from the 1986 wetland acquisition fund to the heritage conservation trust fund. Prohibits "other available sources" from including any funds transferred to the heritage conservation trust fund from the 1986 wetland acquisition fund.
Fiscal Note	(Dated February 26, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years (\$110,373,200) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years \$110,373,200
Senate Status	03/19/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/26/25.
House Status	03/21/25 - Set for House State & Local Government Committee 03/26/25.
Caption	AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to taxes on transfers of realty.
Position	Monitor
<b>SB847/HB1018</b>	<b>Deed of conveyance of real property to include zoning classification of property at time the deed is recorded.</b>
Sponsors Category Summary	Sen. Hatcher, Tom; Rep. Russell, Lowell State Government 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.
Fiscal Note	(Dated February 15, 2025) NOT SIGNIFICANT
Senate Status	02/10/25 - Introduced in the Senate
House Status	03/12/25 - Taken off notice in House Cities & Counties Subcommittee.
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.
<b>SB857/HB930</b>	<b>Homebuyers revolving loan program.</b>
Sponsors Category Summary	Sen. Taylor, Brent; Rep. White, Mark Property & Housing 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.
Fiscal Note	(Dated March 14, 2025) OTHER FISCAL IMPACT Any impact upon the Homebuyers Revolving Loan Fund Pool or local governments cannot be reasonably determined.
Senate Status	03/20/25 - Set for Senate Judiciary Committee 03/24/25.
House Status	03/21/25 - Set for House State & Local Government Committee 03/26/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 23, relative to the homebuyers revolving loan program.
<b>SB866/HB734</b>	<b>Dispute resolution process for matters involving real property.</b>
Sponsors Category Summary	Sen. Stevens, John; Rep. Hicks, Gary Judiciary 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.
<b>SB883/HB1137</b>	<b>Inspection of subsurface sewage disposal system by TDEC.</b>
Sponsors Category Summary	Sen. Reeves, Shane; Rep. Boyd, Clark Environment & Nature 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

Fiscal Note	the department may proceed with the repairs as though the department made its inspection and approved the repair.
Senate Status	(Dated February 6, 2025) NOT SIGNIFICANT
House Status	03/19/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/26/25.
Caption	03/19/25 - Set for House Agriculture & Natural Resources Subcommittee 03/26/25. AN ACT to amend Tennessee Code Annotated, Title 4; Title 68, Chapter 221 and Title 69, Chapter 3, relative to subsurface sewage disposal systems.
<b>SB886/HB700</b>	<b>Real estate broker licenses - exemption from completion of classroom hours in real estate courses</b>
Sponsors	Sen. Reeves, Shane; Rep. Burkhart, Jeff
Category	Professions & Licensure
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.
Amendment	Senate amendment 1, House Commerce Committee amendment 1 (003873) changes effective date to January 1, 2026.
Summary	
Fiscal Note	(Dated February 22, 2025) NOT SIGNIFICANT
Senate Status	03/13/25 - Senate passed with amendment 1 (003873).
House Status	03/21/25 - Set for House Floor 03/24/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 13, relative to real estate broker licenses.
Position	Support
<b>SB891/HB891</b>	<b>Report on lands and waters set apart and dedicated by the governor for wildlife preserves.</b>
Sponsors	Sen. Reeves, Shane; Rep. Todd, Chris
Category	Environment & Nature
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.
Fiscal Note	(Dated March 20, 2025) NOT SIGNIFICANT
Senate Status	02/12/25 - 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 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.
<b>SB894</b>	<b>Professional license expiration.</b>
Sponsors	Sen. Stevens, John
Category	Professions & Licensure
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 - Withdrawn in Senate.
Caption	AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 6, relative to professional licensing.
<b>SB896/HB986</b>	<b>Abolishes various estates and reversion interests in land.</b>
Sponsors	Sen. Walley, Page; Rep. Capley, Kip
Category	Property & Housing
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.
<b>SB909/HB781</b>	<b>Wholesaling real property.</b>
Sponsors	Sen. Haile, Ferrell; Rep. Martin, Greg

Category	Property & Housing
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	02/24/25 - Senate passed.
House Status	03/17/25 - House passed.
Executive Status	03/19/25 - Sent to governor.
Caption	AN ACT to amend Tennessee Code Annotated, Title 47 and Title 66, relative to wholesaling real property.
Position	Support
<b>SB919/HB994</b>	<b>Reporting on solid waste planning and management.</b>
Sponsors	Sen. Campbell, Heidi; Rep. Hardaway, G.A.
Category	Environment & Nature
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	02/12/25 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
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.
<b>SB941/HB1337</b>	<b>Period to apply for charitable gaming events.</b>
Sponsors	Sen. Briggs, Richard; Rep. Lamberth, William
Category	Lottery
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 State & Local Government Committee amendment 1 (004351) authorizes nonprofit organizations to submit an annual charitable gaming event application to the Secretary of State (SOS) within five calendar days after this legislation becomes law for events being held from the period beginning July 1, 2024 and ending June 30, 2025, and for the period beginning July 1, 2025 and ending June 30, 2026. Requires the omnibus listing of any approved organizations for the period beginning July 1, 2024, and ending June 30, 2025, and for the period beginning July 1, 2025 to June 30, 2026 to be transferred to the Clerk of the Senate and the Clerk of the House of Representatives within 10 calendar days after this proposed legislation becomes law. Deletes obsolete language from statutes.
Fiscal Note	(Dated February 14, 2025) STATE GOVERNMENT REVENUE Division of Charitable Solicitations and Gaming FY24-25 \$300
Senate Status	03/21/25 - Set for Senate Floor 03/24/25.
House Status	03/21/25 - Set for House Consent 03/24/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 17, relative to charitable gaming.
<b>SB949/HB699</b>	<b>Correction of property tax assessments.</b>
Sponsors	Sen. Powers, Bill; Rep. Burkhart, Jeff
Category	Taxes Property
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	02/12/25 - Referred to Senate State & Local Government Committee.
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.
<b>SB958/HB1068</b>	<b>Creation of a community grant advisory board.</b>
Sponsors	Sen. Lamar, London; Rep. Hakeem, Yusuf
Category	Welfare
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.
Fiscal Note	(Dated February 28, 2025) STATE GOVERNMENT REVENUE Community-Based Organization Grant Fund FY25-26 \$1,000,000 Community-Based EXPENDITURES General Fund Organization Grant Fund FY25-26 \$1,109,600 \$1,000,000 FY26-27 & Subsequent Years \$114,000 - Total Positions Required: 1

Senate Status	03/12/25 - Taken off notice in Senate Government Operations Committee.
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.
<b>SB961/HB955</b>	<b>Affordable Housing and Tenant Protection Act.</b>
Sponsors	Sen. Lamar, London; Rep. Brooks, Shaundelle
Category	Property & Housing
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.
Position	Oppose
<b>SB965/HB980</b>	<b>Tourism development authority petition for deannexation of property.</b>
Sponsors	Sen. Hatcher, Tom; Rep. Stinnett, Tom
Category	Local Government
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.
Amendment	Senate Energy, Agriculture & Natural Resources Committee amendment 1, House Cities & Counties Subcommittee amendment 1 (004619) allows a tourism development authority, owning a tract of real property, of which all or any portion thereof is contained within the incorporated territory of a municipality, may 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 have a map and debt owed. Requires the deannexation of the property becomes operative sixty days after receipt of the petition by the municipality or upon approval by the county legislative body by a majority vote, whichever is later. Specifies that all municipal jurisdiction ceases over the territory excluded from the municipality's corporate limits on the operative date of the contraction accomplished through the petition.
Fiscal Note	(Dated March 8, 2025) OTHER FISCAL IMPACT The extent and timing of any mandatory decrease in local revenue due to the condensed period for which a municipality may continue to levy and collect taxes after a territory is deannexed cannot be reasonably quantified. Additionally, there will be a shift in service responsibility and corresponding revenue, from municipalities to counties; however, the exact amount of any such shift cannot be determined.
Senate Status	03/12/25 - Senate Energy, Agriculture & Natural Resources Committee recommended with amendment 1 (004619). Sent to Senate Finance.
House Status	03/21/25 - Set for House State & Local Government Committee 03/26/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 51 and Title 7, Chapter 69, relative to tourism development authorities.
<b>SB967/HB757</b>	<b>Days to terminate a residential rental or lease agreement - increase.</b>
Sponsors	Sen. Southerland, Steve; Rep. Faison, Jeremy
Category	Property & Housing
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	03/18/25 - Taken off notice in Senate Commerce & Labor Committee.
House Status	03/12/25 - Taken off notice in House Business & Utilities Subcommittee.
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.
<b>SB970/HB660</b>	<b>Providing services for water or wastewater.</b>
Sponsors	Sen. Southerland, Steve; Rep. Jones, Renea
Category	Environment & Nature
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.
Amendment	House Agriculture and Natural Resources Subcommittee amendment 1 (004569) Allows the board

Summary	of directors of the authority to assume all or some regulatory powers, authority, duties, obligations, and oversight over water and wastewater operations as part of the transfer of a water or wastewater system or any time thereafter. Allows for the board of directors to amend the rules, regulations, and requirements as long as the amendments are just and reasonable.
Fiscal Note	(Dated March 6, 2025) NOT SIGNIFICANT
Senate Status	03/19/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/26/25.
House Status	03/19/25 - Set for House Agriculture & Natural Resources Committee 03/25/25.
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.
<b>SB980/HB480</b>	<b>Description of real property contained within a deed of conveyance of a property.</b>
Sponsors	Sen. Southerland, Steve; Rep. Hicks, Gary
Category	Property & Housing
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	03/17/25 - Senate passed.
House Status	03/21/25 - Set for House State & Local Government Committee 03/26/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 62 and Title 66, Chapter 5, Part 1, relative to surveyors.
<b>SB983/HB701</b>	<b>TPUC report describing the competitive nature of the telecommunications market in this state.</b>
Sponsors	Sen. Southerland, Steve; Rep. Burkhart, Jeff
Category	Utilities
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.
<b>SB984</b>	<b>Uniform Real Property Transfer on Death Act.</b>
Sponsors	Sen. Southerland, Steve
Category	Property & Housing
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.
<b>SB986</b>	<b>Revenue collected from recordation taxes.</b>
Sponsors	Sen. Southerland, Steve
Category	Taxes Property
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.
Fiscal Note	(Dated March 4, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years (\$110,373,200) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years \$110,373,200
Senate Status	02/12/25 - Referred to Senate State & Local Government Committee.
Caption	AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to transfers of realty.
<b>SB988/HB375</b>	<b>Fees assessed by local governments.</b>
Sponsors	Sen. Haile, Ferrell; Rep. Zachary, Jason
Category	Local Government
Summary	Requires each department, agency, and official in every county, municipal government, or metropolitan government that assesses and collects a fee of \$500 or more to keep a record of the incident and why the penalty was necessary. Adds that these records are public and may also be included in an audit by the comptroller or the treasury. Allows this audit to be incorporated into any other financial audit of the county, municipal, or state government.
Amendment	House amendment 1 (005088) rewrites this bill to require each department, agency, or official of a county, municipal government, or metropolitan government that assesses and collects a fee related to development in excess of \$250 to maintain documentation describing the justification and cost
Summary	

	<p>basis for such fee. The documentation is also required upon the adoption of a new fee or for a change in the amount of an existing fee that is related to development and in excess of \$250. An existing fee, new fee, or fee change must only be documented once. The documentation required for an existing fee, new fee, or fee change: (1) Must be maintained and kept on file by the department, agency, or official; (2) Is a public record and available for public inspection upon request; and (3) Is subject to an annual audit by the comptroller of the treasury. This bill defines "cost basis" to mean the rationale for charging a fee, particularly in regard to how a fee reasonably relates to cost incurred by the government. This bill specifies that county utilities are required to maintain and provide documentation of a connection cost according to present law, which generally requires a utility system to provide, upon a customer's request, the connection cost in writing along with a written itemized and detailed description of the costs that comprise the connection cost.</p> <p>(Dated February 20, 2025) NOT SIGNIFICANT</p>
Fiscal Note	
Senate Status	03/20/25 - Senate passed.
House Status	03/17/25 - House passed with amendment 1 (005088).
Executive Status	03/20/25 - Sent to the speakers for signatures.
Caption	AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 10 and Title 67, Chapter 4, Part 29, relative to fees assessed by a local government.
<b>SB997/HB1176</b>	<b>Annexation of territory - exceptions to referendum requirement.</b>
Sponsors	Sen. Bailey, Paul; Rep. Williams, Ryan
Category	Local Government
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.
<b>SB1008/HB1381</b>	<b>Municipal rental property registries.</b>
Sponsors	Sen. Oliver, Charlane; Rep. Harris, Torrey
Category	Property & Housing
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.
Amendment	Senate State & Local Government Committee amendment 1 (004219) allows the municipality to assess a civil penalty of up to \$500 and no less than \$50 per violation if an owner fails to comply with code enforcement.
Summary	
Fiscal Note	(Dated February 20, 2025) NOT SIGNIFICANT
Senate Status	03/18/25 - Taken off notice in Senate State & Local Government Committee after withdrawing amendment 1 (004219).
House Status	03/19/25 - Taken off notice in House Cities & Counties Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 21, relative to municipal rental property registries.
Position	Oppose
<b>SB1013/HB1069</b>	<b>Restriction in a homeowners' association declaration that would prohibit the operation of a family child care home.</b>
Sponsors	Sen. Oliver, Charlane; Rep. Glynn, Ronnie
Category	Property & Housing
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.
Fiscal Note	(Dated February 21, 2025) NOT SIGNIFICANT
Senate Status	03/11/25 - Failed in Senate Commerce & Labor Committee after failing to secure a second.
House Status	03/12/25 - Taken off notice in 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.
<b>SB1032/HB850</b>	<b>Search warrant requirements to enter private property.</b>
Sponsors	Sen. Bowling, Janice; Rep. Reneau, Michele
Category	Criminal Law
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.
Fiscal Note	(Dated March 12, 2025) NOT SIGNIFICANT

Senate Status	03/20/25 - Set for Senate Judiciary Committee 03/24/25.
House Status	03/20/25 - Set for House Criminal Justice Subcommittee 03/25/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 38; Title 39; Title 40 and Title 44, relative to searches.
<b>SB1045/HB608</b>	<b>Building or development of infrastructure that is nonessential to the development.</b>
Sponsors	Sen. Bowling, Janice; Rep. Rudd, Tim
Category	Property & Housing
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.
Position	Monitor
<b>SB1051/HB1340</b>	<b>Requirements to be commissioned as an online notary public.</b>
Sponsors	Sen. Stevens, John; Rep. Lamberth, William
Category	Public Employees
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.
Fiscal Note	(Dated February 27, 2025) NOT SIGNIFICANT
Senate Status	03/10/25 - Senate passed.
House Status	03/21/25 - Set for House Consent 03/24/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 16, Part 3, relative to online notaries public.
<b>SB1061/HB1083</b>	<b>Hamilton County - collection of property taxes.</b>
Sponsors	Sen. Gardenhire, Todd; Rep. Martin, Greg
Category	Taxes Property
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.
Amendment	House Cities & Counties Subcommittee amendment 1, Senate State & Local Government
Summary	amendment 1 (005170) authorizes, subject to a 2/3 vote of the legislative body, any county trustee or other property tax collecting in the state to decline to bill or refer for collection a de minimus personal property tax totaling less than \$20 under certain circumstances.
Fiscal Note	(Dated March 6, 2025) LOCAL GOVERNMENT REVENUE Permissive/Hamilton County FY25-26 & Subsequent Years >(\$30,000) EXPENDITURES Permissive/Hamilton County FY25-26 & Subsequent Years >(\$7,700) OTHER FISCAL IMPACT Hamilton County may experience additional decreases in expenditures from no longer pursuing collection of certain de minimus tax liabilities under \$20; however, any such permissive decrease in local expenditures cannot be determined with reasonable certainty.
Senate Status	03/11/25 - Senate State & Local Government recommended with amendment 1 (005170). Sent to Senate Finance, Ways & Means.
House Status	03/19/25 - Taken off notice in House Cities & Counties Subcommittee after adopting amendment 1 (005170).
Caption	AN ACT to amend Tennessee Code Annotated, Section 67-5-2013, relative to collection of property taxes.
<b>SB1068/HB972</b>	<b>Modernization of Towing, Immobilization, and Oversight Normalization (MOTION) Act of 2025.</b>
Sponsors	Sen. Johnson, Jack; Rep. McCalmon, Jake
Category	Transportation Vehicles
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.
Amendment	Senate Commerce & Labor Committee amendment 1, House Commerce Committee amendment 1

Summary	(003869) revises the requirements of the electronic portal the Department of Revenue (DOR) is required to create and implement that allows a law enforcement agency or garage keeper to input abandoned vehicle information for public notice. Details nine capabilities that the portal must have. Authorizes DOR to contract with a third-party service provider to create and implement the portal. Requires the procurement process for the portal to begin no later than July 1, 2025, and the implementation of the portal to begin no later than, July 1, 2026. Requires the portal user fee the DOR can charge a police department or other user must be charged in an amount to cover the cost of creating, administering and maintaining the portal. Prohibits DOR from charging a fee for conducting a public search on the portal. Requires the Commissioner of DOR to notify the public and the Tennessee Code Commission when the motor vehicle portal is operational. Removes the authorization for a local government to pass an ordinance specifically opting to be governed by the Modernization of Towing, Immobilization, and Oversight Normalization (MOTION) Act. Prohibits any person from booting a motor vehicle. Expands the conditions for which a person is authorized to tow a motor vehicle without the written authorization of the owner. Requires a person towing a motor vehicle to report specific information to the motor vehicle portal once it is operational. Establishes that a violation of this section is a violation of the Consumer Protection Act of 1977. Makes technical changes to the signage requirements in commercial parking lots. Prohibits a county, municipality, or other political subdivision of this state from enacting or enforcing an ordinance, resolution, rule, or other requirement that regulates parking in a manner that conflicts with the established requirements related to the nonpayment of parking fees. Establishes protocol for law enforcement agencies to verify the owner of a motor vehicle, provide the ownership information to specified parties, and notify the owners of a motor vehicle that has been taken into custody, before and after the motor vehicle portal is operational. Requires any person who takes possession of a motor vehicle, other than a law enforcement agency or other public agency, to immediately report the information to DOR until the motor vehicle portal is operational. Eliminates the requirement to advertise a motor vehicle for auction in the newspaper, and requires the public sale notice to be posted on the online motor vehicle portal. Senate Finance, Ways and Means Committee amendment 2, House Commerce Committee amendment 2 (004157) prohibits a commercial parking lot owner in this state from enforcing the lot owner's parking requirements unless it first posts signage containing the following information: the name of the garagekeeper authorized to tow the vehicle and the phone number of the garagekeeper authorized to tow the vehicle. Further requires the commercial parking lot owner to post signage containing language indicating that the owner or authorized agent of the owner of a commercial parking lot or other private property open to the public has authorized the towing of a motor vehicle that has been unattended for more than 12 hours or is creating a hazard, blocking access to public or private property or is parked illegally.
Fiscal Note	(Dated February 22, 2025) STATE GOVERNMENTREVENUE General FundFY25-26 \$400,000EXPENDITURES General FundFY25-26 \$400,000 LOCAL GOVERNMENTEXPENDITURES MandatoryFY25-26 \$400,000Article 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	03/21/25 - Set for Senate Floor 03/24/25.
House Status	03/19/25 - Set for House Government Operations Committee 03/24/25.
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.
Position	Monitor
<b>SB1079/HB871</b>	<b>Use of escrow funds for condominium projects.</b>
Sponsors	Sen. Johnson, Jack; Rep. Rudder, Iris
Category	Property & Housing
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.
Amendment	House Commerce Committee amendment 1, Senate amendment 1 (003950) specifies that a third party lender has no liability with respect to the use or return of deposits or determining whether an appropriate form of security was obtained for the use of the deposited funds unless the third-party lender takes ownership or control of the condominium project through foreclosure or other remedy, and only then to the extent of any deposits not already disbursed and expended.
Fiscal Note	(Dated February 19, 2025) NOT SIGNIFICANT
Senate Status	03/03/25 - Senate passed with amendment 1 (003950).
House Status	03/20/25 - Set for House Floor on 03/27/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 66, relative to the use of escrow funds for condominium projects.
Position	Monitor
<b>SB1080/HB649</b>	<b>Recordation tax allocation.</b>
Sponsors	Sen. Johnson, Jack; Rep. Marsh, Pat
Category	Taxes Property
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

Senate Status	other nonrecurring expenses.
House Status	02/12/25 - Referred to Senate State & Local Government Committee.
Caption	02/10/25 - Referred to House Finance, Ways & Means Subcommittee.
Position	AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to the recordation tax.
<b>SB1088/HB1345</b>	Monitor
	<b>Termination of rental agreement for nonpayment of rent or cost of repairs, damages.</b>
Sponsors	Sen. Johnson, Jack; Rep. Reeves, Lee
Category	Property & Housing
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.
Fiscal Note	(Dated March 6, 2025) NOT SIGNIFICANT
Senate Status	03/18/25 - Taken off notice in Senate Commerce & Labor Committee.
House Status	03/12/25 - Failed in House Business & Utilities Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 66, relative to rental agreements.
Position	Support
<b>SB1092/HB1297</b>	<b>Termination of rental agreement - written notice.</b>
Sponsors	Sen. Lowe, Adam; Rep. Powell, Jason
Category	Property & Housing
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 or 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.
<b>SB1098/HB1161</b>	<b>Moratorium on the development of property.</b>
Sponsors	Sen. White, Dawn; Rep. Stevens, Robert
Category	Local Government
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.
Fiscal Note	(Dated March 15, 2025) OTHER FISCAL IMPACT Due to multiple unknown variables, any fiscal impact upon local governments cannot be determined with reasonable certainty.
Senate Status	02/10/25 - Introduced in the Senate
House Status	03/19/25 - Taken off notice in House Cities & Counties Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 5, relative to county powers.
Position	Oppose
<b>SB1101/HB402</b>	<b>Exemption - portions of property that provide tree canopy cover.</b>
Sponsors	Sen. Campbell, Heidi; Rep. Moon, Jerome
Category	Taxes Property
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

	<p>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 exempt 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.</p>
Fiscal Note	<p>(Dated February 26, 2025) OTHER FISCAL IMPACT The fiscal impact of the proposed legislation is dependent upon whether a county elects to come under its provisions. If a county does elect to do so, there will be a one-time increase in state expenditures of up to \$10,000 for modifications to the online exemption application; any subsequent, recurring increase to state or local revenue cannot be estimated. The proposed legislation would also result in a recurring decrease in local revenue and an increase in local expenditures, both of which cannot be quantified, but are considered permissive.</p>
Senate Status	02/12/25 - Referred to Senate Finance, Ways & Means Committee.
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.
<b>SB1111/HB848</b>	<b>Study of laws and regulations other states regarding operation of drones over private property.</b>
Sponsors	Sen. Southerland, Steve; Rep. Reneau, Michele
Category	Transportation General
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.
<b>SB1113/HB1265</b>	<b>Report regarding operation of Uniform Unclaimed Property Act.</b>
Sponsors	Sen. Walley, Page; Rep. Faison, Jeremy
Category	Property & Housing
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	03/18/25 - Taken off notice in Senate Commerce & Labor Committee.
House Status	02/12/25 - Caption bill held on House clerk's desk pending amendment.
Caption	AN ACT to amend Tennessee Code Annotated, Title 47; Title 48 and Title 66, relative to property.
<b>SB1138/HB543</b>	<b>Operation of a sewerage system outside the boundaries of a city or town.</b>
Sponsors	Sen. Taylor, Brent; Rep. Vaughan, Kevin
Category	Local Government
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.
Fiscal Note	<p>(Dated March 6, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY25-26 &gt;\$1,000,000 OTHER FISCAL IMPACT Due to multiple unknown variables, any mandatory increases in local revenue or expenditures cannot be determined with reasonable certainty, but are considered significant. 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.</p>
Senate Status	03/19/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/26/25.
House Status	03/19/25 - Set for House Agriculture & Natural Resources Subcommittee 03/26/25.
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.
<b>SB1139/HB542</b>	<b>Utility to review plans of development for compliance with infrastructure codes.</b>
Sponsors	Sen. Taylor, Brent; Rep. Vaughan, Kevin
Category	Local Government
Summary	Requires a utility to review plans of development for compliance with water, electric, and natural gas

Amendment  
Summary

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.

House Business & Utilities Subcommittee amendment 1 (005790) in instances in which: (1) a county, metropolitan government, or municipality-owned utility that provides water, wastewater, electric, natural gas, or stormwater management and drainage; or (2) an entity subject to the jurisdiction of the Tennessee Board of Utility Regulation (TBOUR); or (3) a nonprofit cooperative membership corporation (henceforth, collectively "utilities") does not customarily prepare plans and designs for utility infrastructure within a plan of development and requires a customer or customer representative to prepare and submit such plans and designs, the utility must not: (1) charge a fee more than the fee established in a schedule of fees and charges adopted by the utility for review of the plans and designs; and (2) complete the review of the plans and designs within 30 business days of the date the plans and designs are submitted to the utility and are determined by the utility to be complete. Specifies that the 30-business-day timeline does not include the time spent by a state or federal regulatory body to provide any approvals that are required under applicable state or federal regulatory requirements. If any of the aforementioned utilities do not complete any such reviews within 30 business days, the person who submitted the plan is authorized to hire a third-party plans examiner to perform the review and must submit the appropriate fee, if such fee has not been submitted, and a stamped-and sealed copy of all plans that were examined to the utility, in addition to certain information pertaining to the development. Requires the respective utility to, within 10 days of receipt of the fee and plans, to: (1) approve the plans; (2) provide to the person, or the person's designee, a report of deficiencies; or (3) request additional information necessary to ensure compliance with applicable codes. If the utility fails to take any of the aforementioned actions within the 10-day timeframe, the utility must refund any associated plan review fees that were collected and the plans are deemed approved. If the plan of development is approved after review by a third-party plans examiner and the customer engages an approved contractor to install or construct utility infrastructure, the utility is required to inspect the installation and construction of the utility infrastructure in the development, and the customer or its approved contractor is responsible for the costs of correcting any deficiencies in the installation and construction. Authorizes a utility to charge a fee for such inspections in accordance with a schedule of fees or charges adopted by the utility. Specifies that this act does not apply to types of plans and designs of utility infrastructure that are customarily prepared by the utility for the customer in accordance with standard practice that is in effect at the utility as of July 1, 2025, or a policy that is subsequently adopted by the utility. Requires utilities to allow a customer of the utility or person submitting a plan of development to the utility the option to use an approved contractor or contractors of the customer's choosing for installation of the utility infrastructure. If the customer engages an approved contractor, the customer must provide certain information pertaining to the development and approved contractor. Within 10 business days of receipt of such information, the utility must: (1) confirm the contractor's status as an approved contractor and allow the contractor to commence work; (2) provide to the customer a report of deficiencies; or (3) request additional information necessary to determine the eligibility of the contractor's status as an approved contractor. If the utility fails to take any of the aforementioned actions within 10 business days, the contractor may proceed as an approved contractor. Requires such utilities to provide a publicly-available list of approved contractors and the process for becoming an approved contractor. Requires the utility to perform inspections of the installation and construction of the utility infrastructure installed by the approved contractor in the development, and the utility may also test the utility infrastructure as part of such inspections. The approved contractor is responsible for correcting any deficiencies associated with its installation or construction. Authorizes a utility to charge a reasonable fee for such inspection and testing in accordance with a schedule of fees or charges adopted by the utility and made publicly available. Authorizes a utility to require the direct installation or construction of specific utility infrastructure by the utility or by an approved contractor under the direct supervision of the utility where the requirement is necessary to ensure public safety or service reliability of the utility. Authorizes such utilities to provide reasonable construction and manufacturer's specifications for utility infrastructure to any persons, with which a customer has contracted, and if provided, also provide such persons with a schedule of all approved materials for utility infrastructure with specifications for such materials. Prohibits such utilities from requiring that materials or services for the construction of the utility infrastructure be provided by a specific vendor or manufacturer.

Fiscal Note

(Dated March 8, 2025) OTHER FISCAL IMPACT The proposed legislation will result in a significant impact to revenue and an increase in expenditures for utilities, the extent of which cannot be estimated with reasonable certainty. Utilities may increase rates, if needed, to offset such increase in expenditures to remain self-supporting. 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

03/19/25 - Set for Senate State & Local Government Committee 03/25/25.

House Status

03/19/25 - Set for House Commerce Committee 03/26/25.

Caption

AN ACT to amend Tennessee Code Annotated, Title 7; Title 13, Chapter 7; Title 65 and Title 68,

<b>SB1173/HB941</b>	relative to utilities.
Sponsors	<b>Property tax relief for elderly, low-income homeowners.</b>
Category	Sen. Akbari, Raumesh; Rep. Mitchell, Bo
Summary	Taxes Property
	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	02/12/25 - Referred to Senate State & Local Government Committee.
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.
Position	Support
<b>SB1194/HB801</b>	<b>Standards for roofs.</b>
Sponsors	Sen. Jackson, Ed; Rep. Grills, Rusty
Category	Safety
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.
Amendment	House State & Local Government Committee amendment 1, Senate Commerce and Labor
Summary	Committee amendment 1 (004191) provides that the roof solar reflectance and thermal emittance requirements of the International Energy Conservation Code for low-sloped roofs do not apply to the 2021 International Code Council adoption. Authorizes the state fire marshal to promulgate rules in accordance with the Uniform Administrative Procedures Act.
Fiscal Note	(Dated March 6, 2025) NOT SIGNIFICANT
Senate Status	03/21/25 - Set for Senate Floor 03/24/25.
House Status	03/21/25 - Set for House Floor 03/24/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 120, relative to standards for roofs.
<b>SB1230/HB1039</b>	<b>Submission of electronic records for registration with a register of deeds.</b>
Sponsors	Sen. Briggs, Richard; Rep. Garrett, Johnny
Category	Commercial Law
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.
Fiscal Note	(Dated February 15, 2025) NOT SIGNIFICANT
Senate Status	03/17/25 - Senate passed.
House Status	03/03/25 - House passed.
Executive Status	03/20/25 - Sent to governor.
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.
Position	Monitor
<b>SB1231/HB1264</b>	<b>Prohibits nongovernmental or intergovernmental entity from infringing upon private property rights.</b>
Sponsors	Sen. Pody, Mark; Rep. Hulse, Bud
Category	State Government
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.
<b>SB1235/HB1237</b>	<b>Membership on state regulatory and health related boards.</b>
Sponsors	Sen. Rose, Paul; Rep. Zachary, Jason
Category	Professions & Licensure
Summary	Prohibits the exclusion of persons from membership on state regulatory and health-related boards on the basis of race, color, ethnicity, and national origin. Prohibits such boards from establishing or operating under race-based policies pertaining to their composition. Creates a private cause of action against a board and its officers, employees, and agents for such practices. Removes requirement that appointing authorities strive to ensure certain boards and commissions are represented by members of racial minorities. Broadly captioned.
Amendment	House amendment 1 (004024) removes the requirement for the governor to strive to ensure that at least one person serving on the following boards is a member of a racial minority: (i) the state board of accountancy, (ii) the board of cosmetology and barber examiners, (iii) the board of funeral directors and embalmers, (iv) the state board for licensing contractors, (v) the Tennessee real estate
Summary	

commission, (vi) the state board of examiners for land surveyors, (vii) the Tennessee auctioneer commission, (viii) the Tennessee collection service board, and (ix) the elevator and amusement device safety board. Removes the requirement that the state board of examiners for architects and engineers include, where possible, at least one member of a racial minority. Removes the requirement that the commissioner of commerce and insurance, or the commissioner's designee, strive to achieve a diverse membership that represents the citizenry of Tennessee on the detection services advisory committee. Removes the requirement for the governor to strive to ensure that at least two persons serving on the real estate appraiser commission are members of a racial minority. Restores the current requirement in present law that, in making appointments to the board of medical examiners, the governor must, to the extent feasible, strive to ensure the full 12-member board is composed of at least one person who is female. Senate Judiciary Committee amendment 1 (005154) prohibits the regulatory board of a state entity, including a health-related regulatory board, from operating under race-based policies pertaining to the composition of such entities, including policies on affirmative action, racial preferences, or racial quotas. Prohibits a board from using a person's race, color, ethnicity, or national origin to determine the person's participation as a member of the board. Establishes a private cause of action against a board for such violations. Removes the requirement that appointing authorities must strive to ensure certain boards and commissions are represented by members of racial minorities.

Fiscal Note	(Dated February 21, 2025) NOT SIGNIFICANT
Senate Status	03/17/25 - Senate Judiciary Committee recommended with amendment 1 (005154). Sent to Senate Calendar Committee.
House Status	03/10/25 - House passed with amendment 1 (004024).
Caption	AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 21; Title 9; Title 62; Title 63 and Title 68, relative to state entities.
<b>SB1237/HB785</b>	<b>Number of sureties required to sign a deed of trust - securing a bail bond by real estate.</b>
Sponsors	Sen. Haile, Ferrell; Rep. Howell, Dan
Category	Criminal Law
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.
Amendment	Senate Judiciary Committee amendment 1 (004914) requires, beginning October 25, 2025, every
Summary	professional bondsman licensed to do business in this state to submit a quarterly report to the Department of Revenue (DOR) no later than the 25th of January, April, July, and October each year, detailing the total number of bonds issued by the bondsman in the preceding quarter in each county where the bondsman operated, and the total amount of the bondsman's liability in each county. Requires each clerk of a court that admits defendants to bail to file such quarterly reports detailing the total number and amount of bonds accepted by the clerk from bondsmen in the preceding quarter. Authorizes the DOR to use the reports to complete audits on the bail bonding tax.
Fiscal Note	(Dated February 11, 2025) NOT SIGNIFICANT
Senate Status	03/18/25 - Senate Judiciary Committee recommended with amendment 1 (004914). Sent to Senate Calendar Committee.
House Status	03/20/25 - Set for House Criminal Justice Subcommittee 03/25/25.
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.
<b>SB1243/HB1240</b>	<b>Insurance discounts for proper firearm storage and maintenance.</b>
Sponsors	Sen. Massey, Becky; Rep. Helton-Haynes, Esther
Category	Insurance General
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.
Fiscal Note	(Dated February 13, 2025) NOT SIGNIFICANT
Senate Status	03/18/25 - Taken off notice in Senate Commerce & Labor Committee.
House Status	03/19/25 - Taken off notice in House Insurance Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 56, relative to insurance discounts.
<b>SB1271/HB1306</b>	<b>Affordable and workforce housing facilities and development.</b>
Sponsors	Sen. Johnson, Jack; Rep. Lamberth, William
Category	Economic Development
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.
Amendment	House State & Labor Government Committee 1 (005249) establishes that this act is repealed July 1,
Summary	2030.
Fiscal Note	(Dated March 1, 2025) OTHER FISCAL IMPACT Due to multiple unknown factors, any permissive

Senate Status	impact to local government cannot be determined with reasonable certainty.
House Status	03/18/25 - Senate State & Local Government Committee deferred to 04/01/2025.
Caption	03/19/25 - Set for House Finance, Ways & Means Subcommittee 03/26/25. AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 53; Title 9, Chapter 21 and Title 9, Chapter 23, relative to economic development.
Position	Support
<b>SB1274/HB124</b>	<b>Fees set by the department for environmental regulatory programs.</b>
Sponsors	Sen. Johnson, Jack; Rep. Lamberth, William
Category	Environment & Nature
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.
Fiscal Note	(Dated March 8, 2025) STATE GOVERNMENT REVENUE Environmental Protection Fund FY25-26 & Subsequent Years \$1,613,300
Senate Status	03/19/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/26/25.
House Status	03/19/25 - Set for House Agriculture & Natural Resources Committee 03/25/25.
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.
<b>SB1275/HB123</b>	<b>Revises certain requirements to file liens for the reclamation of abandoned coal mining lands.</b>
Sponsors	Sen. Johnson, Jack; Rep. Lamberth, William
Category	Energy & Mining
Summary	Replaces the prohibition against filing a lien against the property of a person who owned the surface prior to May 2, 1977, and who neither consented to nor participated in, nor exercised control over, the mining operation which necessitated the reclamation. Requires the commissioner of environment and conservation, prior to filing a statement, to notify a property owner of the proposed creation of a lien, the amount of the proposed lien, and the ability of the property owner to avoid the lien by either: (1) Not having consented to, participated in, or exercised control over the mining operation which necessitated the reclamation; or (2) Paying the department of environment and conservation the amount of the proposed lien specified in the notice prior to the commissioner filing a statement. This bill also removes a provision of present law that limits application of the notice and lien filing process reclamation of past coal mining practices to reclamation that occurs when the commissioner enters onto private lands without the landowner's permission as an exercise of the police power for the protection of public health and safety. Part of Administration Package.
Fiscal Note	(Dated February 13, 2025) OTHER FISCAL IMPACT: If the proposed legislation is not enacted, the state may lose \$8,500,000 in federal funding for the Department of Environment and Conservations Abandoned Mine Land Program due to noncompliance with recent amendments to the federal Surface Mining Control and Reclamation Act.
Senate Status	03/19/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/26/25.
House Status	03/17/25 - House passed.
Caption	AN ACT to amend Tennessee Code Annotated, Title 59, Chapter 8, Part 3, relative to abandoned mine lands.
<b>SB1276/HB125</b>	<b>Grant matching for from the local parks land acquisition fund.</b>
Sponsors	Sen. Johnson, Jack; Rep. Lamberth, William
Category	Taxes General
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	03/19/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/26/25.
House Status	03/21/25 - Set for House Consent 03/24/25.
Caption	AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to the local parks land acquisition fund.
<b>SB1307/HB127</b>	<b>Authority for local governments to levy a surcharge on local privilege taxes to fund a transportation improvement program.</b>
Sponsors	Sen. Johnson, Jack; Rep. Lamberth, William
Category	Taxes Business
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,

Amendment Summary	<p>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.</p> <p>House Transportation Committee amendment 2 (005105) prevents local governments from levying surcharges on a business tax or a residential development tax that separately exceeds the rate of 20% of the current applicable rate of the business tax or residential development tax. Adds definition of a public transit system.</p>
Fiscal Note	(Dated February 22, 2025) OTHER FISCAL IMPACT Due to multiple unknown variables, any impact on local government revenue or expenditures cannot be reasonably quantified.
Senate Status	03/19/25 - Set for Senate Transportation & Safety Committee 03/26/25.
House Status	03/19/25 - Set for House Finance, Ways & Means Subcommittee 03/26/25.
Caption	AN ACT to amend Tennessee Code Annotated, Section 67-3-901 and Title 67, Chapter 4, Part 32, relative to local tax surcharges.
Position	Support
<b>SB1313/HB1326</b>	<b>Vested property rights upon development plan or permit submission.</b>
Sponsors	Sen. Johnson, Jack; Rep. Lamberth, William
Category	Property & Housing
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.
Fiscal Note	(Dated March 1, 2025) OTHER FISCAL IMPACT The timing and extent of any mandatory increase in local expenditures cannot be estimated with certainty. 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	03/18/25 - Senate State & Local Government Committee recommended. Sent to Senate Calendar Committee.
House Status	03/19/25 - Set for House Finance, Ways & Means Subcommittee 03/26/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 13, relative to planning.
<b>SB1316/HB1330</b>	<b>Less is More Act of 2025.</b>
Sponsors	Sen. Johnson, Jack; Rep. Lamberth, William
Category	State Government
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.
Amendment Summary	<p>House Government Operations Committee amendment 1, Senate Government Operations Committee amendment 1 (004421) enacts the Less is More Act of 2025. Terminates the Board of Court Reporting and moves all rules and regulations of licensing provided to the board under the Tennessee Court Report Act of 2009 to the Department of Commerce and Insurance (DCI). Deletes the provision in statute that grandfathered in the license of a court reporter who was licensed before January 1, 2010. Changes the name of the Tennessee Board of Court Reporting Fund to the Tennessee Court Reporting Fund. Exempts facilities that are operated for the provision of the Employment and Community First CHOICES program and services for comprehensive behavioral support for adults with intellectual or developmental disabilities, or severe behavioral or psychiatric conditions, or any successor program or service, or a home and community-based services waiver approved by the Centers for Medicare and Medicaid Services, from licensing under the Department of Mental Health and Substance Abuse Services, and moves such licensing requirements under the Department of Disability and Aging. Effective January 1, 2026, authorizes an additional option as one of the requirements for a certificate as a public accountant to include 120 hours of college education with the total educational program including an accounting concentration or equivalent as determined by the State Board of Accountancy. Requires applicants to obtain one to two years of experience depending on the type of completed education before being granted a certificate. Reduces regulations related to certificate issuance and renewals for accountants certified in other states. Removes annual inspection requirements of barber shops, barber schools, or colleges under the Board of Cosmetology and Barber Examiners and requires the Board to establish rules regarding the frequency of inspections. Extends, from six months to two years, the period that an applicant has to apply for a real estate broker's license after passing the examination before being required to retake the examination in order to be eligible for a license. Authorizes a broker who has temporarily retired to submit proof of completion of a commission-approved course consisting of 30 hours of continuing education to reactivate their license. Prohibits a licensed brokers penalty fee of \$100 per month from exceeding 12 months. Authorizes a licensee in good standing with the</p>

Commission, whose license has been expired for more than two years, but has not been temporarily retired, to reactivate the license upon payment of the penalty fee accessed for all 12 months and completion of a commission-approved course consisting of 30 hours of continuing education. Deletes the Soil Scientist Licensure Act of 2009, removing all licensing regulation. Renames the Geologist and Soil Scientist Regulatory Fund to the Geologist Regulatory Fund. Authorize any board-run, commission-run, or commissioner-run program in the Division of Regulatory Boards of the DCI that issues a license, to enter into reciprocal agreements with appropriate officials in other jurisdictions to grant licenses to persons or entities licensed in the other jurisdictions who possess sufficient qualifications as established by the regulatory authority of this state to operate across state lines under mutually acceptable terms. Revises provisions governing participation in meetings by electronic means of communication. Deletes the provisions that authorizes a meeting of a governing body over electronic means only as necessary for purposes of a quorum, and authorizes a governing body to meet over electronic means at any point, so long as certain conditions are met and the governing body meets with a quorum physically present no less than once per calendar year. Makes various changes to the composition, appointment rules, and term lengths relative to members of a commission or board. Specifically makes variations of these changes to the following boards or commissions: the Commission on Intergovernmental Relations, Board of the Tennessee Education Lottery, Tennessee Peace Officer Standards and Training Commission (POST), Tennessee Motor Vehicle Commission, Board of Accountancy, Board of Cosmetology and Barber Examiners, Board of Funeral Directors and Embalmers, Tennessee Real Estate Commission, Board of Dentistry, Board of Medical Examiners, Board of Optometry, Board of Dispensing Opticians, Board of Respiratory Care, Tennessee Athletic Commission, and the Tennessee Fish and Wildlife Commission.

Fiscal Note	(Dated March 2, 2025) STATE GOVERNMENT REVENUE Geologist and Soil Scientist Regulatory Fund FY25-26 & Subsequent Years (\$6,500) EXPENDITURES Board of Court Reporting Fund FY25-26 & Subsequent Years (\$4,000) OTHER FISCAL IMPACT Passage of this legislation may result in both increases and decreases in state revenue to various boards, and a decrease in state expenditures for travel reimbursement across various governing bodies. However, due to multiple unknown variables, the extent and timing of any such impacts cannot be determined with reasonably certainty. SB 1316 - HB 1330 2
Senate Status	03/20/25 - Set for Senate Commerce & Labor Committee 03/25/25.
House Status	03/19/25 - Set for House Finance, Ways & Means Subcommittee 03/26/25.
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.
Position	WWS to Amend
<b>SB1323/HB1327</b>	<b>Tennessee rural and workforce housing tax credits - authorization by general assembly.</b>
Sponsors	Sen. Johnson, Jack; Rep. Lamberth, William
Category	Property & Housing
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.
Amendment	Senate State & Local Government Committee amendment 1 (004250) removes the requirement that a joint resolution by the General Assembly be issued in order to authorize tax credits under the Tennessee Rural and Workforce Housing Act of 2024. House Cities & Counties Subcommittee amendment 1 (004933) removes the requirement that a joint resolution by the General Assembly be issued in order to authorize tax credits under the Tennessee Rural and Workforce Housing Act of 2024. Authorizes tax credits of \$10 million per year for 10 years each year beginning January 1, 2026 and ending December 31, 2037.
Fiscal Note	(Dated February 25, 2025) OTHER FISCAL IMPACT The precise amount of future tax credits is dependent on multiple unknown variables and cannot be quantified with reasonable certainty.
Senate Status	03/11/25 - Senate Finance, Ways & Means Committee deferred to 03/25/25.
House Status	03/19/25 - Taken off notice in House State & Local Government Committee.
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.
Position	Support
<b>SB1326/HB1380</b>	<b>Property tax relief for elderly persons.</b>
Sponsors	Sen. Kyle, Sara; Rep. Harris, Torrey
Category	Taxes Property
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.
Amendment	House Cities & Counties Subcommittee amendment 1 (005548) establishes that any taxpayer, being 85 years of age or older and having received property tax relief for at least five consecutive years is not required to submit a complete application or report income for continued participation in a property tax relief program; provided, such taxpayer's income may not exceed the annually adjusted income threshold, and the taxpayer must meet all other non-income-related criteria for eligibility. Requires the State Board of Equalization, Division of Property Assessments, in
Summary	

Fiscal Note	consultation with the Comptroller of the Treasury (COT) and county property assessors, to develop a simplified reapplication process for such taxpayers that may be completed online or via mail.
Senate Status	(Dated February 22, 2025) NOT SIGNIFICANT
House Status	03/19/25 - Set for Senate State & Local Government Committee 03/25/25.
Caption	03/21/25 - Set for House State & Local Government Committee 03/26/25.
Position	AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief for elderly persons.
<b>SB1330/HB1184</b>	Support
Sponsors	<b>Unlawful representation as a contractor without a license.</b>
Category	Sen. Yarbrow, Jeff; Rep. Glynn, Ronnie
Summary	Professions & Licensure
Fiscal Note	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.
Senate Status	(Dated February 7, 2025) NOT SIGNIFICANT
House Status	02/10/25 - Introduced in the Senate
Caption	02/12/25 - Caption bill held on House clerk's desk.
<b>SB1339/HB1132</b>	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.
Sponsors	<b>Action regarding the consumer's authenticated request under the Tennessee Information Protection Act.</b>
Category	Sen. Yarbrow, Jeff; Rep. Parkinson, Antonio
Summary	Commercial Law
Fiscal Note	Changes, from 45 to 50 days from receipt of a request, the time that a controller has to inform a consumer of the controller's decision to decline to take action regarding the consumer's authenticated request under the Tennessee Information Protection Act. Broadly captioned.
Senate Status	(Dated February 6, 2025) NOT SIGNIFICANT
House Status	03/19/25 - Set for Senate Commerce & Labor Committee 03/25/25.
Caption	03/19/25 - Set for House Banking & Consumer Affairs Subcommittee 03/26/25.
<b>SB1346/HB1299</b>	AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 8; Title 10; Title 29; Title 39; Title 47 and Title 48, relative to personal information.
Sponsors	<b>Preventing Deepfake Images Act.</b>
Category	Sen. Yarbrow, Jeff; Rep. Powell, Jason
Summary	Criminal Law
Fiscal Note	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	(Dated March 4, 2025) STATE GOVERNMENT EXPENDITURES Incarceration \$23,600
House Status	02/10/25 - Referred to Senate Judiciary Committee.
Caption	03/20/25 - Set for House Criminal Justice Subcommittee 03/25/25.
<b>SB1367/HB21</b>	AN ACT to amend Tennessee Code Annotated, Title 28 and Title 39, Chapter 17, relative to the unauthorized use of deepfake or actual likeness.
Sponsors	<b>Exemption - retail sale of food and food ingredients.</b>
Category	Sen. Watson, Bo; Rep. Davis, Elaine
Summary	Taxes Sales
Fiscal Note	Exempts from the state sales and use tax the retail sale of food and food ingredients. Broadly captioned.
Senate Status	(Dated March 13, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years NET (\$808,302,600) EXPENDITURES General Fund FY25-26 \$500,000 LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years \$11,515,500
House Status	03/18/25 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation.
Caption	01/28/25 - Referred to House Finance, Ways & Means Subcommittee.
<b>SB1371/HB301</b>	AN ACT to amend Tennessee Code Annotated, Title 57, Chapter 3 and Title 67, relative to taxation.
Sponsors	<b>Regulation of sober living homes by local governments.</b>
Category	Sen. Watson, Bo; Rep. Martin, Greg
Summary	Local Government
Senate Status	Allows local governments to regulate sober living homes for recovery from alcohol, drug, and substance abuse to the extent such regulation complies with the Fair Housing Act and the Americans with Disabilities Act, including prescribing a distance requirement for such homes from primary schools, preschools, and daycares, regulating the location and operation of such homes, and requiring that prospective residents receive a clinical referral for placement in a sober living home. Broadly captioned.
House Status	02/10/25 - Introduced in the Senate
Caption	02/05/25 - Withdrawn in House.
	AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13 and Title 33, relative to housing.

<b>SB1375/HB847</b>	<b>Timeframe for operating budget of water and wastewater treatment authority.</b>
Sponsors	Sen. Watson, Bo; Rep. Reneau, Michele
Category	Government Organization
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 - 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 5; Title 6; Title 7; Title 65; Title 68 and Title 69, relative to wastewater.
<b>SB1377/HB494</b>	<b>Voluntary Portable Benefit Plan Act.</b>
Sponsors	Sen. Watson, Bo; Rep. Baum, Charlie
Category	Insurance Health
Summary	Enacts that Voluntary Portable Benefit Plan Act, which allows public or private entities to voluntarily contribute funds to a portable benefit plan as compensation to an independent contractor. Establishes that contributions to a portable benefit plan may not be used as a criterion for determining a worker's employment classification. Allows for contributions to the portable benefit plan to be made using funds from a hiring party or a percentage of funds withheld from the compensation owed to an independent contractor, so long as such an agreement is expressed in a written agreement, is clear, unambiguous, and prominently displayed either in the work contract or a separate notice, the contractor has opted-in, and that the independent contractor may opt-out at any time.
Amendment Summary	Senate amendment 1 (003693) adds a definition for "benefit plan" to include health insurance, income replacement insurance, life insurance, retirement benefits, and other benefits that may customarily be provided as part of a benefit plan. Changes references from "portable benefit plan" to "portable benefit account," defined as an account opened by an independent contractor to fund the purchase of one or more benefit plans and that is administered by a third-party portable benefit account provider chosen by the independent contractor and assigned to a beneficiary of one or more benefit plans rather than a hiring party. Changes references from "portable benefit plan provider" to "portable benefit account provider," defined as a bank as defined in the Federal Deposit Insurance Act, an investment management firm. or a technology provider or program manager that offers services through a bank or investment management firm. Revises the provision that authorizes a public or private entity, including an internet or application-based company, to voluntarily contribute funds to a portable benefit plan as a form of compensation to an independent contractor, to, instead, authorize an individual or entity, including a hiring party, whether public or private, an independent contractor, or an internet or application-based company, to voluntarily contribute funds to a portable benefit account for an independent contractor.
Fiscal Note	(Dated February 20, 2025) NOT SIGNIFICANT
Senate Status	03/20/25 - Senate passed with amendment 1 (003693).
House Status	03/20/25 - House passed.
Executive Status	03/20/25 - Sent to the speakers for signatures.
Caption	AN ACT to amend Tennessee Code Annotated, Title 50 and Title 65, Chapter 15, Part 3, relative to employer-employee relationships.
<b>SB1381/HB783</b>	<b>Regulation of sober living homes for recovery from alcohol, drug, and substance abuse.</b>
Sponsors	Sen. Watson, Bo; Rep. Martin, Greg
Category	Local Government
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.
Amendment Summary	House Cities & Counties Subcommittee amendment 1 (005904) authorizes a local government, upon adoption of an ordinance or resolution, to: (1) require a sober living home to be located at a distance equal to or less than 1,000 feet from a kindergarten through grade twelve educational facility, preschool, or daycare be recognized and certified by any nationally recognized recovery residence standards organization, an affiliate of such an organization, or grantees of any state or federal department or agency, and which is included on a list of approved organizations maintained on the website of the Department of Mental Health and Substance Abuse Services (DMHSAS); (2) regulate the location or operation of a sober living home within the jurisdiction of the local

	government, including, but not limited to, ensuring compliance with applicable state and local zoning laws, and applicable health, safety, fire, and building codes; and (3) require that an operator, prior to authorizing an individual to reside in a sober living home, receive a recommendation or referral from a licensed healthcare provider or a recovery court that the individual reside in a sober living home. Requires that an ordinance or resolution adopted pursuant to this act comply with the federal Fair Housing Act and Americans with Disabilities Act of 1990. Specifies that any ordinance or resolution with respect to the aforementioned distance requirement does not apply to a sober living home in operation prior to the effective date of this act until such home ceases operation.
Fiscal Note	(Dated March 15, 2025) OTHER FISCAL IMPACT Based on multiple unknown factors, any permissive impact upon local government cannot be reasonably determined.
Senate Status	03/19/25 - Set for Senate Health & Welfare Committee 03/26/25.
House Status	03/21/25 - Set for House State & Local Government Committee 03/26/25.
Caption	AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13 and Title 33, relative to housing.
<b>SB1386/HB180</b>	<b>Criteria for deannexation of property.</b>
Sponsors	Sen. Watson, Bo; Rep. Moody, Debra
Category	Local Government
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.
Amendment	House Cities & Counties Subcommittee amendment 1 (005093) expands the criteria for real
Summary	property that is eligible for deannexation by petition.
Fiscal Note	(Dated March 8, 2025) NOT SIGNIFICANT
Senate Status	02/10/25 - Introduced in the Senate
House Status	03/12/25 - Failed in House Cities & Counties Subcommittee after adopting amendment 1 (005093).
Caption	AN ACT to amend Tennessee Code Annotated, Section 6- 51-201, relative to deannexation.
<b>SB1398/HB890</b>	<b>Required cost and income limit estimates for property tax relief.</b>
Sponsors	Sen. Roberts, Kerry; Rep. Todd, Chris
Category	Taxes Property
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.
<b>SB1404/HB365</b>	<b>Action of a municipality that affects tax obligations for property owners who are located outside the municipality's corporate boundary.</b>
Sponsors	Sen. Hensley, Joey; Rep. Fritts, Monty
Category	Local Government
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.
Fiscal Note	(Dated March 8, 2025) OTHER FISCAL IMPACT A precise increase in foregone local revenue and increase in mandatory expenditures cannot be estimated. 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	02/12/25 - Referred to Senate State & Local Government Committee.
House Status	03/19/25 - Failed in 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.
<b>SB1435/HB1413</b>	<b>Gallatin - authorizes city council to impose impact fees on new development.</b>
Sponsors	Sen. Haile, Ferrell; Rep. Slater, William
Category	Local Government
Summary	Local bill for Gallatin that authorizes the city council to impose impact fees on new development. Amends Chapter 67 of the Private Acts of 1953, as amended and rewritten.
Senate Status	02/24/25 - Introduced in the Senate
House Status	03/19/25 - Set for House Private Acts Committee 03/24/25.
Caption	AN ACT to amend Chapter 67 of the Private Acts of 1953; as amended and rewritten by Chapter 88 of the Private Acts of 1969; Chapter 393 of the Private Acts of 1972; Chapter 300 of the Private Acts of 1974; Chapter 70 of the Private Acts of 1975; Chapter 97 of the Private Acts of 1981; Chapter 48

Position	of the Private Acts of 1999; Chapter 4 of the Private Acts of 2009; Chapter 30 of the Private Acts of 2014; and any other acts amendatory thereto, relative to the City of Gallatin.
<b>SB1448/HB1430</b>	<b>Union County - building permit fee change.</b>
Sponsors	Sen. Seal, Jessie; Rep. Powers, Dennis
Category	Local Government
Summary	Local bill for Union County that changes the building permit fee to fifty cents per square foot on all buildings constructed, erected, or reconstructed. Amends Chapter 87 of the Private Acts of 1973, as amended.
Senate Status	03/13/25 - Introduced in the Senate
House Status	03/17/25 - Referred to House Private Acts Committee.
Caption	AN ACT to amend Chapter 87 of the Private Acts of 1973; as amended by Chapter 31 of the Private Acts of 2005; and any other acts amendatory thereto, relative to Union County.
<b>SB1452/HB1426</b>	<b>Loudon - regulation of construction, maintenance, and operation of public utilities.</b>
Sponsors	Sen. McNally, Randy; Rep. Russell, Lowell
Category	Local Government
Summary	Local bill for Loudon that authorizes the city to regulate construction, maintenance, and operation of public utilities, and assess fees for the use and impact of such services. Authorizes the city to establish, maintain, and regulate certain infrastructure, public grounds, and public facilities. Assess fees for the use of or impact upon such property and facilities and condemn property for such purposes. Amends Chapter 74 of the Private Acts of 1975, as amended.
Senate Status	03/13/25 - Introduced in the Senate
House Status	03/19/25 - Set for House Private Acts Committee 03/24/25.
Caption	AN ACT to amend Chapter 74 of the Private Acts of 1975; as amended by Chapter 234 of the Private Acts of 1976; Chapter 26 of the Private Acts of 1991; and any other acts amendatory thereto, relative to the City of Loudon.
<b>SB6007/HB6007</b>	<b>Disbursement of payments to property owners whose property was destroyed or damaged by a FEMA-certified disaster.</b>
Sponsors	Sen. Crowe, Rusty; Rep. Faison, Jeremy
Category	Taxes Property
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	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 - Enacted as Public Chapter 0006.
Public Chapter	<a href="#">PC6-EOS.pdf</a>
Caption	AN ACT to amend Tennessee Code Annotated, Title 58, Chapter 8 and Title 67, Chapter 5, relative to emergency events.
Effective Date	02/12/25, 07/01/25
<b>SJR1</b>	<b>Constitutional amendment - prohibits a state property tax.</b>
Sponsors	Sen. Haile, Ferrell
Category	Taxes Property
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	03/21/25 - Set for Senate Floor 03/24/25.
Position	Support
<b>SJR27</b>	<b>Tennessee Rural and Workforce Housing Act housing credit.</b>
Sponsors	Sen. Johnson, Jack
Category	Taxes General

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	03/04/25 - Senate Finance, Ways & Means Committee deferred to 03/11/25.
Position	Support
<b>HB63</b>	<b>Pilot program to support homeless or potentially homeless families.</b>
Sponsors	Rep. Cepicky, Scott
Category	Welfare
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.
<b>HB137</b>	<b>Settlement agents - real property transactions.</b>
Sponsors	Rep. Barrett, Jody
Category	Insurance General
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.
<b>HB670</b>	<b>Limiting development from banks of a Class II or Class III scenic river.</b>
Sponsors	Rep. Jones, Renea
Category	Environment & Nature
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.
<b>HJR2</b>	<b>Constitutional amendment - prohibits a state property tax.</b>
Sponsors	Rep. Darby, Tandy
Category	Taxes Property
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	03/21/25 - Set for House State & Local Government Committee 03/26/25.
Position	Support
<b>HJR5</b>	<b>Constitutional amendment - to ensure equality of rights based on sex.</b>
Sponsors	Rep. Behn, Aftyn
Category	Judiciary
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.