



RAMSEY FARRAR RUSSELL & SMITH
GOVERNMENT RELATIONS

Tennessee REALTORS Bill Report

2025 Bill Report

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

Sponsors: Sen. Lowe, Adam , Rep. Howell, Dan

Summary: Specifies the authority of the Tennessee Historical Commission to approve or recommend certain renovations or alterations of improved public or private real property that is or may be of historical, architectural, or cultural significance in this state or that is listed on the Tennessee register of historic places. Prohibits the Tennessee Historical Commission and certain other state entities from taking adverse action against certain real property owners, including the assessment of a penalty or fine. Broadly captioned.

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. Senate State & Local Government Committee amendment 1 (004909) 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: 03/25/25 - Senate State & Local Government Committee recommended with amendment 1 (004904). Sent to Senate Calendar Committee.

House Status: 03/26/25 - Set for House State & Local Government Committee 04/02/25.

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

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

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

Summary: Changes the reimbursement amount for property tax relief for disabled veteran homeowners. Increases the reimbursement amount from payment on the first \$175,000 of the full market value of the home to payment on the first \$200,000 of the full market value.

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

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

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

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

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

Sponsors: Sen. Walley, Page , Rep. Hemmer, Caleb

Summary: Increases the penalty from a Class C misdemeanor to a Class B misdemeanor for removing a wild animal, wild fowl, or fish while trespassing on land. Increases various fines for other wildlife violations that are currently under \$500 to not more than \$500. Broadly captioned.

Fiscal Note: (Dated February 8, 2025) STATE GOVERNMENT REVENUE Wildlife Resources Fund FY25-26 & Subsequent Years NET \$312,900 LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years NET \$382,400 EXPENDITURES Mandatory FY25-26 & Subsequent Years \$36,000 Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost.

Senate Status: 03/26/25 - Set for Senate Finance, Ways & Means Committee 04/01/25.

House Status: 03/26/25 - Set for House Agriculture & Natural Resources Committee 04/01/25.

Caption: AN ACT to amend Tennessee Code Annotated, Title 70, relative to wildlife resources.

SB26/HB636 **LOCAL GOVERNMENT: Capital cost required for an infrastructure development district.**

Sponsors: Sen. Pody, Mark , Rep. Burkhart, Jeff

Summary: Reduces, from \$5 million to \$1 million, the contemplated capital cost required for an infrastructure development district created by one or more host municipalities. Broadly captioned.

Amendment Summary: House Cities & Counties Subcommittee amendment 1, Senate amendment 1 (005353) rewrites the bill. AUTHORITY TO CREATE INFRASTRUCTURE DEVELOPMENT DISTRICTS Creates the "Real Estate Infrastructure Development Act of 2025," which provides independent authority for the establishment and governance of an infrastructure development district, and constitutes an alternative method of establishing and governing such a district. Provides that the powers and authority granted by the amendment are in addition to all other powers and authority now residing with, or later granted to, municipalities, and all powers granted by this amendment are subject to the general control and jurisdiction of such municipalities. Requires that in the event of conflict between this amendment and another law of this state, this amendment governs. Authorizes the governing body of a host municipality to create, by resolution, one or more infrastructure development districts ("district") located in whole or part within the boundaries of such municipality. Defines, for purposes of this amendment, a "host municipality" as the following: For a district the boundaries of which are not located entirely within a single incorporated town or city that levies and directly administers the billing of ad valorem real property taxes, each county within which the boundaries of the district are located. For districts the boundaries of which are located entirely within a single incorporated town or city that levies and directly administers the billing of ad valorem real property taxes, such town or city. PETITION PROCESS AND NOTICE Authorizes a district to be initiated by a petition, including certain specified information, filed in the office of the clerk or other officers responsible for keeping the records of the governing body of each host municipality required to approve the establishment of such district, signed by the developer and the owners of each parcel of property proposed to be included in the district. Authorizes a district to embrace two or more separate property areas. Prohibits challenging the creation or existence of a district based on any projections of capital costs or other matters contained in the petition not being achieved. Requires each governing body of a host municipality required to receive such a petition to order a public hearing be held between 30 and 45 days following the filing to determine whether the district will be established. When a district must be approved by two or more host municipalities, authorizes the governing bodies to hold one or more joint public hearings. Requires notice of such public hearing, outlining certain details, to be posted at least 14 days in advance of the meeting in a location where a member of the community may become aware of such notice as well as on a website maintained by the host municipality, if the host municipality has a website. Requires such notice also be provided by mail to each real property owner within the proposed district at the address of each such owner as shown in the records of the county assessor or county trustee for providing tax notices. PUBLIC HEARING PROCEDURE Authorizes persons whose property may be affected by such improvement to appear at the public hearing in person, by attorney, or by petition and protest against the creation of the district. Requires the governing body to consider the objections and protests, if any, and may change the district boundaries or modify the proposal in such manner as may be deemed advisable by the governing body. After all required readings and at the conclusion of the public hearing, requires each applicable governing body to adopt, adopt as amended, or reject the organization of the proposed infrastructure development district by the adoption or rejection of a resolution setting out the district. Establishes that a person who fails to protest, or who filed a protest and withdrew it, is deemed to have waived any objection to the creation of the district, the making of the improvements, and the inclusion of the person's property

in the district. Requires a majority vote of the members of the governing body present and voting upon conclusion of the public hearing procedure for an infrastructure development district to be established by resolution. If two or more host municipalities are required to approve the establishment of an infrastructure development district and the establishment resolutions adopted by the governing bodies of such municipalities vary in any material respect, prohibits the establishment resolutions from going into effect until one or more of the governing bodies adopts amendatory resolutions sufficient to cause the establishment resolutions to be consistent in all material respects. **ESTABLISHMENT RESOLUTIONS** Requires the establishment resolution adopted by the governing body of the municipality to include certain identifying and financial information. **BONDS, NOTES, AND OTHER OBLIGATIONS** Authorizes a host municipality to borrow money and issue bonds, notes, or other obligations to pay infrastructure costs identified in the establishment resolution, reimburse the developer for the prior payment of infrastructure costs, or refund or refinance such bonds, notes, or obligations. Requires the maximum term of any bonds, notes, or other debt obligations issued to fund the costs of infrastructure, including any refinancing bonds, to not exceed 30 years from the first issuance of bonds, notes, or other debt obligations for the purpose of funding infrastructure. Authorizes a host municipality to use the special assessment revenues, as outlined below, to pay the principal, premium, and interest on the bonds, notes, or other obligations. Authorizes a host municipality to delegate its authority to issue revenue bonds to an industrial development corporation incorporated by the host municipality or another host municipality for the district, so long as certain procedures are followed and the assessments are held in trust by the host municipality for the benefit of the industrial development corporation when received. Authorizes the host municipality to direct any property owner that is required to pay assessments to make the payments directly to an industrial development corporation or its assignee; however, if an industrial development corporation issues such bonds, then the assessments, and any interest collected on the assessments, constitute revenues, and the infrastructure financed thereby constitutes a project. Authorizes the host municipality to delegate to a public building authority the authority to issue the revenue bonds, in which case the municipality must enter into an agreement with the public building authority to promptly pay the authority the assessments collected, including any interest, so long as the assessments are held in trust by the host municipality for the benefit of the public building authority when received. Authorizes the host municipality to direct a property owner that is required to pay an assessment to make the payment directly to a public building authority or its assignee. If a public building authority issues such bonds, provides that the assessments, and any interest collected on the assessments, constitute revenues, and public facilities and related expenses described in this amendment, whether transferred to the public building authority on behalf of the host municipality, to the host municipality itself, or to another governmental entity or provider of public utilities constitutes a project. Authorizes a host municipality, industrial development corporation, or public building authority, as the case may be, to refund or refinance any bonds or other obligations issued under this amendment, including refunding or refinancing any bonds or loan agreements secured by the full faith and credit of the municipality and revenues received from assessments with bonds or a loan agreement secured only by such revenues. Upon any such refunding, authorizes the amount of assessment payments to be adjusted pursuant to policies approved by the host municipality, so long as the assessment rate does not exceed that set forth in the establishment resolution. Authorizes a host municipality, industrial development corporation, or public building authority, as the case may be, to also make the proceeds of bonds issued pursuant to this amendment, except any bonds secured by the full faith and credit and taxing power of a municipality, available to a developer through one or more loan agreements, and to assign or pledge the host municipality's rights under the loan agreement to the holders of the bonds. **SPECIAL ASSESSMENTS** Upon the filing of a petition and the subsequent adoption of an establishment resolution, authorizes each host municipality to levy special assessments against all properties located within that portion of the infrastructure development district lying within the boundaries of such host municipality. When a portion of an infrastructure development district lies within the boundaries of more than one host municipality, authorizes only one of the host municipalities to levy special assessments in the area, and the identification of the host municipality responsible for levying assessments for the area must be identified in the establishing resolution. Requires the proceeds of the special assessments to be applied to the cost of all infrastructure costs and expenses of making public improvements within the district, which may include (i) infrastructure costs, (ii) impact fees, (iii) necessary administration expenses, and (iv) the payment of the principal, premium, and interest on any bonds, notes, or other debt obligations, and the funding of necessary reserves for debt service, capitalized interest, and costs of issuance related to any such bonds, notes, or other debt obligations issued. Requires any special assessment proceeds in excess of the amounts needed above to be applied to the defeasance or prepayment of any bonds, notes, or other obligations issued. Requires special assessments to be levied on the basis and in the amount set forth in the establishment resolution. Authorizes an establishment resolution to set aside up to 5% of special assessments for administrative expenses. Requires the governing body to determine the total costs and expenses to be paid from the special assessments, and apportion such costs and expenses upon the various properties located within the district in accordance with the benefits conferred upon the various properties. Requires special assessments to fairly reflect the benefit received by a lot or parcel. In determining the benefits to each lot or parcel, authorizes the governing body to consider frontage, area, acreage, the proportion that the assessed value of each lot or parcel bears to the whole assessed value of all properties within the district, or a combination of such factors. Provides that the fact that assessments may be spread uniformly over a large area within the district is not conclusive that such assessment was arbitrarily made. Requires special assessments to be imposed and collected annually. If special assessment revenue bonds are issued, requires the appraised value of the developed property to be at least twice the amount of the bond issue. Prohibits a special assessment from being levied on government-owned property without the approval of the governing body of the applicable governmental entity. **ASSESSMENT ROLLS** After all assessments have been determined, requires the host municipality to prepare an assessment roll that (i) shows the location of the property and the owner of the property as shown in the records of the assessor and the amount of the assessment, and (ii) discloses future annual payments. Requires the assessment roll to be updated annually and whenever a parcel within the district is subdivided. Authorizes the host municipality to include the projected cost of maintaining the assessment roll in the special assessment. **ADMINISTRATION OF ASSESSMENTS** Authorizes the governing body of a host municipality to adopt policies and procedures that the governing body deems appropriate to administer assessments. Authorizes the governing body of a host municipality to adopt policies and procedures that address the reapportionment of assessments upon the request of property owners, reallocation of assessments upon subdivision of property, credits against assessment payments based upon other available funds. Requires the host municipality to provide for full disclosure of an assessment and may administer penalties for failure to conform to the adopted policies and procedures, as well as agreed-upon standards. Authorizes a host municipality to levy a maximum assessment based upon the estimated costs of the infrastructure and other permitted costs being assessed, and, in such case, the amount of the assessment must be reduced by the host municipality once the actual costs are established by the host municipality. Authorizes the host municipality to provide that such assessments may become effective at different periods of time to take into account when the costs being assessed will be incurred. Authorizes the governing body of the host municipality to provide that assessments must only be effective upon any issuance of bonds, notes, or other obligations imposed or incurred under this amendment. As long as a district remains in existence, requires the host municipality to maintain a record of the general description of the boundaries of such district and the rate of assessment for properties within such district. Requires such record to be made publicly available in substantially the same manner as ad valorem property tax rates. Authorizes the host municipality to contract with outside professional administrators, and such costs may be included in the assessments. **PREPAYMENT OF ASSESSMENTS** Authorizes any assessment to be voluntarily prepaid by the owner of the land assessed. When a prepayment is made, requires the amount prepaid to be applied first to the interest until the first following date on which principal may be paid under the bond, and then to the principal. Alternatively, authorizes a municipality to require the prepayment to be applied first to accrued interest, and then to the difference between interest that will accrue from the date of prepayment until the net principal payment of the bonds, and the rate of interest at which the principal is paid may be invested to earn interest from the date of prepayment until the principal payment date, with any remaining balance to be applied to the principal. **LIENS** Provides that an assessment, any interest accruing on the assessment, and the costs of collection of the assessment constitutes a lien on and against the property upon which the assessment is levied as of the effective date of the resolution levying the assessment, which is superior to a lien of any trust deed, mortgage, mechanic's or material supplier's lien, or other encumbrance, except a lien of the state, county, or municipality for taxes. Prohibits amounts collected by the host municipality from being allocated to the payment of a special assessment by an owner in the district until all taxes, penalties, and interest relating to real property taxes imposed by any governmental entity with the power of taxation have been paid in full. Authorizes the host municipality to allocate any payment received from an owner that is designated to pay special assessments to the payment of taxes, penalties, and interest until such amounts are paid in full. Otherwise, requires a host municipality to collect and enforce special assessments in a district in the same manner as the collection and enforcement of real property taxes. **DELINQUENT ASSESSMENTS** If any assessment is or becomes delinquent and the property subject to the delinquency has been or is to be sold to the host municipality for the delinquency, requires that redemption of such property is permitted upon payment not later than one year after the date of sale. Provides that redemption includes the full amount due, plus interest, any taxes paid by the host municipality, and accrued costs and redemption fees as may be prescribed by resolution of the host municipality, unless, in the judgment of the governing body of the municipality, the interest of the host municipality is served by accepting a lesser sum in settlement for the delinquency. **INTEREST AND PENALTIES** In case of failure to pay an assessment or installment on or before the date prescribed by the governing body for such payment, requires that both interest of 1% per month and a penalty of 1% per month of the amount of such assessment or installment to be added to the assessment. **NO OPERATING AUTHORITY** Does not authorize the developer or an owner to operate infrastructure, and the governmental or private entities authorized to provide any utility service to an area in a district retain the right to provide such service after the creation of a district. Authorizes a development agreement between a developer and the host municipality to require the dedication or transfer of all infrastructure by the developer or owner to the appropriate governmental or private entity that provides the applicable service, and each such governmental or private entity is authorized to be a party to the development agreement. Requires all infrastructure to be constructed in a district in compliance with all applicable laws of the applicable governmental entity. **JOINT ACTION AMONGST HOST MUNICIPALITIES** In the case of a district that has two or more host municipalities, authorizes the host municipalities to enter into agreements between or among the host municipalities, and take collective or cooperative action, as may be required or appropriate to effectuate this amendment. **DISSOLUTION OF DISTRICTS** Requires each district to be dissolved by the governing bodies of the host municipality, no later than 30 years from the date the district is established, or if earlier, immediately upon either: Written petition filed by the owners of either 75% of the assessed value of the property in the district, based on the most recent certified city property tax rolls, or 50% of the owners of record within the district. The payment and discharge of all outstanding bonds, notes, or other obligations payable solely from the special assessment revenues levied on the property within the district, as long as dissolution does not occur prior to the payment in full and discharge of such debt obligations. **AUDITS** Provides that all books of accounts and financial records of the district are subject to annual audit by the comptroller of the

Caption:

03/24/25 - Senate passed with amendment 1 (005353).

03/26/25 - Set for House State & Local Government Committee 04/02/25.

AN ACT to amend Tennessee Code Annotated, Title 7; Title 9; Title 12; Title 13; Title 66; Title 67 and Title 68, relative to infrastructure development districts.

Sponsors: Sen. Pody, Mark , Rep. Lamberth, William
Summary: Creates a class C misdemeanor to an individual who refuses to properly identify themselves to a law enforcement officer if the officer has reasonable suspicion or has lawfully detained the individual. Adds littering or trespassing upon any real or personal property with the intent to unlawfully intimidate as an offense of intimidating others from exercising civil rights.

Summary:

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.

Caption:

(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
03/26/25 - Set for Senate Judiciary Committee 03/31/25.
03/26/25 - Set for House Judiciary Committee 04/02/25.
AN ACT to amend Tennessee Code Annotated, Title 39; Title 40; Title 54 and Title 55, relative to criminal offenses.

Sponsors: Sen. Johnson, Jack , Rep. Reeves, Lee

Summary: Requires an agreement or contract entered into between the commissioner of environment and conservation and a county health department for the department to implement subsurface sewage disposal requirements to include authority for the commissioner to issue a variance in certain circumstances.

Summary:

House Agriculture & Natural Resources Committee amendment 1 (006350) grants the Commissioner of the Department of Environment and Conservation (TDEC) the authority to require county health departments in contract counties to adhere to variances issued by the Commissioner for subsurface sewage disposal systems, removing their ability to impose more stringent local requirements. Specifies that such variances may not apply to sewerage systems regulated under state water quality laws, systems serving multiple lots, or lots containing more than one single-family dwelling with accessory buildings. Defines "accessory buildings" as subordinate structures on the same lot that support the primary residential use, such as garages, barns, sheds, and accessory dwelling units. Grants the Commissioner authority to approve these variances and mandates that any granted variance be filed and recorded with the county register of deeds to notify future property owners.

Caption:

(Dated February 15, 2025) NOT SIGNIFICANT
02/24/25 - Senate passed.
03/27/25 - Set for House Floor on 03/31/25.
AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 221, Part 4, relative to variances for subsurface sewage disposal systems.

Sponsors: Sen. Hatcher, Tom , Rep. Moon, Jerome

Summary: Allows the treasurer to file the annual report regarding the total amount and value of abandoned or unclaimed property with certain executive and legislative branch officials electronically. Broadly captioned.

House Status:

(Dated January 6, 2025) NOT SIGNIFICANT
01/15/25 - Referred to Senate Commerce & Labor Committee.
01/15/25 - Caption bill held on House clerk's desk.
AN ACT to amend Tennessee Code Annotated, Title 43; Title 44; Title 47; Title 48 and Title 66, relative to property.

Sponsors: Sen. Hatcher, Tom , Rep. Boyd, Clark

Summary: Requires this state's definition of manufactured home to automatically update with the definition of manufactured home under title 42 of the United States Code, which currently excludes a self-propelled recreational vehicle.

House Status:

(Dated February 3, 2025) NOT SIGNIFICANT
03/25/25 - Signed by Senate speaker.
03/26/25 - Signed by House speaker.
03/26/25 - Sent to governor.
AN ACT to amend Tennessee Code Annotated, Title 47; Title 55 and Title 68, relative to manufactured homes.

Sponsors: Sen. Haile, Ferrell , Rep. Vaughan, Kevin

Summary: Requires the Tennessee higher education commission, in consultation with the department of labor and workforce development, to study all state-funded financial aid and scholarship programs in this state to determine whether programs may be expanded to provide greater financial aid opportunities for individuals interested in pursuing a workforce credential. Requires the commission to report its findings and any legislative recommendations to the committee of the house of representatives having jurisdiction over higher education and to the education committee of the senate no later than January 15, 2026. Broadly captioned.

House Status:

(Dated January 25, 2025) NOT SIGNIFICANT
03/19/25 - Taken off notice in Senate Education Committee.
03/19/25 - Taken off notice in House Higher Education Subcommittee.
AN ACT to amend Tennessee Code Annotated, Title 4: Title 49 and Title 50, relative to financial aid for individuals pursuing workforce credentials.

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

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

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.

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

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

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

Amendment Summary: House Agriculture and Natural Resources Subcommittee amendment 2, Senate Energy Agriculture and Natural Resources Committee amendment 1 (004580) requires the Board of Chiropractic Examiners (BCE) to adopt rules for: (1) regulating the practice of animal chiropractic; (2) establishing educational standards for certification of a chiropractic physician to perform animal chiropractic; and (3) establishing health and sanitation standards for a facility where a chiropractic physician performs animal chiropractic and human patients are treated. Establishes that a chiropractic physician may apply to the BCE for certification to perform animal chiropractic upon meeting the education standards and other requirements established by the BCE. Requires the BCE to maintain on its website a list of chiropractic physicians who are certified in good standing to perform animal chiropractic. Establishes that it is a Class B misdemeanor for a person or business entity to advertise that the person or business entity provides chiropractic care, chiropractic services, or chiropractic therapy unless that care, service, or therapy is provided by or under the direction of a licensed chiropractic physician. Requires the Board of Veterinary Examiners (BVE) to adopt rules for regulating the performance of animal chiropractic by a licensed veterinarian, and establishing educational standards for certification of a licensed veterinarian to perform animal chiropractic. Requires the BCE to maintain on its website a list of licensed veterinarians who are certified in good standing to perform animal chiropractic. For the purpose of promulgating rules, effective upon becoming a law. For all other purposes, effective January 1, 2026.

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

Senate Status: 03/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended with amendment 1 (004580). Sent to Senate Calendar Committee.

House Status: 03/26/25 - Set for House Health Committee 04/01/25.

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

SB129/HB331 **PROPERTY & HOUSING: THDA - bond issuance.**

Sponsors: Sen. Haile, Ferrell , Rep. Baum, Charlie

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

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: 03/26/25 - Set for Senate Finance, Ways & Means Committee 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.

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

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

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

Fiscal Note: (Dated January 18, 2025) NOT SIGNIFICANT

Senate Status: 02/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended. Sent to Senate Calendar Committee.

House Status: 03/26/25 - Set for House Agriculture & Natural Resources Committee 04/01/25.

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.

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

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

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

Senate Status: 01/16/25 - 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.

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

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

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

Senate Status: 02/03/25 - Withdrawn in Senate.

House Status: 01/27/25 - Taken off notice in House Cities & Counties Subcommittee.

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

SB144/HB969 **TRANSPORTATION GENERAL: Report on future transportation infrastructure.**

Sponsors: Sen. Walley, Page , Rep. Hawk, David

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 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.

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

Sponsors: Sen. Pody, Mark ,

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

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

Senate Status: 01/27/25 - Referred to Senate Commerce & Labor Committee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 7; Title 13; Title 68 and Title 69, relative to permitting.

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

Sponsors: Sen. Massey, Becky , Rep. Atchley, Fred
Summary: Requires the department of transportation to submit a brief written summary to the committee of the house of representatives with jurisdiction over transportation matters and the transportation and safety committee of the senate no later than March 15, 2026, and March 15 of each subsequent year, concerning placards issued to transporters of manufactured homes pursuant to this section, including data on unsafe and erratic driving reported to the department using the telephone number that appears on the placards. Broadly captioned.
Fiscal Note: (Dated January 16, 2025) NOT SIGNIFICANT
Senate Status: 01/27/25 - Referred to Senate Transportation & Safety Committee.
House Status: 01/15/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 55; Title 62; Title 67 and Title 68, relative to manufactured homes.

SB177/HB909 **TAXES SALES: Distribution of revenues from sales and use tax.**

Sponsors: Sen. Briggs, Richard , Rep. Garrett, Johnny
Summary: Reallocates the increase in the rate of sales and use tax from 6 percent to 7 percent pursuant to Chapter 856 of the Public Acts of 2002 by apportioning 4.6030 percent of such increase to municipalities.
Fiscal Note: (Dated January 20, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years (\$93,143,800) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years \$93,143,800
Senate Status: 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.

SB182/HB289 **HEALTH CARE: Report on practice of anesthesiology.**

Sponsors: Sen. Jackson, Ed , Rep. Lafferty, Justin
Summary: Requires the department of health to submit a report to certain legislative committees concerning the practice of anesthesiology. Requires the report to include data concerning how many anesthesiologists are practicing in this state, how many persons are currently engaged in anesthesiology residencies in this state, how many persons are graduating from educational programs in anesthesiology in this state, and suggestions on how to increase the number of anesthesiologists in this state. Broadly captioned.
Fiscal Note: (Dated January 18, 2025) NOT SIGNIFICANT
Senate Status: 01/27/25 - Referred to Senate Health & Welfare Committee.
House Status: 02/06/25 - Withdrawn in House.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 62; Title 63 and Title 68, relative to professions.

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

Sponsors: Sen. Haile, Ferrell , Rep. Gant, Ron
Summary: Allows the division of property assessment to send the annual report, with the appropriate summary of the work accomplished by the division and any appropriate recommendations, to the state board of equalization in electronic format. Broadly captioned.
Fiscal Note: (Dated January 16, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Referred to Senate State & Local Government Committee.
House Status: 01/16/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxes.

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

Sponsors: Sen. Oliver, Charlane , Rep. Hemmer, Caleb
Summary: Enacts the "Tennessee Homebuyer Harassment Prevention Act." Limits the number of times that a real estate developer, business entity, or individual working on behalf of the developer or business entity is permitted to contact a property owner to make an unsolicited offer to buy the property owner's property. Makes other changes related to telephone and text message solicitations.
Amendment Summary: 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.
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.

SB207/HB1325 **AGRICULTURE: Farmland and forestland preservation fund.**

Sponsors: Sen. Johnson, Jack , Rep. Lamberth, William
Summary: Requires the department of agriculture to develop a grant program within the farmland preservation fund for farmland and forestland owners to enroll their land in a permanent conservation easement held by a qualified easement holder under certain conditions. Provides that governmental entities are not eligible to participate in a grant program. Part of Administration Package.
Amendment Summary: House Agriculture and Natural Resources Subcommittee amendment 1 (005831) Establishes a grant program for conservation easements. Allows qualified nonprofit organizations to apply for grants to help landowners enroll their land in conservation easements, with specific conditions for maintaining the easements. Clarifies that government entities are not eligible for these grants.
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: 03/26/25 - Set for House Agriculture & Natural Resources Committee 04/01/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 43, Chapter 1, Part 1, relative to the farmland preservation fund.

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

Sponsors: Sen. Taylor, Brent , Rep. Leatherwood, Tom
Summary: Raises from \$3,000 to \$4,000, the maximum fine that a jury may impose for the offense of conveyance by general warranty deed with knowledge of existing liens. Fine for conveyance by general warranty deed with knowledge of existing liens.
Fiscal Note: (Dated February 12, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Referred to Senate Judiciary Committee.

House Status: 02/03/25 - Referred to House Civil Justice Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 8; Title 39; Title 62 and Title 66, relative to deed fraud.

SB220/HB544 **TAXES PROPERTY: Commercial development board creation.**

Sponsors: Sen. Taylor, Brent , Rep. Vaughan, Kevin
Summary: Creates the commercial development board. With respect to new commercial property developed by private entities in certain taxing jurisdictions, authorizes the private entities to enter into agreements for payments in lieu of ad valorem taxes and leases with the commercial development board. Broadly captioned.
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.

SB226/HB470 **STATE GOVERNMENT: Professionals' Freedom of Religion Act.**

Sponsors: Sen. Taylor, Brent , Rep. Rudd, Tim
Summary: Enacts the "Tennessee Professionals' Freedom of Religion Act." Specifies that it is unlawful for a governmental entity to deny, revoke, suspend, or take other adverse action against an individual's license for the following: (1) Refusing to affirm a statement or oath that is contrary to the individual's sincerely held religious beliefs or moral convictions; (2) Expressing sincerely held religious beliefs or moral convictions in any context, including a professional context, as long as the services provided otherwise meet the standard of care or practice for that profession; or (3) Providing faith-based services that otherwise meet the standard of care or practice for that profession. Makes it unlawful for a governmental entity to take any adverse action against a licensee or applicant for licensure based on such person's beliefs or the lawful expression of those beliefs, to the extent protected under the United States Constitution or the Constitution of Tennessee.
Amendment Summary: 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.
Fiscal Note: (Dated February 1, 2025) NOT SIGNIFICANT
Senate Status: 03/25/25 - Taken off notice in Senate Commerce & Labor Committee.
House Status: 03/26/25 - Taken off notice in House Commerce Committee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4, relative to the Professionals' Freedom of Religion Act.

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

Sponsors: Sen. Taylor, Brent , Rep. Grills, Rusty
Summary: Allows a charitable organization that provides housing to a person who the charitable organization knows is unlawfully present in the United States to be held liable for a loss, damages, injury, or death resulting from a criminal offense committed by the person who is unlawfully present in the United States while the person is receiving housing services from the charitable organization if the charitable organization's conduct in providing housing constitutes negligence, gross negligence, or willful and wanton misconduct.
Amendment Summary: Senate Judiciary Committee amendment 1 (003769) establishes that a charitable organization may be held liable for a loss, damages, injury, or death resulting from a criminal offense committed by a person that is unlawfully present in the United States if: 1) the organization knew the person was unlawfully present in the United States; 2) the person was receiving housing services from the organization when the offense was committed; and 3) the 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: 03/24/25 - Senate Judiciary Committee recommended with amendment 1 (003769). Sent to Senate Calendar Committee.
House Status: 03/27/25 - Set for House Civil Justice Subcommittee 04/02/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 34, relative to charitable organizations.

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

Sponsors: Sen. Briggs, Richard , Rep. Hicks, Tim
Summary: Requires all political campaign committees registered with the registry of election finance to pay an annual registration fee of \$150 to the registry of election finance upon registration and by no later than January 31 of each successive year to partially offset the costs incurred by the registry of election finance in regulating political campaign committees. Clarifies that candidates for elective office are not required to pay a registration fee in order to encourage persons to run for elective office. Requires annual ethics training provided by the Tennessee Ethics Commission to be given to all department commissioners in the executive branch and all of the governor's cabinet level staff. Makes Tennessee Ethics Commission proceedings regarding a sworn complaint, including records relating to a preliminary investigation, public records and open to public inspection, with some exceptions. Distributes 80% of the privilege tax collected from lobbyists to the bureau of ethics and campaign finance. Makes other changes to the operation of the bureau of ethics and campaign finance and makes changes to campaign finance requirements. Broadly captioned.
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: 03/26/25 - Set for House State & Local Government Committee 04/02/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 2; Title 3 and Title 67, relative to the bureau of ethics and campaign finance.

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

Sponsors: Sen. Campbell, Heidi , Rep. Clemmons, John
Summary: Prohibits a consumer reporting agency from including on a consumer report a record of a medical debt judgment that is filed in this state. Specifies that a violation constitutes an unfair or deceptive act or practice affecting trade or commerce and is subject to the penalties and remedies as provided in the Tennessee Consumer Protection Act of 1977. Broadly captioned.
Fiscal Note: (Dated January 23, 2025) NOT SIGNIFICANT

Senate Status: 02/10/25 - Referred to Senate Commerce & Labor Committee.
House Status: 03/12/25 - Taken off notice in House Banking & Consumer Affairs Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 9, Chapter 8; Title 16; Title 18; Title 20; Title 21; Title 27; Title 28; Title 29; Title 45 and Title 47, relative to credit data.

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

Sponsors: Sen. Taylor, Brent , Rep. Gillespie, John
Summary: Requires a law enforcement agency to release calls for emergency assistance services at rental homes and apartment complexes to qualified nonprofit organizations for the purpose of distributing the calls to rental property managers and owners to detect and act on escalating crime patterns. Defines "qualified nonprofit organization" to mean a legally constituted, non-governmental entity incorporated under state law as a charitable or nonprofit organization that is tax-exempt according to 26 U.S.C. § 501(c) (3). Broadly captioned.
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: 03/26/25 - Set for Senate Judiciary Committee 03/31/25.
House Status: 03/27/25 - Set for House Criminal Justice Subcommittee 04/01/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 38, relative to detection of criminal patterns.

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

Sponsors: Sen. Oliver, Charlane , Rep. Behn, Aftyn
Summary: Enacts the "Homes not Hedge Funds Act." Prohibits certain business entities from purchasing more than 100 single-family homes in certain counties in this state for purposes of renting the purchased properties. Establishes a state and private cause of action and establishes damages for violations, including equitable relief; compensatory damages; costs and fees, including reasonable attorneys' fees; and punitive damages in an amount not to exceed \$50,000 or three times the total of compensatory damages, costs, and fees, whichever is greater. Provides enforcement mechanism for damage recovery. Specifies that this act takes effect upon becoming law and applies to contracts for single-family homes entered into on or after that date.
Fiscal Note: (Dated February 7, 2025) NOT SIGNIFICANT
Senate Status: 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.

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

Sponsors: Sen. Gardenhire, Todd , Rep. Hakeem, Yusuf
Summary: Requires multi-family facilities, buildings, and structures constructed under a voluntary attainable housing incentive program to be deed-restricted to ensure that the attainable housing continues for at least 30 years, instead of in perpetuity. Broadly captioned.
Fiscal Note: (Dated February 3, 2025) NOT SIGNIFICANT
Senate Status: 02/24/25 - 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.

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

Sponsors: Sen. Haile, Ferrell , Rep. Lamberth, William
Summary: Clarifies that property that is qualified as Greenbelt property, owned by two individuals, and held under the title, tenancy by the entireties, or the title, joint tenancy, is deemed to have unchanged ownership upon the death or divorce of an owner if the property is retained by the other owner through a right of survivorship so that the property continues to be qualified as Greenbelt property without requiring reapplication.
Amendment Summary: House 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: 03/26/25 - Signed by Senate speaker.
House Status: 03/26/25 - Signed by House speaker.
Executive Status: 03/27/25 - Sent to governor.
Caption: AN ACT to amend Tennessee Code Annotated, Title 11, Chapter 14, Part 2; Title 11, Chapter 15 and Title 67, Chapter 5, relative to the Agricultural, Forest and Open Space Land Act of 1976.

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

Sponsors: Sen. Watson, Bo , Rep. Travis, Ron
Summary: Prohibits the department of environment and conservation from overseeing farming activities involving topsoil, rock removal, or the building of a pond when such activities are conducted in an area that is less than three acres in size, and the property on which the activities occur has a greenbelt classification. Broadly captioned.
Fiscal Note: (Dated March 8, 2025) STATE GOVERNMENT REVENUE Environmental Protection Fund FY25-26 & Subsequent Years (\$8,900)
Senate Status: 03/17/25 - Re-referred to Senate Calendar Committee.
House Status: 03/26/25 - Set for House Agriculture & Natural Resources Committee 04/01/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 11; Title 13; Title 43; Title 44; Title 64; Title 66; Title 67; Title 68 and Title 69, relative to agriculture.

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

Sponsors: Sen. Watson, Bo , Rep. Travis, Ron
Summary: Prohibits the department of environment and conservation from requiring an installer of subsurface sewage disposal systems who is in good standing with the department to pay a renewal fee as a condition to renewing the installer's septic system installer license.
Fiscal Note: (Dated February 12, 2025) STATE GOVERNMENT REVENUE Environmental Protection Fund FY25-26 & Subsequent Years (\$560,500)
Senate Status: 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.

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

Sponsors: Sen. Bailey, Paul , Rep. Rudd, Tim
Summary: Creates a legal process through which a person may request the immediate removal of an unlawful occupant of the person's commercial real property by filing a complaint with the sheriff for the county in which the property is located. Provides drafting language for such complaints and defines relevant terms. Broadly captioned.
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.

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

Sponsors: Sen. Briggs, Richard , Rep. Martin, Greg

Summary: Allows the secretary of state to administratively dissolve a cooperative, corporation, LLC, or limited partnership if it files a document containing materially false information knowingly signed by an organizer, director, officer, member, agent, or representative. Allows administrative dissolution or revocation of a foreign corporation's certificate of authority or a foreign limited partnership's registration if the entity is owned or controlled by a foreign government or foreign nongovernment person designated as a foreign adversary by specified entities.

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

Senate Status: 03/24/25 - Signed by Senate speaker.

House Status: 03/24/25 - Signed by House speaker.

Executive Status: 03/25/25 - Sent to governor.

Caption: AN ACT to amend Tennessee Code Annotated, Title 43, Chapter 38; Title 48, Chapter 24; Title 48, Chapter 245; Title 48, Chapter 246; Title 48, Chapter 249; Title 48, Chapter 25; Title 48, Chapter 64; Title 48, Chapter 65 and Title 61, Chapter 3, relative to entities filing documents with the secretary of state.

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

Sponsors: Sen. Massey, Becky , Rep. Rudd, Tim

Summary: Revises the definition of "residential property" to include property that can be sold and purchased as a single unit fee simple title, whether it is vacant, owner-occupied, rented, detached, or attached.

Amendment Summary: 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: 03/25/25 - Taken off notice in Senate State & Local Government Committee.

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.

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

Sponsors: Sen. Lowe, Adam , Rep. Wright, Dave

Summary: Changes the length of terms for the members of the historic zoning commission from five years to six years. Clarifies that those already elected will serve their original terms and not be extended, and the chief executive shall appoint members to six-year terms as vacancies arise.

Fiscal Note: (Dated February 1, 2025) NOT SIGNIFICANT

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

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

Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7, Part 4, relative to historic zoning.

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

Sponsors: Sen. Lowe, Adam , Rep. Hill, Timothy

Summary: Specifies that a privately owned property built after 1899 that is located in a tourism development zone is not subject to the authority of a historic zoning commission or a historic zoning law, rule, review guideline, or regulation, with respect to certain aspects of a project, including lighting, televisions, signs, and speakers.

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.

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

Sponsors: Sen. Harshbarger, Bobby , Rep. Reeves, Lee

Summary: Prohibits a landlord from prohibiting a tenant from lawfully possessing, carrying, transporting, or storing a firearm, firearm components, or ammunition in the tenant's home, apartment, or business or in a vehicle located on leased premises. Creates a cause of action for a tenant who is adversely affected by a landlord's violation of such prohibition. Broadly captioned.

Fiscal Note: (Dated February 1, 2025) NOT SIGNIFICANT

Senate Status: 03/25/25 - Taken off notice in Senate Commerce & Labor Committee.

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.

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

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

Summary: makes certain changes to the powers and duties of county and municipal boards of zoning appeals, including adding training and continuing education requirements regarding property rights and constitutional law. Requires building commissioners and other administrative officials who grant or deny building permits to inform, in writing, the person receiving the grant or denial of the person's right to appeal to the board of zoning appeals.

Amendment Summary: Senate State & Local Government Committee amendment 1 (004346) removes the authority of a county or municipal legislative body to opt out of training and continuing education for members of boards of zoning appeals (BZAs) and for each building commissioner, professional planner, or other administrative official who advises the BZA. Requires that training and continuing education courses for members of BZAs include the issues of property rights and constitutional rights. Requires, rather than authorizes, BZAs to adhere to certain general and supplemental rules of procedure. Adds to such rules of procedure, the requirement to include the presentation of relevant proof by parties to the proceedings. Authorizes, rather than requires, that such rules address the inclusion of statements of reasons for the BZA's actions as part of each motion or action, including such findings of fact and statements of material evidence as the BZA may deem pertinent. Requires building commissioners and other administrative officials who grant or deny building permits to inform, in writing, the parties to the proceedings of their right to appeal to the BZA. Requires BZAs, when issuing a decision, to inform, in writing, the parties to the proceedings of their right to seek judicial review of the board's decision.

Fiscal Note: (Dated February 21, 2025) NOT SIGNIFICANT

Senate Status: 03/25/25 - Senate State & Local Government Committee recommended with amendment 1 (004346). Sent to Senate Calendar Committee.

House Status: 03/26/25 - Set for House State & Local Government Committee 04/02/25.

Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7, relative to zoning.

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

Sponsors: Sen. Briggs, Richard , Rep. Hale, Michael

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

Fiscal Note: (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.

Senate Status: 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.

House Status: 03/26/25 - Set for House State & Local Government Committee 04/02/25.

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

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

Sponsors: Sen. Rose, Paul , Rep. Hurt, Chris

Summary: Clarifies that the plans for an acquisition of a right-of-way by the state must be filed and recorded with the office of the register in each county where the project is located if the project is located in multiple counties. Broadly captioned.

Amendment

Summary: Senate Transportation & Safety Committee amendment 1 (005257) requires the Commissioner of the Department of Transportation (TDOT), when exercising eminent domain for right-of-way acquisition, to include a complete and accurate metes and bounds description of the affected property and a precise description of the property rights sought in any condemnation petition or complaint, or in an amendment to such filings. Prohibits the lawful taking, appropriation, or transfer of title until after the required petition or amendment is filed and served upon the owner. Mandates that the date of lawful taking and calculation of compensation consider the date of service of the petition or amendment and the accompanying description.

Fiscal Note: (Dated January 31, 2025) NOT SIGNIFICANT

Senate Status: 03/26/25 - Senate Transportation & Safety Committee recommended with amendment 1 (005257). Sent to Senate Finance.

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

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

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

Sponsors: Sen. Taylor, Brent , Rep. Leatherwood, Tom

Summary: Requires a hotel operator to remit the hotel tax to the municipality rather than issuing a credit or refund to a person who has maintained occupancy for 30 continuous days. Requires the hotel operator to cease collecting the tax from the person for the remainder of their stay in the operator's hotel.

Amendment

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

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

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

House Status: 03/26/25 - Set for House State & Local Government Committee 04/02/25.

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

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

Sponsors: Sen. Rose, Paul , Rep. Farmer, Andrew

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

Fiscal Note: (Dated March 6, 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 Business & Utilities Subcommittee.

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

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

Sponsors: Sen. Hatcher, Tom ,

Summary: Specifies a process by which a local zoning authority may notify a state department, agency, or officer of a local zoning violation by a business resulting in the revocation or suspension of a license, permit, or certificate of a business in violation of a local zoning ordinance, resolution, or law. Specifies the process for reinstatement or appeal, including the assessment of a reinstatement fee.

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

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 13, Chapter 7; Title 62 and Title 68, relative to zoning violations.

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

Sponsors: Sen. Reeves, Shane , Rep. Hale, Michael

Summary: Requires the assessor of a building or improvement that was moved, demolished, destroyed, or substantially damaged by a natural disaster between September 1 and December 31 of any year that was not repaired by January 1 of the next year to adjust its assessed value based on its condition after the damage occurred. Requires the assessor to prorate the assessment of the improvement for the portion of the year before it was moved, demolished, destroyed, or substantially damaged and apply the prorated assessment to the following tax year.

Fiscal Note: (Dated March 15, 2025) OTHER FISCAL IMPACTDue 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.

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

Sponsors: Sen. Bowling, Janice , Rep. Bricken, Rush

Summary: Increases the amount of realty transfer tax and mortgage tax collections retained as commission by county registers for collecting and reporting those taxes to 5% from 2.4%. Requires 50% of such collections to be deposited in the county general fund. Requires the remainder of the taxes to be collected and allocated to the wetland acquisition fund, local parks land acquisition fund, state lands acquisition fund, agricultural resources conservation fund, and state general fund.

Fiscal Note: (Dated March 27, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years (\$196,098,000) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years \$196,098,000

Senate Status: 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.

House Status: 02/05/25 - Referred to House Finance, Ways & Means Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to recordation tax revenue.

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

Sponsors: Sen. Bowling, Janice , Rep. Bulso, Gino

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

Amendment

Summary: House State & Local Government Committee 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: 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.

House Status: 03/26/25 - Set for House Finance, Ways & Means Subcommittee 04/02/25.
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.

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

Sponsors: Sen. Bowling, Janice , Rep. Hulsey, Bud
Summary: Deletes the definition of "blighted area" and defines "blighted property" for purposes of condemnation by housing authorities. Clarifies that housing authorities may acquire real property through a negotiated sale without using eminent domain. Authorizes housing authorities to pay more than fair market value for properties that are not blighted but that are in a blighted area. Allows a housing authority to contract with a third-party agent, at the housing authority's expense, for the purpose of negotiating the purchase price of real property within an urban renewal or redevelopment area if the property is not subject to acquisition by eminent domain.
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: 03/24/25 - Signed by Senate speaker.
House Status: 03/24/25 - Signed by House speaker.
Executive Status: 03/25/25 - Sent to governor.
Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 20; Title 13, Chapter 21 and Title 29, Chapter 17, relative to housing authorities.

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

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

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

Sponsors: Sen. Roberts, Kerry , Rep. Reedy, Jay
Summary: Requires foreign persons who purchase land in this state and who file a report of such purchase to the United States Department of Agriculture under the Agricultural Foreign Investment Disclosure Act to also file the report with the state commissioner of agriculture. Requires the commissioner to notify the attorney general of a foreign person's failure to file a copy of the required report. Requires the attorney general to impose a civil penalty not to exceed 25% of the fair market value, on the date of the assessment of the penalty, of the interest in the agricultural land for such failure to file the report with the commissioner of agriculture.
Amendment Summary: Senate Energy, Agriculture, and Natural Resources Committee amendment 1, House 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: 03/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended with amendment 1 (003805). Sent to Senate Calendar Committee.
House Status: 03/27/25 - House passed with amendment 1 (003805), which 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.
Caption: AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 2, Part 3, relative to property.

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

Sponsors: Sen. Stevens, John , Rep. Todd, Chris
Summary: Adds to the process for requesting an extension of time to file a business tax return that the request may be signed by the person's authorized representative.
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.

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

Sponsors: Sen. Stevens, John , Rep. Faison, Jeremy
Summary: Establishes the process for property tax assessment and valuation of multi-unit rental housing that receives a federal, state, or local incentive based on low-income renter restrictions. Broadly captioned.
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.

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

Sponsors: Sen. Stevens, John , Rep. Garrett, Johnny
Summary: Requires the personal representative to notify beneficiaries or intestate heirs of their right to file exceptions to claims of creditors filed against an estate. Makes various other changes regarding wills and claims of creditors against an estate.
Amendment Summary: 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.

SB544/HB1342 **COMMERCIAL LAW: UCC financing statement filings.**

Sponsors: Sen. Stevens, John , Rep. Lamberth, William
Summary: Specifies that a filing office in receipt of a petition for review filed by a secured party contesting a public official's affidavit that a financing statement was filed without legal cause submit the UCC financing statement that is the subject of the petition and the notarized affidavit of the public official to the administrative procedures division of the office of the secretary of state, in addition to the existing requirement that the petition itself be submitted. Requires the prevailing party in the contested case hearing to provide the filing office with a copy of the administrative law judge's determination.
Fiscal Note: (Dated February 18, 2025) NOT SIGNIFICANT
Senate Status: 03/10/25 - Senate passed.
House Status: 03/27/25 - Set for House Consent on 03/31/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 47, relative to Uniform Commercial Code financing statement filings.

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

Sponsors: Sen. Reeves, Shane , Rep. Lynn, Susan
Summary: Specifies that if the occupant of a self-service storage facility does not sign a written rental agreement revision and continues to use the facility for not less than 30 days from the date of receipt of the agreement, then the occupant is considered to have accepted the rental agreement revision. Makes other changes related to self-service storage facilities.
Fiscal Note: (Dated February 11, 2025) NOT SIGNIFICANT
Senate Status: 03/12/25 - Signed by Senate speaker.
House Status: 03/12/25 - Signed by House speaker.
Executive Status: 03/25/25 - Signed by governor.
Caption: AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 31, relative to self-service storage facilities.

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

Sponsors: Sen. Pody, Mark , Rep. Boyd, Clark
Summary: Requires a blasting firm that conducts a pre-blast survey for an owner or occupant of certain buildings within 300 feet of the blast hole to provide the survey upon request by the owner or occupant at no cost.
Fiscal Note: (Dated February 12, 2025) NOT SIGNIFICANT
Senate Status: 02/12/25 - Referred to Senate Commerce & Labor Committee.
House Status: 03/24/25 - House passed.
Caption: AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 105, relative to blasting.

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

Sponsors: Sen. Walley, Page , Rep. Doggett, Clay
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.

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

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

SB629/HB627 TAXES BUSINESS: Occupancy tax - keeping of records.

Sponsors: Sen. Briggs, Richard , Rep. Crawford, John
Summary: Extends the period, from three years to four years, that a taxpayer of the tourist accommodation tax to a metropolitan government is required to keep the records used to determine the amount of the tax. Broadly captioned.
Amendment Summary: House Cities and Counties Subcommittee amendment 1 (004596) prohibits a municipality from increasing the hotel occupancy tax in an amount such that the cumulative occupancy tax levied in an incorporated area of a county exceeds eight percent. Changes how counties and municipalities may utilize proceeds from hotel occupancy taxes. Removes the prohibition against occupancy tax proceeds being used for general government spending or items previously funded by a municipality's general appropriations, and authorizes the use of tourism development investments to fund general government expenditures or activity if designated and approved through a memorandum of understanding between a municipality's governing body and the designated destination marketing entity (convention and visitor's bureau, or the like). Authorizes a county or city to adopt an ordinance or resolution requiring revenues received from imposition of the occupancy tax levied upon stays in short-term rental units be used identically to those received from imposition of the occupancy tax upon hotels.
Fiscal Note: (Dated February 1, 2025) NOT SIGNIFICANT
Senate Status: 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.
House Status: 03/26/25 - Set for House State & Local Government Committee 04/02/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 7 and Title 67, relative to occupancy tax.

SB643/HB426 TAXES PROPERTY: Exemption - nonprofit religious institution in Davidson County.

Sponsors: Sen. Campbell, Heidi , Rep. Love Jr., Harold
Summary: Exempts a nonprofit religious institution from property taxes, under certain circumstances; applicable in Davidson County.
Amendment Summary: House Cities & Counties Subcommittee amendment 1 (005458) establishes that if a religious nonprofit organization having property duly-exempt from property tax liabilities moves, in part or in whole, to another parcel of property owned by the organization within the same taxing jurisdiction, then the exemption must be transferred or extended to the new parcel, and the organization is not required to file an application for exemption for the new parcel; provided, the organization maintains its exempt status and uses the new parcel for exempt purposes.
Fiscal Note: (Dated February 27, 2025) NOT SIGNIFICANT
Senate Status: 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.
House Status: 03/19/25 - Returned to House clerk's desk after adopting amendment 1 (005458).
Caption: AN ACT to amend Tennessee Code Annotated, Section 67-5-212, relative to institutional exemptions.

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

Sponsors: Sen. Crowe, Rusty , Rep. Hill, Timothy
Summary: Establishes the Hurricane Helene disaster recovery fund, from which the Tennessee emergency management agency shall provide county recovery grants and direct assistance recovery grants for certain counties and households impacted by flooding caused by Hurricane Helene.
Amendment Summary: House Department & Agencies Subcommittee amendment 1 (005314) creates the Hurricane Helene 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: 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.

House Status: 03/26/25 - Set for House State & Local Government Committee 04/02/25.

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.

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

Sponsors: Sen. Crowe, Rusty , Rep. Hill, Timothy

Summary: Prohibits the use of the power of eminent domain over real property in an expedited manner during a declared emergency.

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.

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

Sponsors: Sen. Crowe, Rusty , Rep. Crawford, John

Summary: Revises the formula for calculating tax relief on real property owned by eligible disabled veterans so that in determining the amount of relief to such a taxpayer, the assessed value on the first \$175,000 of full market value is to be multiplied by the ad valorem tax rate of the jurisdiction instead of by a rate that has been adjusted to reflect the relationship between appraised value and market value in that jurisdiction.

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: 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.

House Status: 03/26/25 - Set for House State & Local Government Committee 04/02/25.

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

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

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

Summary: Authorizes a consumer to designate an authorized agent who may opt the consumer out of the processing of the consumer's personal data. Requires a controller to comply with an opt-out request from an authorized agent if certain conditions are met.

Fiscal Note: (Dated March 4, 2025) NOT SIGNIFICANT

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

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.

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

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

Summary: Expands from wetlands to all areas that an aquatic resource alteration permit may apply to the areas for which the department of environment and conservation is required to exempt from compensatory mitigation an amount of area equal in size to the area for which mitigation would not be required if the permit applicant qualified for coverage under a general permit, if the only factor that disqualifies an applicant for an aquatic resource alteration permit from having the activities for which a permit is sought covered under a general permit is the size of the area that the permit will apply to.

Amendment Summary: Senate Energy, Agriculture, and Natural Resources Committee amendment 1, House Agriculture and Natural Resources Subcommittee amendment 1 (005569) Expands mitigation exemptions of Aquatic Resource Alteration Permits (ARAP) by exempting compensatory mitigation requirements for wetland or stream impacts that would not require mitigation under a general permit.

Fiscal Note: (Dated March 13, 2025) NOT SIGNIFICANT

Senate Status: 03/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended with amendment 1 (005569). Sent to Senate Finance.

House Status: 03/26/25 - Set for House Agriculture & Natural Resources Committee 04/01/25.

Caption: AN ACT to amend Tennessee Code Annotated, Title 69, Chapter 3, relative to permits.

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

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

Summary: Prohibits the department of environment and conservation from applying criteria that will result in the classification of real property as a wetland, or otherwise regulating real property as a wetland, unless the property is classified as a wetland under federal law.

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. House Agriculture and Natural Resources Subcommittee amendment 1 (006502) States that alteration of certain isolated wetlands is permitted without notice or mitigation if specific conditions are met. States that for specific sizes of low-quality and moderate-quality wetlands, general permits apply, and extra requirements regarding cumulative impacts or buffers are not needed. Clarifies that an individual permit is necessary for altering high-quality wetlands. Establishes that the criteria for wetland classifications will be established by the board. Establishes that a person wishing to develop real property can request a determination about wetland presence by submitting a third-party wetland report. States if the report meets specified requirements and is certified as correct, the determinations in the report are assumed to be accurate unless the commissioner raises concerns.

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: 03/26/25 - Set for House Agriculture & Natural Resources Committee 04/01/25.

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.

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

Sponsors: Sen. White, Dawn , Rep. Moody, Debra

Summary: Increases the amount of the reimbursement that is paid under the provisions for property tax relief for disabled veteran homeowners from the first \$175,000 of the full market value of the home to the first \$250,000 of the full market value.

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: 03/26/25 - House Finance Subcommittee placed behind the budget.

Caption: AN ACT to amend Tennessee Code Annotated, Section 67-5-704, relative to property tax relief for veterans with disabilities.

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

Sponsors: Sen. Johnson, Jack , Rep. McCalmon, Jake

Summary: Revises the criteria by which certain domestic insurance companies may invest or acquire an interest in foreign investment assets, real property, and certain money market funds. Outlines criteria for money market funds that qualify as a government money market fund, including the requirement that the fund invests only in obligations issued, guaranteed, or insured by the federal government of the United States or collateralized repurchase agreements composed of these obligations; and qualifies for investment without a reserve under the Purposes and Procedures Manual of the of the National Association of Insurance Commissioners (NAIC) Investment Analysis Office. Increases the aggregate amount of investments under certain circumstances.

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

Senate Status: 03/03/25 - Senate passed.

House Status: 03/10/25 - House passed.

Executive Status: 03/25/25 - Signed by governor.

Caption: AN ACT to amend Tennessee Code Annotated, Title 56, Chapter 3, Part 4, relative to investments by insurance companies.

SB700/HB681 **AGRICULTURE: Healthy Soil Act.**

Sponsors: Sen. Kyle, Sara , Rep. Jones, Justin

Summary: Enacts the "Healthy Soil Act," which promotes and supports farming and ranching systems and other forms of land management that increase soil organic matter, carbon content, aggregate stability, microbiology, and water retention to improve the health, yield, and profitability of the soils of this state. Details specifics of the program including makeup of the program to including an advisory group, education, and grants. Details specific funding areas of the act.

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 it will 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.

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

Sponsors: Sen. Massey, Becky , Rep. Vital, Greg

Summary: Requires TACIR to study sustainable funding sources that meet this state's future transportation infrastructure needs and submit its recommendations to the chair of the committee in the house of representatives with jurisdiction over transportation matters, the chair of the transportation and safety committee of the senate, and the legislative librarian on or before January 15, 2026. Broadly captioned.

Amendment Summary: House Transportation Committee amendment 1, Senate amendment 1 (004143) requires TACIR to 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: 03/26/25 - Set for House Finance, Ways & Means Subcommittee 04/02/25.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 9; Title 54 and Title 55, relative to transportation infrastructure funding.

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

Sponsors: Sen. Hatcher, Tom , Rep. Moon, Jerome

Summary: Extends the period in which the fire marshal is required to provide a decision on an appeal regarding building or fire codes involving a county building located in a city when there is a conflict between city and county from 10 working days to 15 calendar days. Broadly captioned.

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

Senate Status: 02/12/25 - 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.

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

Sponsors: Sen. Lowe, Adam , Rep. Todd, Chris

Summary: Removes the two-mile buffer between class II scenic rivers and new and expanded landfill sites for the disposal of solid or hazardous wastes. Broadly captioned.

Senate Status: 02/12/25 - 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, Chapter 120, relative to scenic rivers.

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

Sponsors: Sen. Lowe, Adam , Rep. Farmer, Andrew

Summary: Increases, from 10 business days to 12 business days, the time prior to the date of sale of land to foreclose a deed of trust, mortgage, or other lien securing the payment of money or other thing of value that a substitute trustee has to send notice to the debtor, a co-debtor, and any other interested party, with the substitute trustees name and address, if the name of the substitute trustee was not included in the first publication advertising the sale. Broadly captioned.

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: 03/26/25 - Set for Senate Judiciary Committee 03/31/25.

House Status: 03/26/25 - Set for House Civil Justice Subcommittee 04/02/25.

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

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

Sponsors: Sen. Pody, Mark , Rep. Vaughan, Kevin

Summary: Requires a local government to send back any requested changes on a contractor or developer's application for development site plans or inspections in a single deliverable document or set of documents, or to remit related fees back to the developer for subsequent change requests. Prohibits a local government from requiring a developer or contractor to fund, develop, or contribute to the development of nonessential infrastructure, unless otherwise agreed upon by the parties.

Amendment Summary: House State & Local Government Committee amendment 1 (006453) clarifies that "nonessential infrastructure" means any infrastructure that is not necessary for the creation, ongoing maintenance, and growth of a development property; includes public roads, bridges, highways, traffic lights, toll roads, road signage, barricades, turn lanes, utility poles, electrical lines, internet cabling, public entrances that are not part of a development property, and property that is not contiguous or adjacent to the development property; does not include any infrastructure requested by the department of transportation that, based on the findings of a traffic impact study, is identified as necessary to maintain the level of service on any state routes in the vicinity of a development property.

Fiscal Note: (Dated March 15, 2025) LOCAL GOVERNMENTEXPENDITURES MandatoryFY25-26 & Subsequent Years >\$10,000,000Article 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. 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: 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.

House Status: 03/26/25 - Set for House State & Local Government Committee 04/02/25.
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 BANKING & CREDIT: Removes weighted average yield of the accepted offers for home loans.

Sponsors: Sen. Yager, Ken , Rep. Garrett, Johnny
Summary: Removes the weighted average yield of the accepted offers of the Federal National Mortgage Association's current free market system auction and the 30-year treasury yield as the two bases upon which the maximum effective rate of interest on home loans may be set by the commissioner of financial institutions and replaces them with the average prime offer rate. Broadly captioned.
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 TAXES BUSINESS: Due date for taxpayer's business tax return.

Sponsors: Sen. Yager, Ken , Rep. Williams, Ryan
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.

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

Sponsors: Sen. Yager, Ken , Rep. Keisling, Kelly
Summary: Requires each county to levy a tax at the rate of five percent of the sales price of lottery tickets or shares when sold at retail within the jurisdiction of the county. Requires the department of revenue to collect and administer the tax. Broadly captioned.
Senate Status: 02/12/25 - 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.

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

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

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

Sponsors: Sen. Briggs, Richard , Rep. Crawford, John
Summary: Removes the condition that a taxpayer or owner must obtain consent of the assessor of property before appealing the valuation of industrial and commercial real and tangible personal property directly to the state board of equalization. Makes other related changes.
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: 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.
House Status: 03/26/25 - Set for House State & Local Government Committee 04/02/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property tax appeals.

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

Sponsors: Sen. Briggs, Richard , Rep. Wright, Dave
Summary: Specifies that the vesting period established for a construction project or development plan does not expire because of pending litigation challenging a permit. Specifies that the vesting period is tolled while such litigation is pending.
Fiscal Note: (Dated March 8, 2025) NOT SIGNIFICANT
Senate Status: 03/25/25 - Senate State & Local Government Committee recommended. Sent to Senate Calendar Committee.
House Status: 03/26/25 - Set for House State & Local Government Committee 04/02/25.
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.

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

Sponsors: Sen. Briggs, Richard , Rep. Wright, Dave
Summary: Adds a five percent penalty on delinquent property taxes with the penalty to be used to provide tax relief for the homeowners who are elderly low-income, disabled, or a disabled veteran or widow of a disabled veteran.
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.

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

Sponsors: Sen. Walley, Page , Rep. Hicks, Tim
Summary: Prohibits local governments or planning commissions from requiring more than one means of ingress and egress into a proposed subdivision unless the proposed subdivision has at least 70 residential dwellings. Broadly captioned.
Fiscal Note: (Dated February 15, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/26/25 - Taken off notice in House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7 and Title 13, relative to planning regulations.

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

Sponsors: Sen. Walley, Page , Rep. Moon, Jerome
Summary: Requires the chief elevator inspector to perform an acceptance inspection once a private residence elevator has been installed. Requires the homeowner to register the private residence elevator with the department. Requires the chief elevator inspector to develop and maintain a database for private residence elevators.

Amendment Summary: Senate Commerce & Labor Committee amendment 1 (005178) defines a "private residence elevator" as an elevator constructed for a single family or a single unit of a multi-family dwelling and is not open to the public. Requires the Chief Elevator Inspector to conduct a final acceptance inspection before a new private residence elevator can be placed in service after installation, modification, or alteration. Directs homeowners to register their private residence elevators with the Department of Labor and Workforce Development (DLWD) upon completion of the inspection using a department-provided form no later than seven days after the date the elevator is placed in service. Requires the new owner of a property with a private residence elevator to inform DLWD of the ownership change within 60 days of acquiring the property. Requires the Chief Elevator Inspector to develop and maintain a database of 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.

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

Sponsors: Sen. Yarbro, Jeff , Rep. Glynn, Ronnie

Summary: Requires that the trial for an unlawful detainer action be held no later than 14 days from the date the plaintiff filed the unlawful detainer motion. Limits the scope of a hearing for an unlawful detainer motion based on nonpayment of rent to facts and issues related to nonpayment of rent. Makes other changes related to judicial proceedings for unlawful detainer.

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.

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

Sponsors: Sen. Hensley, Joey , Rep. Warner, Todd

Summary: Prohibits the department of environment and conservation from applying criteria that will result in the classification of real property as a wetland if the property is prior converted cropland that is exempt from classification as a wetland under federal law.

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: 03/26/25 - Taken off notice in House Agriculture & Natural Resources Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 11, Chapter 14, Part 4 and Title 69, relative to wetlands.

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

Sponsors: Sen. Hensley, Joey , Rep. Barrett, Jody

Summary: Exempts services furnished by persons engaged in the appraisal of real estate or real property from business tax.

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: 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.

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.

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

Sponsors: Sen. Walley, Page , Rep. Hawk, David

Summary: Creates two special accounts in the state treasury, the K-12 lottery capital outlay special account and the early learning program account, for excess lottery funds. Requires the comptroller of the treasury to develop and administer a program to provide grants from such accounts to local education agencies to be used for capital outlay projects for K-12 educational facilities and for new or existing pre-K programs. Broadly captioned.

Senate Status: 02/12/25 - Referred to Senate Education Committee.

House Status: 02/11/25 - Referred to House K-12 Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 51; Title 8, Chapter 4; Title 9 and Title 49, relative to the use of excess lottery funds pursuant to Article XI, Section 5 of the Constitution of Tennessee.

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

Sponsors: Sen. Walley, Page , Rep. Crawford, John

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.

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: 03/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended. Sent to Senate Finance.

House Status: 03/26/25 - Set for House State & Local Government Committee 04/02/25.

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

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

Sponsors: Sen. Hatcher, Tom , Rep. Russell, Lowell

Summary: Requires, on and after July 1, 2025, a deed of conveyance of real property to include the zoning classification of the property at the time the deed is recorded. Prescribes a process by which a local zoning authority may notify a state department, agency, or officer of a local zoning violation by a business resulting in the revocation or suspension of a license, permit, or certificate of a business in violation of a local zoning ordinance, resolution, or law. Prescribes the process for reinstatement or appeal, including the assessment of a reinstatement fee. Broadly captioned.

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.

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

Sponsors: Sen. Taylor, Brent , Rep. White, Mark

Summary: Authorizes any county having made loans in excess of the amount of funds in the initial capitalization of the loan fund pool for the county to terminate its participations with notice to the Tennessee housing development agency (THDA). Allows the county to retain all funds used for initial capitalization or interesting earnings on repayments.

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: 03/27/25 - Senate passed.
House Status: 03/26/25 - Set for House State & Local Government Committee 04/02/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 23, relative to the homebuyers revolving loan program.

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

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

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

Sponsors: Sen. Reeves, Shane , Rep. Boyd, Clark
Summary: Increases, from four to five business days, the time after receipt of notice that a subsurface sewage disposal system requires repair that TDEC has to inspect the system before the person who notified the department may proceed with the repairs as though the department made its inspection and approved the repair.
Amendment Summary: Senate Energy, Agriculture, and Natural Resources Committee amendment 1 (004267) Requires TDEC or a contract county to review a permit application for a subsurface sewage disposal system within 10 business days of receipt and either approve, reject with a deficiency report or request additional information from the applicant. House Agriculture and Natural Resources Subcommittee amendment 1 (004107) Allows a certified soil scientist to submit an application for a permit for a subsurface sewage disposal system with a capacity of less than 750 gallons per day. Requires the department or the contract county to review the submission within 10 days and either approve, reject the submission and submit a report of deficiencies found in the submission to the soil scientist and applicant, or request more information.
Fiscal Note: (Dated February 6, 2025) NOT SIGNIFICANT
Senate Status: 03/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended with amendment 1 (004267). Sent to Senate Calendar Committee.
House Status: 03/26/25 - Set for House Agriculture & Natural Resources Committee 04/01/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 68, Chapter 221 and Title 69, Chapter 3, relative to subsurface sewage disposal systems.

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

Sponsors: Sen. Reeves, Shane , Rep. Burkhart, Jeff
Summary: Exempts a real estate broker licensee who was originally licensed prior to January 1, 2005, and does not supervise any affiliate brokers from the requirement to furnish certification of satisfactory completion of 16 classroom hours in real estate courses for reissuance of a license for a licensure period after the period in which the licensee completed the required 120 classroom hours in real estate. Broadly captioned.
Amendment Summary: Senate amendment 1 (003873) changes effective date to January 1, 2026.
Fiscal Note: (Dated February 22, 2025) NOT SIGNIFICANT
Senate Status: 03/13/25 - Senate passed with amendment 1 (003873).
House Status: 03/24/25 - House passed.
Executive Status: 03/24/25 - Sent to the speakers for signatures.
Caption: AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 13, relative to real estate broker licenses.

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

Sponsors: Sen. Reeves, Shane , Rep. Todd, Chris
Summary: Requires, by January 15 of each year, the office of the governor to submit a report to legislative committees with subject matter jurisdiction over natural resources detailing all such lands and waters set apart and dedicated by the governor for wildlife preserves, including the limits fixed of the lands and waters for such state wildlife preserves. Broadly captioned.
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.

SB894 PROFESSIONS & LICENSURE: Professional license expiration.

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

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

Sponsors: Sen. Walley, Page , Rep. Capley, Kip
Summary: Abolishes reverter or forfeiture provisions of unlimited duration in documents that establish common law estate of fee simple determinable, fee simple subject to condition subsequent, and fee simple subject to executory limitation, if executed more than 75 years before July 1, 2025. Establishes that reverter and forfeiture provisions in a conveyance of real property creating a common law estate of fee simple determinable, fee simple subject to condition subsequent, or fee simple subject to executory limitation, automatically terminate 75 years from the date of conveyance. Converts vested rights in deeds as of July 1, 2025, to fee simple absolute after 75 years from the date of creation unless a sworn statement is filed with the county register of deeds by July 1, 2026, to maintain the right. Invalidates a reverter or forfeiture provision contained in documents conveying an interest in real property and purporting to establish the common law estates of fee simple determinable, fee simple subject to condition subsequent, and fee simple subject to executory limitation, executed on or after July 1, 2025. Establishing reversionary estates terminated or prohibited results in title in the grantee or recipient being fee simple absolute.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/11/25 - Referred to House Civil Justice Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 1, relative to real property.

SB909/HB781 PROPERTY & HOUSING: Wholesaling real property.

Sponsors: Sen. Haile, Ferrell , Rep. Martin, Greg
Summary: Allows a buyer under contract to purchase real property from a seller to engage in wholesaling, provided the buyer discloses the specified information in writing to a potential subsequent purchaser or assignee and the seller of the property. Requires the disclosures to be in a bold, large font print, and included in the written agreement. Requires a violation of this to be commenced within two years after the execution of a contract for purchase and sale of real property. Defines "equitable interest" as the right of a buyer to benefit or profit from real property after the buyer has entered into a contract for the purchase or sale of real property with a seller, but before the legal title has been transferred from the seller to the buyer.
Fiscal Note: (Dated February 12, 2025) NOT SIGNIFICANT
Senate Status: 02/24/25 - Senate passed.
House Status: 03/17/25 - House passed.
Executive Status: 03/25/25 - Signed by governor.
Caption: AN ACT to amend Tennessee Code Annotated, Title 47 and Title 66, relative to wholesaling real property.

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

Sponsors: Sen. Campbell, Heidi , Rep. Hardaway, G.A.
Summary: Requires the annual reports from each region to the commissioner of environment and conservation for the preceding calendar year regarding data on collection, recycling, transportation, disposal, public costs, and other information that is relevant to the solid waste planning and management be submitted by February 1 instead of March 31. Broadly captioned.
Fiscal Note: (Dated February 7, 2025) NOT SIGNIFICANT
Senate Status: 02/12/25 - 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.

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

Sponsors: Sen. Briggs, Richard , Rep. Lamberth, William
Summary: Establishes a five-day period after the effective date that allows a nonprofit organization to apply to operate a charitable gaming event during the annual period of July 1, 2025 until June 30, 2026.
Amendment Summary: Senate amendment 1 (004351) adds authorization for a nonprofit organization to submit an annual event application to the secretary of state within five calendar days after the date that this bill becomes a law, for the annual event period beginning July 1, 2024, and ending June 30, 2025. This amendment makes a corresponding change with regard to the omnibus list so that the secretary will transfer the names of organizations that submit an application for the annual event period beginning July 1, 2024, and ending June 30, 2025, under this amendment to the legislative clerks within 10 days after the date that this bill becomes a law.
Fiscal Note: (Dated February 14, 2025) STATE GOVERNMENT REVENUE Division of Charitable Solicitations and Gaming FY24-25 \$300
Senate Status: 03/24/25 - Senate passed with amendment 1 (004351).
House Status: 03/27/25 - House passed.
Executive Status: 03/27/25 - Sent to the speakers for signatures.
Caption: AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 17, relative to charitable gaming.

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

Sponsors: Sen. Powers, Bill , Rep. Burkhart, Jeff
Summary: Changes from March 1 of the second year following a tax year to March 1 of the tenth year following a tax year by which certain corrections to the property tax assessment for that tax year are to be initiated by an assessor or requested by a taxpayer.
Senate Status: 02/12/25 - 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.

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

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

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

Sponsors: Sen. Lamar, London , Rep. Brooks, Shaundelle
Summary: Enacts the "Affordable Housing and Tenant Protection Act." Allows local governments to adopt ordinances and resolutions to control rent for private residential rental units. Creates the increased housing program and increased housing fund; authorizes the Tennessee housing development agency to make grants from the fund to eligible developers and first-time homebuyers to assist in gap financing and down payment assistance.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/11/25 - Referred to House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 53; Title 9; Title 12; Title 13; Title 66 and Title 67, relative to housing.

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

Sponsors: Sen. Hatcher, Tom , Rep. Stinnett, Tom
Summary: Allows a tourism development authority owning a tract of real property to petition the municipality to deannex such property if the deannexation of the property does not create an area of unincorporated territory that is completely surrounded by municipal boundaries. Requires the petition to include a map of the plat seeking deannexation. Establishes that a municipality's jurisdiction over a territory ends on the effective date of its exclusion from the corporate limits through the petition process described in this section, except for any debt incurred after annexation and before jurisdiction is surrendered.
Amendment Summary: Senate Energy, Agriculture & Natural Resources Committee 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: 03/26/25 - Set for Senate Finance, Ways & Means Committee 04/01/25.
House Status: 03/26/25 - Set for House State & Local Government Committee 04/02/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 51 and Title 7, Chapter 69, relative to tourism development authorities.

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

Sponsors: Sen. Southerland, Steve , Rep. Faison, Jeremy
Summary: Increases, from 30 to 45, the number of days a tenant or household member and a landlord have to agree upon a date to terminate a residential rental or lease agreement, provided the tenant supplies written notice and documentation to the landlord that the tenant is a domestic abuse, sexual assault, or stalking victim. Broadly captioned.
Fiscal Note: (Dated February 5, 2025) NOT SIGNIFICANT
Senate Status: 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.

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

Sponsors: Sen. Southerland, Steve , Rep. Jones, Renea
Summary: Permits authorities formed and certified by municipalities under the Municipal Energy Authority Act to have certain water and wastewater treatment powers to the extent that the authority's exercise of such powers does not conflict with any ordinances or rules adopted by another local government having jurisdiction over such matters. Broadly captioned.
Amendment Summary: House Agriculture and Natural Resources Subcommittee amendment 1 (004569) specifies that, except to the extent modified by the authority's certificate of incorporation, the board of a municipal energy authority (board) may, as part of a transfer of a water and wastewater system, or any time thereafter, adopt and assume all or any portion of any regulatory powers, authority, duties, obligations, and oversight over the water and wastewater operations as were applicable to a municipal water and wastewater system pursuant to ordinances, resolutions, or other rules or policies that were in effect immediately prior to the transfer of such system to the authority. Authorizes the board to later amend such rules, regulations, and requirements from time to time; provided, that such amendments are just and reasonable.
Fiscal Note: (Dated March 6, 2025) NOT SIGNIFICANT
Senate Status: 03/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended. Sent to Senate Calendar Committee.
House Status: 03/27/25 - Set for House Floor on 03/31/25.
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.

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

Sponsors: Sen. Southerland, Steve , Rep. Hicks, Gary
Summary: Requires a description of real property contained within a deed of conveyance of a property not previously described in a recorded instrument to be prepared by a registered land surveyor. Specifies that this requirement will not apply to any deed of conveyance prepared for or by a governmental department or agency.
Fiscal Note: (Dated January 31, 2025) NOT SIGNIFICANT
Senate Status: 03/17/25 - Senate passed.
House Status: 03/27/25 - Set for House Consent on 03/31/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 62 and Title 66, Chapter 5, Part 1, relative to surveyors.

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

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

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

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

SB986 TAXES PROPERTY: Revenue collected from recordation taxes.

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

SB988/HB375 LOCAL GOVERNMENT: Fees assessed by local governments.

Sponsors: Sen. Haile, Ferrell , Rep. Zachary, Jason
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 Summary: 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 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.
Fiscal Note: (Dated February 20, 2025) NOT SIGNIFICANT
Senate Status: 03/26/25 - Signed by Senate speaker.
House Status: 03/26/25 - Signed by House speaker.
Executive Status: 03/27/25 - Sent to governor.
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.

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

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

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

Sponsors: Sen. Oliver, Charlane , Rep. Harris, Torrey

Summary: Authorizes municipalities to create, implement, and enforce a registry for all residential rental dwellings within a municipality's jurisdiction. Requires owners of the dwellings to register and requires a municipality that adopts the registry to send an annual report with the number of properties registered, code violations identified and resolved, and the overall effectiveness of the registry in improving housing conditions.

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: (Dated February 20, 2025) NOT SIGNIFICANT

Fiscal Note: 03/18/25 - Taken off notice in Senate State & Local Government Committee after withdrawing amendment 1 (004219).

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

House Status: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 21, relative to municipal rental property registries.

Caption:

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

Sponsors: Sen. Oliver, Charlane , Rep. Glynn, Ronnie

Summary: Makes void and unenforceable a restriction in a homeowners' association declaration that would prohibit the operation of a family child care home at a property that is the site of a proposed family child care home, if the operator of the proposed family child care home has obtained a license from the department of human services and any necessary permits or licenses from the applicable local government for the operation of the family child care home. Broadly captioned.

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.

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

Sponsors: Sen. Bowling, Janice , Rep. Reneau, Michele

Summary: Requires officials who are employed or contracted by the federal government, the state government, or a local government within this state, or an agency or department thereof, to obtain a search warrant that identifies the person or property that is the subject of the search before entering private property, unless a judicially recognized exception to the warrant requirement exists. Broadly captioned.

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

Senate Status: 03/26/25 - Set for Senate Judiciary Committee 03/31/25.

House Status: 03/25/25 - House Criminal Justice Subcommittee deferred to first calendar of 2026.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 38; Title 39; Title 40 and Title 44, relative to searches.

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

Sponsors: Sen. Bowling, Janice , Rep. Rudd, Tim

Summary: Prohibits the state or a local or municipal government from requiring a builder or developer of real property to pay for the building or development of infrastructure that is nonessential to the development, maintenance, or growth of the builder's development property. Broadly captioned.

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

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

Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 54 and Title 66, relative to real property development.

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

Sponsors: Sen. Stevens, John , Rep. Lamberth, William

Summary: Adds that a person must complete a course of instruction and pass an examination to qualify to be commissioned as an online notary public. Clarifies that an application to be commissioned requires a certification that the applicant has reviewed, understands, and will comply with the applicable rules and requirements promulgated by the secretary of state. Adds that a course of instruction for online notarization must include, at a minimum, notarial laws, technology procedures of online notarizations, and ethical requirements for online notaries.

Fiscal Note: (Dated February 27, 2025) NOT SIGNIFICANT

Senate Status: 03/10/25 - Senate passed.

House Status: 03/24/25 - House passed.

Executive Status: 03/24/25 - Sent to the speakers for signatures.

Caption: AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 16, Part 3, relative to online notaries public.

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

Sponsors: Sen. Gardenhire, Todd , Rep. Martin, Greg

Summary: Authorizes, subject to a 2/3 vote of the legislative body, the county trustee or other property tax collecting official in Hamilton County to decline to bill or refer for collection a de minimus personal property tax totaling less than \$20 under certain circumstances.

Amendment House Cities & Counties Subcommittee amendment 1, Senate State & Local Government 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.

Summary: (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.

Fiscal Note: 03/26/25 - Set for Senate Finance, Ways & Means Committee 04/01/25.

Senate Status: 03/19/25 - Taken off notice in House Cities & Counties Subcommittee after adopting amendment 1 (005170).

House Status: AN ACT to amend Tennessee Code Annotated, Section 67-5-2013, relative to collection of property taxes.

Caption:

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

Sponsors: Sen. Johnson, Jack , Rep. McCalmon, Jake

Summary: Revises various provisions of the Modernization of Towing, Immobilization, and Oversight Normalization Act including adding penalties for violating the act. Adds a motor vehicle inspection portal to input abandoned or immobile vehicle information for public notice. Requires the removal of firearms from a stored motor vehicle. Prohibits booting a vehicle. Requires signage for the use of automatic license plate readers and parking fees collected. Details specific instances when towing a vehicle is allowed. Specifies the responsibilities of garage keepers who store towed vehicles. Allows a law enforcement agency to take into custody a motor vehicle found abandoned, immobile, or used in curbstoning. Allows public auction on unclaimed vehicles if certain aspects are met. (26pp.). Broadly captioned.

*Amendment**Summary:*

Senate amendment 1, House Commerce Committee amendment 1 (003869) revises the definition of "authorized agent" to also include a person in control of private property, and not just in possession of private property. Revises the definition of "boot" or "booting" to only apply to devices installed on motor vehicles that are parked. Adds a definition of "electronic tracking" to mean a system or method used by a national delivery carrier that provides real-time or near real-time monitoring of the delivery process, including (i) a unique tracking number assigned to each shipment; (ii) recorded timestamps for key delivery events, including acceptance, transit updates, and final delivery; and (iii) confirmation of receipt, which may include an electronic signature, photograph of delivery, or other verifiable proof that the letter or package was delivered to the intended recipient's address. Requires a motor vehicle portal to be capable of comparing information input into the portal with vehicle registration, ownership, or other relevant data to determine ownership of a motor vehicle. Removes the requirement that a commercial parking lot owner must require payment at the beginning or conclusion of a parking session in order to apply the prohibition against charging a penalty for nonpayment of parking fees unless certain criteria is met. Alters the criteria mentioned above relative to signage being located at each designated exit of the commercial parking lot to, also, require such signage to be located at each designated entrance. 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 bill. Relative to the requirement in the bill for the owner to post notice before being able to tow a motor vehicle, requires such posted notice to (i) provide notice that any motor vehicle not authorized to park on the private property is subject to towing; (ii) be designed and placed in a manner that ensures clear visibility and readability by consumers parking on the private property; (iii) be located at each designated entrance and exit of the private property; and (iv) contain the name of the garagekeeper authorized to tow the vehicle, the phone number of the garagekeeper, and the cost that must be paid to retrieve the vehicle. Removes the requirement that a person whose vehicle has been towed must provide the vehicle's registration information to the law enforcement agency with jurisdiction over the location from which the motor vehicle was towed. Authorizes a garagekeeper to charge a storage fee for a period exceeding 21 days if the last known registered owner of the motor vehicle and all lienholders of record are notified using a three-day delivery, instead of a national carrier that provides electronic tracking, of the intent to charge the fee. This amendment defines "three-day delivery" to mean contracting with a national delivery carrier to ship with electronic tracking a document or package to its intended recipient within three business days. With respect to the authority for a garagekeeper to charge certain storage fees if certain criteria is met, exempts such provisions from application to a motor vehicle that was towed or stored by a garagekeeper for the purpose of repairing the motor vehicle if the garagekeeper first obtained the authorization of the owner for the repairs and the owner of the motor vehicle has been notified that the repairs have been completed. Applies the provisions relative to when a law enforcement agency or other public agency takes possession of a motor vehicle to situations where such entities cause possession to be taken though the use of a garagekeeper. Requires notice sent by such entities or garagekeeper to be sent using three-day delivery as defined in this amendment. Requires such entities or garagekeeper within one hour after taking the motor vehicle into custody, to enter the vehicle identification number, license plate number, a description of the vehicle, the location of the tow, and the location where the motor vehicle will be stored into the motor vehicle portal. Applies the provisions relative to law enforcement agencies' required actions at auctions to also apply to garagekeepers, as applicable. Relative to present law provisions regarding garagekeepers' liens upon motor vehicles that have lawfully come into their possession, requires notice sent by such garagekeepers to be sent using three-day delivery as defined in this amendment. Senate amendment 2, House Commerce Committee amendment 2 (004157) removes from the information required in the posted notice by the owner of the commercial parking lot or other private property open to the public the cost that must be paid to retrieve the vehicle from the garagekeeper. Removes the authority for a person to tow a motor vehicle, without express written authorization by the owner or authorized agent of the owner of the motor vehicle, when the owner or authorized agent of the owner has authorized the towing of motor vehicles creating a hazard, blocking access to public or private property, or 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: 03/24/25 - Senate passed with amendment 1 (003869) and amendment 2 (004157).

House Status: 03/26/25 - Set for House Finance, Ways & Means Subcommittee 04/02/25.

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.

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

Sponsors: Sen. Johnson, Jack , Rep. Rudder, Iris

Summary: Adds requirements for declarant access to and use of deposits made in connection with the purchase or reservation of a condominium unit; makes other similar changes.

Amendment Summary: 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: 03/27/25 - House passed.

Executive Status: 03/27/25 - Sent to the speakers for signatures.

Caption: AN ACT to amend Tennessee Code Annotated, Title 66, relative to the use of escrow funds for condominium projects.

SB1080/HB649 **TAXES PROPERTY: Recordation tax allocation.**

Sponsors: Sen. Johnson, Jack , Rep. Marsh, Pat

Summary: Requires 50 percent of collections of the recordation tax levied on transfers of realty to be remitted to each county. Requires counties to use such funds for transportation infrastructure, schools, and other nonrecurring expenses.

Fiscal Note: (Dated March 27, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years (\$141,069,600) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years \$141,069,600

Senate Status: 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.

House Status: 02/10/25 - Referred to House Finance, Ways & Means Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to the recordation tax.

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

Sponsors: Sen. Johnson, Jack , Rep. Reeves, Lee

Summary: Reduces the time period, after which a landlord may terminate a rental agreement, from 14 days to seven days following notice to the tenant of a material breach of the rental agreement for the nonpayment of rent, the cost of repairs, damages, or another amount due the landlord under the rental agreement, or for an act of violence or other behavior that poses a real and present danger on the premises. Broadly captioned.

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.

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

Sponsors: Sen. Lowe, Adam , Rep. Powell, Jason

Summary: Changes, from three days to three business days from the date written notice is received by a tenant, the date on which a landlord may terminate a rental agreement if the tenant or another person on the premises with the tenant's consent willfully or intentionally commits a violent act; behaves in a manner which constitutes or threatens to be a real and present danger to the health, safety, or welfare of the life or property of other tenants or persons on the premises; creates a hazardous or unsanitary condition on the property that affects the health, safety, or welfare 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.

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

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

<i>Summary:</i>	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.
<i>Fiscal Note:</i>	(Dated March 15, 2025) OTHER FISCAL IMPACT Due to multiple unknown variables, any fiscal impact upon local governments cannot be determined with reasonable certainty.
<i>Senate Status:</i>	02/10/25 - Introduced in the Senate
<i>House Status:</i>	03/19/25 - Taken off notice in House Cities & Counties Subcommittee.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Title 5, relative to county powers.

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

<i>Sponsors:</i>	Sen. Campbell, Heidi , Rep. Moon, Jerome
<i>Summary:</i>	Allows a property owner to apply for property tax exemption only for portions of real property that provide a tree canopy. Requires the implementing agency to determine the portion of real property that provides tree canopy using a reliable, objective means of quantitative assessments. Requires the chief administrative officer of the county, subject to approval by majority vote of the county governing body, to select the implementing agency responsible for determining tree canopy coverage which will be subjected to annual review. Requires real property owners claiming a tree canopy property tax exemption to file an application with the state board of equalization and submit supporting materials to the county assessor of property where the property is located. Requires the board of equalization to make an initial determination that grants or denies the exemption through a written notice that must be sent to the applicant and the assessor of property. Upon written approval, prohibits the exemption from being transferred or reassigned and the applicant must report to the assessor any changes in the use or ownership of the property or removal of tree canopy that could affect the property's tax 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.
<i>Fiscal Note:</i>	(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.
<i>Senate Status:</i>	02/12/25 - Referred to Senate Finance, Ways & Means Committee.
<i>House Status:</i>	02/05/25 - Referred to House Cities & Counties Subcommittee.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Title 5; Title 6 and Title 67, Chapter 5, relative to canopies.

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

<i>Sponsors:</i>	Sen. Southerland, Steve , Rep. Reneau, Michele
<i>Summary:</i>	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.
<i>Senate Status:</i>	02/10/25 - Introduced in the Senate
<i>House Status:</i>	02/06/25 - Held on House clerk's desk.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Title 4; Title 38; Title 39; Title 42; Title 56 and Title 66, relative to drones.

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

<i>Sponsors:</i>	Sen. Walley, Page , Rep. Faison, Jeremy
<i>Summary:</i>	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.
<i>Fiscal Note:</i>	(Dated February 6, 2025) NOT SIGNIFICANT
<i>Senate Status:</i>	03/18/25 - Taken off notice in Senate Commerce & Labor Committee.
<i>House Status:</i>	02/12/25 - Caption bill held on House clerk's desk pending amendment.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Title 47; Title 48 and Title 66, relative to property.

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

<i>Sponsors:</i>	Sen. Taylor, Brent , Rep. Vaughan, Kevin
<i>Summary:</i>	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.
<i>Amendment Summary:</i>	Senate Energy, Agriculture, and Natural Resources Committee amendment 1 (004175) Prohibits a city, town, utility district, or municipality that has operated a sewerage system outside of the corporate boundaries of the city or town for 25 years or more from ceasing the operation of such system outside the corporate boundaries so long as the system maintains sufficient capacity, as determined by a study presented to the Tennessee Board of Utility Regulation (TBOUR) to confirm the necessity of the closure. If a landowner has an existing gravity sewer line located on the landowner's property and requests such connection and service, the city, town, utility district, or municipality must provide the connection to the system. House Agriculture and Natural Resources Subcommittee amendment 1 (006361) Prohibits a city, town, utility district, or municipality that has operated a sewerage system outside of the corporate boundaries of the city or town for 25 years or more from ceasing the operation of such system outside the corporate boundaries so long as the system maintains sufficient capacity, as determined by a study presented to the Tennessee Board of Utility Regulation (TBOUR) to confirm the necessity of the closure. If a landowner has an existing gravity sewer line located on the landowner's property and requests such connection and service, the city, town, utility district, or municipality must provide the connection to the system. Requires the governing board of the wastewater utility system to act upon an appeal or complaint filed by an owner within 60 days of its submission.
<i>Fiscal Note:</i>	(Dated March 6, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY25-26 >\$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.
<i>Senate Status:</i>	03/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended with amendment 1 (004175). Sent to Senate Finance.
<i>House Status:</i>	03/26/25 - Set for House Agriculture & Natural Resources Committee 04/01/25.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 35; Title 7, Chapter 82 and Title 68, Chapter 221, relative to sewer systems.

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

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

Amendment
Summary:

House Commerce Committee amendment 1 (006339) specifies that 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: (1) not 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 60 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 60-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 60 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 by the utility. 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 proceed as an approved contractor; (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 with 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 inspect materials and test the utility infrastructure as part of such inspections. The approved contractor is responsible for correcting any deficiencies associated with its installation or construction, and the utility is not required to accept or commission the utility infrastructure until it determines that the installation and construction complies with all applicable requirements. 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 unless using the materials or services by a specific vendor or manufacturer is deemed necessary by the utility for the quality and integrity of the utility's system. Specifies, in the event that an act of God, fire, flood, storm, accident, or similar event constituting force majeure causes a utility to require more time to meet applicable review requirements proposed by this legislation, the timelines set forth must be suspended so long as the utility's operations are impacted by one or more such events.

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:

03/26/25 - Set for Senate State & Local Government Committee 04/01/25.

House Status:

03/26/25 - House Commerce Committee recommended with amendment 1 (006399). Sent to House Calendar & Rules.

Caption:

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

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

Sponsors:

Sen. Akbari, Raumesh , Rep. Mitchell, Bo

Summary:

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

Fiscal Note:

(Dated March 27, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY26-27 & Subsequent Years \$40,323,200 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:

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

Caption:

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

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

Sponsors:

Sen. Jackson, Ed , Rep. Grills, Rusty

Summary:

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

Amendment

House amendment 1 (004191) rewrites the bill to, instead, clarify that, as of July 1, 2025, the roof solar reflectance and thermal emittance requirements of the International

Summary:

Energy Conservation Code for low-sloped roofs do not apply to the 2021 International Code Council adoption. The state fire marshal is authorized to promulgate rules to effectuate this amendment.

Fiscal Note:

(Dated March 6, 2025) NOT SIGNIFICANT

Senate Status:

03/24/25 - Senate passed.

House Status:

03/24/25 - House passed with amendment 1 (004191).

Executive Status:

03/24/25 - Sent to the speakers for signatures.

Caption:

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

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

Sponsors:

Sen. Briggs, Richard , Rep. Garrett, Johnny

Summary:

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

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.

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

Sponsors:

Sen. Pody, Mark , Rep. Hulsey, Bud

Summary:

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

Senate Status:

02/10/25 - Introduced in the Senate

House Status:

02/10/25 - Introduced in the House

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

SB1235/HB1237 PROFESSIONS & LICENSURE: Membership on state regulatory and health related boards.

Sponsors: Sen. Rose, Paul , Rep. Zachary, Jason

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 Summary: 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 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.

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

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

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

Amendment Summary: Senate Judiciary Committee amendment 1, House Criminal Justice Subcommittee amendment 1 (004914) requires, beginning October 25, 2025, every 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: 03/26/25 - Set for House Judiciary Committee 04/02/25.

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.

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

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

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

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.

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

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

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

Amendment Summary: House State & Labor Government Committee 1 (005249) establishes that this act is repealed July 1, 2030.

Fiscal Note: (Dated March 1, 2025) OTHER FISCAL IMPACT Due to multiple unknown factors, any permissive impact to local government cannot be determined with reasonable certainty.

Senate Status: 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.

House Status: 03/26/25 - Set for House Finance, Ways & Means Subcommittee 04/02/25.

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

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

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

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

Fiscal Note: (Dated March 8, 2025) STATE GOVERNMENT REVENUE Environmental Protection Fund FY25-26 & Subsequent Years \$1,613,300

Senate Status: 03/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended. Sent to Senate Finance.

House Status: 03/26/25 - Set for House Agriculture & Natural Resources Committee 04/01/25.

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.

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

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

Summary: 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: 03/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended. Sent to Senate Calendar Committee.

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.

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

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

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

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

Senate Status: 03/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended. Sent to Senate Finance.

House Status: 03/24/25 - House passed.

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

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

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

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

Amendment Summary: 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.

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: 03/26/25 - Taken off notice in Senate Transportation & Safety Committee.

House Status: 03/26/25 - House Finance, Ways & Means Subcommittee recommended. Sent to full committee.

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

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

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

Summary: Creates a vested property right upon the submission, rather than the approval, of a development plan or building permit. Specifies that the vesting period applicable when it is based on the submission of a building permit is three years. Broadly captioned. Part of Administration Package.

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: 03/26/25 - House Finance Subcommittee placed behind the budget.

Caption: AN ACT to amend Tennessee Code Annotated, Title 13, relative to planning.

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

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

Summary: Reorganizes various boards and agencies in Tennessee. Removes the board of court reporting from the list of entities that are set to terminate on June 30, 2025. Specifies participation by electronic or other means. Moves the regulatory power of the board of court reporting to the commissioner of commerce and insurance. Details responsibilities of the delegated powers. Allows an individual whose principal place of business is not in this state but who has a valid license in good standing as a certified public accountant from another state to be granted practice privileges in this state, if at the time the individual was licensed, the individual showed evidence of having successfully completed the Uniform Certified Public Accountant Examination. (20 pp.). Broadly captioned. Part of Administration Package.

Amendment Summary: 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 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: 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.

House Status: 03/26/25 - Set for House Finance, Ways & Means Committee 04/01/25.
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.

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

Sponsors: Sen. Johnson, Jack , Rep. Lamberth, William
Summary: Deletes provision requiring Tennessee rural and workforce housing tax credits to be authorized by joint resolution of the general assembly. Part of Administration Package.
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.
Summary: 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: 03/26/25 - Set for Senate Finance, Ways & Means Committee 04/01/25.
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.

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

Sponsors: Sen. Kyle, Sara , Rep. Harris, Torrey
Summary: Exempts taxpayers who are 85 or older and who have received property tax relief for at least five consecutive years from annual income reporting requirements for continued participation.
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 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.
Summary:
Fiscal Note: (Dated February 22, 2025) NOT SIGNIFICANT
Senate Status: 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.
House Status: 03/26/25 - Set for House State & Local Government Committee 04/02/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief for elderly persons.

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

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

SB1339/HB1132 COMMERCIAL LAW: Action regarding the consumer's authenticated request under the Tennessee Information Protection Act.

Sponsors: Sen. Yarbro, Jeff , Rep. Parkinson, Antonio
Summary: 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.
Fiscal Note: (Dated February 6, 2025) NOT SIGNIFICANT
Senate Status: 03/25/25 - Taken off notice in Senate Commerce & Labor Committee.
House Status: 03/26/25 - Taken off notice in House Banking & Consumer Affairs Subcommittee.
Caption: 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.

SB1346/HB1299 CRIMINAL LAW: Preventing Deepfake Images Act.

Sponsors: Sen. Yarbro, Jeff , Rep. Powell, Jason
Summary: Creates a civil and criminal action for individuals who are the subject of an intimate digital depiction that is disclosed without the individual's consent under certain circumstances.
Amendment House Criminal Justice Subcommittee amendment 1 (005183) authorizes a person who was the subject of an intimate digital depiction that is intentionally disclosed without the consent of the individual, where such disclosure was made by a person who knows that, or recklessly disregards whether, the individual has not consented to such disclosure, to bring a civil action against the person. Establishes that an individual may recover, in a civil action: (1) an amount equal to the monetary gain made by the defendant from the creation, development, or disclosure of the intimate digital depiction; (2) the actual damages sustained by the individual as a result of the intimate digital depiction, including damages for emotional distress; or liquidated damages in the amount of \$150,000; (3) punitive damages; and (4) the cost of the action, including reasonable attorney's fees and other litigation costs reasonably incurred. Creates a Class E felony offense to disclose or threaten to disclose or solicit the disclosure of an intimate digital depiction with the intent to harass, annoy, threaten, alarm, or cause substantial harm to the finances or reputation of the depicted individual; or with actual knowledge that, or reckless disregard for whether, such disclosure or threatened disclosure will cause physical, emotional, reputational, or economic harm to the depicted individual. The punishment is enhanced to a Class C felony offense in the case of a violation in which the creation, reproduction, or distribution of the intimate digital depiction could be reasonably expected to: (1) affect the conduct of any administrative, legislative, or judicial proceeding of a governmental agency, including the administration of an election; or (2) facilitate violence.
Summary:
Fiscal Note: (Dated March 4, 2025) STATE GOVERNMENT EXPENDITURES Incarceration \$23,600
Senate Status: 03/26/25 - Set for Senate Judiciary Committee 03/31/25.
House Status: 03/26/25 - Set for House Judiciary Committee 04/02/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 28 and Title 39, Chapter 17, relative to the unauthorized use of deepfake or actual likeness.

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

Sponsors: Sen. Watson, Bo , Rep. Davis, Elaine
Summary: Exempts from the state sales and use tax the retail sale of food and food ingredients. Broadly captioned.
Fiscal Note: (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
Senate Status: 03/18/25 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation.
House Status: 03/26/25 - Set for House Finance, Ways & Means Subcommittee 04/02/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 57, Chapter 3 and Title 67, relative to taxation.

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

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

Summary: Allows local governments to regulate sober living homes for recovery from alcohol, drug, and substance abuse to the extent such regulation complies with the Fair Housing Act and the Americans with Disabilities Act, including prescribing a distance requirement for such homes from primary schools, preschools, and daycares, regulating the location and operation of such homes, and requiring that prospective residents receive a clinical referral for placement in a sober living home. Broadly captioned.

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

House Status: 02/05/25 - Withdrawn in House.

Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13 and Title 33, relative to housing.

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

Sponsors: Sen. Watson, Bo , Rep. Reneau, Michele

Summary: Decreases from 60 to 45 days, the amount of time the executive director of the board of commissioners of a water and wastewater treatment authority has to annually prepare the operating budget of the authority and submit the budget to the board for approval prior to the beginning of the fiscal year. Broadly captioned.

Fiscal Note: (Dated March 26, 2025) NOT SIGNIFICANT

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.

SB1377/HB494 **INSURANCE HEALTH: Voluntary Portable Benefit Plan Act.**

Sponsors: Sen. Watson, Bo , Rep. Baum, Charlie

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: 03/24/25 - Signed by Senate speaker.

House Status: 03/24/25 - Signed by House speaker.

Executive Status: 03/25/25 - Sent to governor.

Caption: AN ACT to amend Tennessee Code Annotated, Title 50 and Title 65, Chapter 15, Part 3, relative to employer-employee relationships.

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

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

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

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 than 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. Senate Health & Welfare Committee amendment 1 (006379) authorizes Hamilton County and any incorporated city or town in Hamilton County, 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 court that the individual reside in a sober living home. Requires than 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: 03/26/25 - Senate Health & Welfare Committee recommended with amendment 1 (006379). Sent to Senate Calendar Committee.

House Status: 03/26/25 - Set for House State & Local Government Committee 04/02/25.

Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13 and Title 33, relative to housing.

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

Sponsors: Sen. Watson, Bo , Rep. Moody, Debra

Summary: Expands the criteria for real property that is eligible for the property owner to petition a municipality to deannex. Allows owners of real property used primarily for agricultural purposes who reside in a territory previously annexed by ordinance that was not annexed through a referendum or a request of the property owner may petition the municipality to deannex such property under certain conditions.

Amendment Summary: House Cities & Counties Subcommittee amendment 1 (005093) expands the criteria for real 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.

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

Sponsors: Sen. Roberts, Kerry , Rep. Todd, Chris

Summary: Allows the comptroller of the treasury to provide cost and income limit estimates for property tax relief to members of the general assembly by electronic means.

Fiscal Note: (Dated February 6, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/06/25 - Held on House clerk's desk.
Caption: AN ACT to amend Tennessee Code Annotated, Title 48 and Title 67, relative to real property taxes.

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

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

SB1435/HB1413 LOCAL GOVERNMENT: Gallatin - authorizes city council to impose impact fees on new development.

Sponsors: Sen. Haile, Ferrell , Rep. Slater, William
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: 03/26/25 - Set for House State & Local Government Committee 04/02/25.
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 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.

SB1448/HB1430 LOCAL GOVERNMENT: Union County - building permit fee change.

Sponsors: Sen. Seal, Jessie , Rep. Powers, Dennis
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.

SB1452/HB1426 LOCAL GOVERNMENT: Loudon - regulation of construction, maintenance, and operation of public utilities.

Sponsors: Sen. McNally, Randy , Rep. Russell, Lowell
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: 03/26/25 - Set for House State & Local Government Committee 04/02/25.
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.

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

Sponsors: Sen. Crowe, Rusty , Rep. Faison, Jeremy
Summary: Requires the comptroller to disburse payments to property owners whose real or personal property was destroyed or damaged by a FEMA-certified disaster occurring between September 26, 2024, and September 30, 2024, under certain conditions. Requires the chief executive officer of a governmental entity to approve the deployment of the governmental entity's personnel and equipment outside its boundaries to another governmental entity that has requested emergency assistance during a disaster.
Amendment Summary: Senate amendment 2 (002383) requires that payments be provided to only one owner per property, and if more than one owner seeks payment for the same property, the COT must disburse the payment to the owner who first submits all necessary information and correctly completed documentation. Senate amendment 3 (002578) requires the Comptroller of the Treasury (COT) to disburse payments to owners of real or personal property whose property: (1) was destroyed or damaged by Hurricane Helene between September 26, 2024 and September 30, 2024; and (2) is located in a county included in the Federal Emergency Management Agency (FEMA) declaration. Specifies that payments are allowed regardless of whether the property was restored or replaced by December 31, 2024. Requires such payments to be equal to 130 percent of the property tax paid by each property owner for tax year 2024. Deletes the provision on December 31, 2025.
Fiscal Note: (Dated January 26, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY24-25 >\$1,931,600 FY25-26 >\$1,931,600
Senate Status: 02/10/25 - Signed by Senate speaker.
House Status: 02/11/25 - Signed by House speaker.
Executive Status: 02/12/25 - Enacted as Public Chapter 0006.
Public Chapter: PC6-EOS.pdf
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

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

Sponsors: Sen. Haile, Ferrell ,
Summary: Proposes additional language in Article II, Section 28 to prohibit the general assembly from levying, authorizing, or otherwise permitting a state tax on property.
Senate Status: 03/26/25 - Senate adopted.

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

Sponsors: Sen. Johnson, Jack ,
Summary: Authorizes the allocation by the Tennessee housing development agency of the tax credit created by the Tennessee Rural and Workforce Housing Act against a taxpayer's liability for premium tax, retailatory 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.

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

Sponsors: Rep. Cepicky, Scott

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

House Status: 02/03/25 - Withdrawn in House.

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

HB137 INSURANCE GENERAL: Settlement agents - real property transactions.

Sponsors: Rep. Barrett, Jody

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

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

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

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

Sponsors: Rep. Jones, Renea

Summary: Limits the boundary for Class II or Class III river areas to be no more than 400 feet from the usual banks of the river on each side. Broadly captioned.

House Status: 02/05/25 - Withdrawn in House.

Caption: AN ACT to amend Tennessee Code Annotated, Title 11, relative to natural areas.

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

Sponsors: Rep. Darby, Tandy

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

House Status: 03/26/25 - Set for House Finance, Ways & Means Subcommittee 04/02/25.

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

Sponsors: Rep. Behn, Aftyn

Summary: Proposes an amendment to prohibit this state or an instrumentality of this state from abridging or denying a person's rights on account of sex.

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