



RAMSEY FARRAR RUSSELL & SMITH
GOVERNMENT RELATIONS

Tennessee REALTORS Weekly Calendar

2025 Legislative Session

Tue 3/11/25 8:30am - Senate Hearing Rm I, Senate Finance, Ways & Means Committee

MEMBERS: CHAIR B. Watson (R); VICE CHAIR J. Stevens (R); 2ND VICE CHAIR J. Hensley (R); F. Haile (R); J. Johnson (R); L. Lamar (D); B. Powers (R); P. Rose (R); P. Walley (R); K. Yager (R); J. Yarbro (D)

7. **SB1068 TRANSPORTATION VEHICLES: Modernization of Towing, Immobilization, and Oversight Normalization (MOTION) Act of 2025.** 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 Commerce & Labor Committee amendment 1 (003869) revises the requirements of the electronic portal the Department of Revenue (DOR) is required to create and implement that allows a law enforcement agency or garagekeeper to input abandoned vehicle information for public notice. Details nine capabilities that the portal must have. Authorizes DOR to contract with a third-party service provider to create and implement the portal. Requires the procurement process for the portal to begin no later than July 1, 2025, and the implementation of the portal to begin no later than, July 1, 2026. Requires the portal user fee the DOR can charge a police department or other user must be charged in an amount to cover the cost of creating, administering and maintaining the portal. Prohibits DOR from charging a fee for conducting a public search on the portal. Requires the Commissioner of DOR to notify the public and the Tennessee Code Commission when the motor vehicle portal is operational. Removes the authorization for a local government to pass an ordinance specifically opting to be governed by the Modernization of Towing, Immobilization, and Oversight Normalization (MOTION) Act. Prohibits any person from booting a motor vehicle. Expands the conditions for which a person is authorized to tow a motor vehicle without the written authorization of the owner. Requires a person towing a motor vehicle to report specific information to the motor vehicle portal once it is operational. Establishes that a violation of this section is a violation of the Consumer Protection Act of 1977. Makes technical changes to the signage requirements in commercial parking lots. Prohibits a county, municipality, or other political subdivision of this state from enacting or enforcing an ordinance, resolution, rule, or other requirement that regulates parking in a manner that conflicts with the established requirements related to the nonpayment of parking fees. Establishes protocol for law enforcement agencies to verify the owner of a motor vehicle, provide the ownership information to specified parties, and notify the owners of a motor vehicle that has been taken into custody, before and after the motor vehicle portal is operational. Requires any person who takes possession of a motor vehicle, other than a law enforcement agency or other public agency, to immediately report the information to DOR until the motor vehicle portal is operational. Eliminates the requirement to advertise a motor vehicle for auction in the newspaper, and requires the public sale notice to be posted on the online motor vehicle portal.
HB972 - J. McCalmon - 03/05/25 - Set for House Business & Utilities Subcommittee 03/12/25.
9. **SB1323 PROPERTY & HOUSING: Tennessee rural and workforce housing tax credits - authorization by general assembly.** 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 Summary:** 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.
HB1327 - W. Lamberth - 03/05/25 - Set for House Cities & Counties Subcommittee 03/12/25.
10. **SJR1 TAXES PROPERTY: Constitutional amendment - prohibits a state property tax.** Proposes additional language in Article II, Section 28 to prohibit the general assembly from levying, authorizing, or otherwise permitting a state tax on property.

Tue 3/11/25 9:00am - House Hearing Rm I, House Agriculture & Natural Resources Committee

MEMBERS: CHAIR C. Todd (R); VICE CHAIR G. Martin (R); A. Behn (D); T. Darby (R); C. Doggett (R); M. Fritts (R); R. Grills (R); G. Hardaway (D); B. Hulse (R); C. Hurt (R); J. Jones (D); J. Reedy (R); J. Shaw (D); T. Stinnett (R); R. Travis (R)

3. **HB199 ENVIRONMENT & NATURE: Variances for subsurface sewage disposal systems.** Requires an agreement or contract entered into between the commissioner of environment and conservation and a county health department for the department to implement subsurface sewage disposal requirements to include authority for the commissioner to issue a variance in certain circumstances. **Fiscal Note:** (Dated February 15, 2025) NOT SIGNIFICANT
SB113 - J. Johnson - 02/24/25 - Senate passed.

Tue 3/11/25 9:30am - Senate Hearing Rm I, Senate Finance Revenue Subcommittee

MEMBERS: CHAIR J. Hensley (R); VICE CHAIR F. Haile (R); B. Powers (R); P. Walley (R); J. Yarbro (D)

4. **SB752 TAXES BUSINESS: Due date for taxpayer's business tax return.** 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:** 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
HB526 - R. Williams - 03/05/25 - House Finance Subcommittee placed behind the budget after adopting amendment 1 (003861), which exempts services furnished by persons engaged in the sale of real estate or real property from the business tax.

Tue 3/11/25 10:30am - House Hearing Rm II, House Department & Agencies 2

5. **HB52 TAXES PROPERTY: Veterans Assistance for Livelihood, Opportunity, and Relief (VALOR) Act.** 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.
SB473 - J. Bowling - 02/12/25 - Referred to Senate State & Local Government Committee.

Tue 3/11/25 10:30am - Senate Hearing Rm I, Senate State & Local Government Committee

The committee will hear budget hearings by Bureau of Ethics and Campaign Finance, Department of Veterans Services, and Department of Human Resources MEMBERS: CHAIR R. Briggs (R); VICE CHAIR P. Walley (R); 2ND VICE CHAIR T. Hatcher (R); T. Gardenhire (R); E. Jackson (R); S. Kyle (D); A. Lowe (R); K. Roberts (R); J. Yarbro (D)

1. **SB1313** **PROPERTY & HOUSING: Vested property rights upon development plan or permit submission.** 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.
Johnson J.
HB1326 - W. Lamberth - 03/05/25 - Set for House State & Local Government Committee 03/12/25.
3. **SB539** **TAXES PROPERTY: Process for property tax assessment and valuation of low-income housing.** 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.
Stevens J.
HB753 - J. Faison - 02/06/25 - Referred to House Cities & Counties Subcommittee.
7. **SB384** **TAXES BUSINESS: Remittance of hotel tax - transient occupancy.** 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.
Taylor B.
HB405 - T. Leatherwood - 02/05/25 - Referred to House Cities & Counties Subcommittee.
8. **SB1008** **PROPERTY & HOUSING: Municipal rental property registries.** 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. **Fiscal Note:** (Dated February 20, 2025) NOT SIGNIFICANT
Oliver C.
HB1381 - T. Harris - 02/10/25 - Introduced in the House
24. **SB843** **TAXES PROPERTY: Revenues collected from recordation taxes.** 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.
Walley P.
HB842 - K. Haston - 03/05/25 - Taken off notice in House Cities & Counties Subcommittee.

Tue 3/11/25 10:30am - Senate Hearing Rm I, Senate State & Local Government Committee Consent Calendar

4. **SB1061** **TAXES PROPERTY: Hamilton County - collection of property taxes.** 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.
Gardenhire T.
HB1083 - G. Martin - 02/11/25 - Referred to House Cities & Counties Subcommittee.

Tue 3/11/25 12:00pm - House Hearing Rm III, House Transportation Subcommittee

MEMBERS: CHAIR D. Hawk (R); F. Atchley (R); A. Behn (D); E. Butler (R); D. Howell (R); J. McCalmon (R); J. Pearson (D); M. Reneau (R); L. Russell (R); D. Wright (R)

1. **HB127** **TAXES BUSINESS: Authority for local governments to levy a surcharge on local privilege taxes to fund a transportation improvement program.** 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.
Lamberth W.
SB1307 - J. Johnson - 02/10/25 - Introduced in the Senate
9. **HB736** **TRANSPORTATION GENERAL: TACIR study on sustainable funding sources that meet the state's transportation infrastructure needs.** Requires TACIR to study sustainable funding sources that meet this state's future transportation infrastructure needs and submit its recommendations to the chair of the committee in the house of representatives with jurisdiction over transportation matters, the chair of the transportation and safety committee of the senate, and the legislative librarian on or before January 15, 2026. Broadly captioned. **Fiscal Note:** (Dated February 8, 2025) NOT SIGNIFICANT
Vital G.
SB703 - B. Massey - 03/05/25 - Set for Senate Transportation & Safety Committee 03/12/25.

Tue 3/11/25 1:00pm - Senate Hearing Rm I, Senate Commerce & Labor Committee

MEMBERS: CHAIR P. Bailey (R); VICE CHAIR B. Taylor (R); 2ND VICE CHAIR S. Southerland (R); R. Akbari (D); J. Johnson (R); S. Reeves (R); J. Stevens (R); B. Watson (R); K. Yager (R)

3. **SB1377** **INSURANCE HEALTH: Voluntary Portable Benefit Plan Act.** 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:** House Insurance Committee amendment 1 (003693) rewrites the bill. 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. Defines "benefit plan" as including health insurance, income replacement insurance, life insurance, retirement benefits and other benefits that may customarily be provided as part of a benefit plan.
Watson B.
HB494 - C. Baum - 03/05/25 - House Insurance Committee recommended with amendment 1 (003693), which rewrites the bill. 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. Defines "benefit plan" as including health insurance, income replacement insurance, life insurance, retirement benefits and other benefits that may customarily be provided as part of a benefit plan. Sent to House Calendar & Rules.
4. **SB749** **BANKING & CREDIT: Removes weighted average yield of the accepted offers for home loans.** 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
Yager K.
HB908 - J. Garrett - 03/03/25 - House passed.
6. **SB1230** **COMMERCIAL LAW: Submission of electronic records for registration with a register of deeds.** 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
Briggs R.
HB1039 - J. Garrett - 03/03/25 - House passed.
11. **SB1194** **SAFETY: Standards for roofs.** 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.
Jackson E.
HB801 - R. Grills - 03/05/25 - Set for House Cities & Counties Subcommittee 03/12/25.
15. **SB727** **ESTATES & TRUSTS: Time prior to the date of sale of foreclosure notices - increase.** Increases, from 10 business days to 12 business days, the time prior to the date of sale of land to foreclose a deed of trust, mortgage, or other lien securing the payment of money or other thing of value that a substitute trustee has to send notice to the debtor, a co-debtor, and any other interested party, with the substitute trustee's name and address, if the name of the substitute trustee was not included in the first publication advertising the sale. Broadly captioned.
Lowe A.
HB1127 - A. Farmer - 02/12/25 - Caption bill held on House clerk's desk.

21. **SB1013** **PROPERTY & HOUSING: Restriction in a homeowners' association declaration that would prohibit the operation of a family child care home.** 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.
HB1069 - R. Glynn - 03/05/25 - Set for House Cities & Counties Subcommittee 03/12/25.
Oliver C.
23. **SB394** **INSURANCE GENERAL: Selection of settlement agent in real property transaction.** 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.
HB569 - A. Farmer - 02/26/25 - House sponsor changed from J. Barrett to A. Farmer.
Rose P.
30. **SB787** **PROFESSIONS & LICENSURE: Final acceptance inspection for private residence elevators.** 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.
HB719 - J. Moon - 03/05/25 - Set for House Banking & Consumer Affairs Subcommittee 03/12/25.
Walley P.
31. **SB1088** **PROPERTY & HOUSING: Termination of rental agreement for nonpayment of rent or cost of repairs, damages.** 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.
HB1345 - L. Reeves - 03/05/25 - Set for House Business & Utilities Subcommittee 03/12/25.
Johnson J.
38. **SB967** **PROPERTY & HOUSING: Days to terminate a residential rental or lease agreement - increase.** 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
HB757 - J. Faison - 03/05/25 - Set for House Business & Utilities Subcommittee 03/12/25.
Southerland S.
39. **SB980** **PROPERTY & HOUSING: Description of real property contained within a deed of conveyance of a property.** 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
HB480 - G. Hicks - 02/05/25 - Referred to House Cities & Counties Subcommittee.
Southerland S.

Tue 3/11/25 3:00pm - House Hearing Rm I, House Finance, Ways & Means Committee

The committee will hear presentations by Department of Environment and Conservation, Department of General Services, Governor's Early Literacy Foundation, Megasite Authority of West Tennessee
MEMBERS: CHAIR G. Hicks (R); VICE CHAIR J. Gillespie (R); C. Baum (R); C. Boyd (R); K. Camper (D); K. Capley (R); J. Chism (D); M. Cochran (R); J. Crawford (R); J. Faison (R); B. Freeman (D); R. Gant (R); J. Garrett (R); R. Grills (R); M. Hale (R); D. Hawk (R); T. Hicks (R); B. Hulsey (R); W. Lamberth (R); H. Love Jr. (D); L. Miller (D); D. Moody (R); A. Parkinson (D); L. Reeves (R); J. Shaw (D); M. Sparks (R); K. Vaughan (R); R. Williams (R); J. Zachary (R)

4. **HB123** **ENERGY & MINING: Revises certain requirements to file liens for the reclamation of abandoned coal mining lands.** Revises certain requirements to file liens for the reclamation of abandoned coal mining lands. 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.
SB1275 - J. Johnson - 02/10/25 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
Lamberth W.
7. **HB444** **PROPERTY & HOUSING: Tennessee Property Rights Protection Act.** 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.
SB480 - J. Bowling - 03/06/25 - Senate passed.
Hulsey B.

Tue 3/11/25 3:00pm - Senate Hearing Rm I, Senate Judiciary Committee

MEMBERS: CHAIR T. Gardenhire (R); VICE CHAIR K. Roberts (R); 2ND VICE CHAIR P. Rose (R); B. Harshbarger (R); S. Kyle (D); L. Lamar (D); J. Stevens (R); B. Taylor (R); D. White (R)

9. **SB292** **PROPERTY & HOUSING: Removal of unlawful occupant of a person's commercial real property.** 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.
HB216 - T. Rudd - 03/06/25 - Set for House Consent on 03/10/25.
Bailey P.
27. **SB541** **ESTATES & TRUSTS: Claims of creditors filed against an estate.** Requires the personal representative to notify beneficiaries or intestate heirs of their right to file exceptions to claims of creditors filed against an estate. Makes various other changes regarding wills and claims of creditors against an estate. **Fiscal Note:** (Dated February 4, 2025) NOT SIGNIFICANT
HB906 - J. Garrett - 02/25/25 - Taken off notice in House Children & Family Affairs Subcommittee.
Stevens J.
30. **SB1235** **PROFESSIONS & LICENSURE: Membership on state regulatory and health related boards.** 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 State & Local Government Committee amendment 1 (004024) 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, its officers, employees and agents for such violations. Removes the requirement that appointing authorities must strive to ensure certain boards and commissions are represented by members of racial minorities.
HB1237 - J. Zachary - 03/06/25 - Set for House Floor on 03/10/25.
Rose P.

Wed 3/12/25 8:30am - Senate Hearing Rm I, Senate Government Operations Committee

MEMBERS: CHAIR E. Jackson (R); VICE CHAIR P. Rose (R); 2ND VICE CHAIR J. Bowling (R); T. Hatcher (R); S. Kyle (D); C. Oliver (D); J. Seal (R); S. Southerland (R)

1. **SB1316** **STATE GOVERNMENT: Less is More Act of 2025.** 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.
HB1330 - W. Lamberth - 03/05/25 - Set for House State & Local Government Committee 03/12/25.
Johnson J.

2. **SB958** **WELFARE: Creation of a community grant advisory board.** 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.
HB1068 - Y. Hakeem - 02/11/25 - Referred to House Health Subcommittee.

Wed 3/12/25 9:00am - House Hearing Rm I, House Commerce Committee

MEMBERS: CHAIR K. Vaughan (R); VICE CHAIR R. Bricken (R); J. Barrett (R); C. Boyd (R); S. Brooks (D); J. Burkhart (R); K. Camper (D); J. Clemmons (D); M. Cochran (R); T. Darby (R); J. Faison (R); M. Hale (R); G. Hardaway (D); K. Haston (R); C. Hemmer (D); K. Keisling (R); J. Lafferty (R); S. Lynn (R); P. Marsh (R); B. Martin (R); J. Moon (R); G. Vital (R); J. Zachary (R)

7. **HB459** **COMMERCIAL LAW: Administrative dissolution - entities filing documents with the secretary of state.** 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
SB306 - R. Briggs - 03/03/25 - Senate passed.
8. **HB781** **PROPERTY & HOUSING: Wholesaling real property.** 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
SB909 - F. Haile - 02/24/25 - Senate passed.
10. **HB700** **PROFESSIONS & LICENSURE: Real estate broker licenses - exemption from completion of classroom hours in real estate courses** 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 Commerce and Labor Committee amendment 1, House Business & Utilities Subcommittee amendment 1 (003873) specifies an effective date of January 1, 2026.
SB886 - S. Reeves - 03/04/25 - Senate Commerce & Labor Committee recommended with amendment 1 (003873). Sent to Senate Calendar Committee.
11. **HB1142** **PROPERTY & HOUSING: Updated definition of manufactured home.** Requires this state's definition of manufactured home to automatically update with the definition of manufactured home under title 42 of the United States Code, which currently excludes a self-propelled recreational vehicle. **Fiscal Note:** (Dated February 3, 2025) NOT SIGNIFICANT
SB119 - T. Hatcher - 02/20/25 - Senate passed.

Wed 3/12/25 9:00am - House Hearing Rm II, House Criminal Justice Subcommittee

MEMBERS: CHAIR C. Doggett (R); F. Atchley (R); A. Farmer (R); W. Lamberth (R); M. Littleton (R); J. Powell (D); L. Russell (R); G. Salinas (D); R. Scarbrough (R)

3. **HB55** **CRIMINAL LAW: Creation of a misdemeanor offense for providing a false name to law enforcement.** 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.
SB30 - M. Pody - 01/15/25 - Referred to Senate Judiciary Committee.
15. **HB305** **CRIMINAL LAW: Detection of criminal patterns at rental homes and apartment complexes.** 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.
SB236 - B. Taylor - 02/10/25 - Referred to Senate Judiciary Committee.

Wed 3/12/25 9:30am - Senate Hearing Rm I, Senate Transportation & Safety Committee

MEMBERS: CHAIR B. Massey (R); VICE CHAIR M. Pody (R); 2ND VICE CHAIR B. Taylor (R); P. Bailey (R); R. Briggs (R); H. Campbell (D); T. Hatcher (R); B. Powers (R); J. Seal (R)

8. **SB703** **TRANSPORTATION GENERAL: TACIR study on sustainable funding sources that meet the state's transportation infrastructure needs.** Requires TACIR to study sustainable funding sources that meet this state's future transportation infrastructure needs and submit its recommendations to the chair of the committee in the house of representatives with jurisdiction over transportation matters, the chair of the transportation and safety committee of the senate, and the legislative librarian on or before January 15, 2026. Broadly captioned. **Fiscal Note:** (Dated February 8, 2025) NOT SIGNIFICANT
HB736 - G. Vital - 03/05/25 - Set for House Transportation Subcommittee 03/11/25.

Wed 3/12/25 10:30am - House Hearing Rm III, House Finance, Ways & Means Subcommittee

MEMBERS: CHAIR R. Williams (R); K. Capley (R); J. Chism (D); M. Cochran (R); J. Crawford (R); R. Gant (R); J. Gillespie (R); T. Hicks (R); G. Hicks (R); A. Parkinson (D); L. Reeves (R); J. Shaw (D); J. Zachary (R)

7. **HB125** **TAXES GENERAL: Grant matching for from the local parks land acquisition fund.** 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)
SB1276 - J. Johnson - 02/10/25 - Introduced in the Senate

Wed 3/12/25 11:00am - Senate Hearing Rm I, Senate Energy, Agriculture & Natural Resources Committee

The committee will hold a budget hearing for Department of Tourism Development MEMBERS: CHAIR S. Reeves (R); VICE CHAIR A. Lowe (R); 2ND VICE CHAIR J. Seal (R); J. Bowling (R); H. Campbell (D); B. Harshbarger (R); C. Oliver (D); M. Pody (R); P. Walley (R)

4. **SB281** **ENVIRONMENT & NATURE: Prohibits regulation of certain farming activities by TDEC.** 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.
HB882 - R. Travis - 02/06/25 - Held on House clerk's desk.

5. **SB965 LOCAL GOVERNMENT: Tourism development authority petition for deannexation of property.** 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.
HB980 - T. Stinnett - 03/05/25 - Set for House Cities & Counties Subcommittee 03/12/25.

Wed 3/12/25 12:00pm - House Hearing Rm I, House Judiciary Committee

MEMBERS: CHAIR A. Farmer (R); VICE CHAIR E. Davis (R); R. Alexander (R); F. Atchley (R); G. Bulso (R); C. Doggett (R); R. Eldridge (R); J. Garrett (R); T. Harris (D); G. Johnson (D); K. Keisling (R); W. Lamberth (R); M. Littleton (R); J. Powell (D); D. Powers (R); L. Russell (R); G. Salinas (D); R. Scarbrough (R); T. Stinnett (R); C. Todd (R); J. Towns Jr. (D); R. Travis (R)

20. **HB1342 COMMERCIAL LAW: UCC financing statement filings.** 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
SB544 - J. Stevens - 03/04/25 - Senate Commerce & Labor Committee recommended. Sent to Senate Calendar Committee.
22. **HB1340 PUBLIC EMPLOYEES: Requirements to be commissioned as an online notary public.** 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.
SB1051 - J. Stevens - 03/04/25 - Senate Judiciary Committee recommended. Sent to Senate Calendar Committee.

Wed 3/12/25 1:30pm - House Hearing Rm II, House Banking & Consumer Affairs Subcommittee

MEMBERS: CHAIR T. Darby (R); M. Hale (R); C. Hemmer (D); K. Keisling (R); S. Lynn (R); P. Marsh (R); K. Vaughan (R); G. Vital (R)

1. **HB719 PROFESSIONS & LICENSURE: Final acceptance inspection for private residence elevators.** 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.
SB787 - P. Walley - 03/05/25 - Set for Senate Commerce & Labor Committee 03/11/25.
4. **HB630 COMMERCIAL LAW: Processing of consumer's personal data.** 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.
SB663 - H. Campbell - 02/12/25 - Referred to Senate Commerce & Labor Committee.
5. **HB223 COMMERCIAL LAW: Consumer reports - record of medical debt judgment.** 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
SB230 - H. Campbell - 02/10/25 - Referred to Senate Commerce & Labor Committee.
12. **HB565 COMMERCIAL LAW: Tennessee Homebuyer Harassment Prevention Act.** 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 Commerce and Labor Committee 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
SB204 - C. Oliver - 03/04/25 - Senate Commerce & Labor Committee recommended with amendment 1 (004390). Sent to Senate Calendar Committee.

Wed 3/12/25 1:30pm - House Hearing Rm III, House Civil Justice Subcommittee

MEMBERS: CHAIR L. Russell (R); E. Davis (R); A. Farmer (R); J. Garrett (R); G. Johnson (D); T. Stinnett (R); C. Todd (R); R. Travis (R)

7. **HB452 JUDICIARY: Trial for an unlawful detainer action.** 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.
SB806 - J. Yarbro - 02/12/25 - Referred to Senate Judiciary Committee.

Wed 3/12/25 1:30pm - House Hearing Rm I, House State & Local Government Committee

MEMBERS: CHAIR J. Crawford (R); VICE CHAIR D. Wright (R); R. Bricken (R); J. Burkhart (R); E. Butler (R); M. Carringer (R); J. Chism (D); V. Dixie (D); R. Eldridge (R); D. Howell (R); T. Leatherwood (R); M. Littleton (R); G. Martin (R); J. McCalmon (R); L. Miller (D); B. Mitchell (D); J. Moon (R); J. Powell (D); D. Powers (R); T. Rudd (R); I. Rudder (R); G. Salinas (D); T. Warner (R)

3. **HB1326 PROPERTY & HOUSING: Vested property rights upon development plan or permit submission.** 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.
SB1313 - J. Johnson - 03/05/25 - Set for Senate State & Local Government Committee 03/11/25.
4. **HB1330 STATE GOVERNMENT: Less is More Act of 2025.** 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.
SB1316 - J. Johnson - 03/05/25 - Set for Senate Government Operations Committee 03/12/25.

13. **HB219** **PROPERTY & HOUSING: Reporting requirements for foreign persons who purchase land in this state.** 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:** Cities & Counties Subcommittee 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
SB519 - K. Roberts - 02/10/25 - Introduced in the Senate
15. **HB1018** **STATE GOVERNMENT: Deed of conveyance of real property to include zoning classification of property at time the deed is recorded.** 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
SB847 - T. Hatcher - 02/10/25 - Introduced in the Senate
31. **HB1306** **ECONOMIC DEVELOPMENT: Affordable and workforce housing facilities and development.** 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.
SB1271 - J. Johnson - 02/10/25 - Referred to Senate State & Local Government Committee.
40. **HB317** **PROPERTY & HOUSING: Makes changes to the powers and duties of county and municipal boards of zoning appeals.** 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.
SB365 - R. Briggs - 02/10/25 - Introduced in the Senate

Wed 3/12/25 3:00pm - House Hearing Rm III, House Agriculture & Natural Resources Subcommittee

MEMBERS: CHAIR R. Grills (R); R. Alexander (R); M. Fritts (R); J. Jones (D); G. Martin (R); J. Shaw (D); T. Stinnett (R); C. Todd (R)

2. **HB124** **ENVIRONMENT & NATURE: Fees set by the department for environmental regulatory programs.** 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.
W. SB1274 - J. Johnson - 02/10/25 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
3. **HB164** **PROFESSIONS & LICENSURE: Timeframe for decision rendered by board of veterinary medical examiners on licensure application.** Decreases, from 60 days to 50 days, the amount of time from the date the board of veterinary medical examiners receives a completed application for initial licensure to practice veterinary medicine from an applicant that the board must either render a decision on the application or inform the applicant of the need to appear before the board. Broadly captioned. **Fiscal Note:** (Dated January 14, 2025) NOT SIGNIFICANT
Marsh P. SB128 - P. Bailey - 03/05/25 - Senate Energy, Agriculture & Natural Resources Committee deferred to 03/19/25.
6. **HB543** **LOCAL GOVERNMENT: Operation of a sewerage system outside the boundaries of a city or town.** 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.
Vaughan K. SB1138 - B. Taylor - 02/10/25 - Introduced in the Senate
12. **HB175** **ENVIRONMENT & NATURE: Use of drones to locate and retrieve deer that have been wounded by hunters.** 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
Darby T. SB130 - P. Walley - 02/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended. Sent to Senate Calendar Committee.
13. **HB660** **ENVIRONMENT & NATURE: Providing services for water or wastewater.** 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.
Jones R. SB970 - S. Southerland - 02/12/25 - Referred to Senate Energy, Agriculture & Natural Resources Committee.

Wed 3/12/25 3:00pm - House Hearing Rm I, House Business & Utilities Subcommittee

MEMBERS: CHAIR C. Boyd (R); J. Barrett (R); R. Bricken (R); J. Burkhart (R); K. Camper (D); J. Clemmons (D); M. Cochran (R); G. Hardaway (D); J. Lafferty (R); K. Vaughan (R)

2. **HB757** **PROPERTY & HOUSING: Days to terminate a residential rental or lease agreement - increase.** 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
Faison J. SB967 - S. Southerland - 03/05/25 - Set for Senate Commerce & Labor Committee 03/11/25.
4. **HB470** **STATE GOVERNMENT: Professionals' Freedom of Religion Act.** Enacts the "Tennessee Professionals' Freedom of Religion Act." Specifies that it is unlawful for a governmental entity to deny, revoke, suspend, or take other adverse action against an individual's license for the following: (1) Refusing to affirm a statement or oath that is contrary to the individual's sincerely held religious beliefs or moral convictions; (2) Expressing sincerely held religious beliefs or moral convictions in any context, including a professional context, as long as the services provided otherwise meet the standard of care or practice for that profession; or (3) Providing faith-based services that otherwise meet the standard of care or practice for that profession. Makes it unlawful for a governmental entity to take any adverse action against a licensee or applicant for licensure based on such person's beliefs or the lawful expression of those beliefs, to the extent protected under the United States Constitution or the Constitution of Tennessee. **Fiscal Note:** (Dated February 1, 2025) NOT SIGNIFICANT
Rudd T. SB226 - B. Taylor - 02/10/25 - Referred to Senate Commerce & Labor Committee.

6. **HB972** **TRANSPORTATION VEHICLES: Modernization of Towing, Immobilization, and Oversight Normalization (MOTION) Act of 2025.** 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 Commerce & Labor Committee amendment 1 (003869) revises the requirements of the electronic portal the Department of Revenue (DOR) is required to create and implement that allows a law enforcement agency or garagekeeper to input abandoned vehicle information for public notice. Details nine capabilities that the portal must have. Authorizes DOR to contract with a third-party service provider to create and implement the portal. Requires the procurement process for the portal to begin no later than July 1, 2025, and the implementation of the portal to begin no later than, July 1, 2026. Requires the portal user fee the DOR can charge a police department or other user must be charged in an amount to cover the cost of creating, administering and maintaining the portal. Prohibits DOR from charging a fee for conducting a public search on the portal. Requires the Commissioner of DOR to notify the public and the Tennessee Code Commission when the motor vehicle portal is operational. Removes the authorization for a local government to pass an ordinance specifically opting to be governed by the Modernization of Towing, Immobilization, and Oversight Normalization (MOTION) Act. Prohibits any person from booting a motor vehicle. Expands the conditions for which a person is authorized to tow a motor vehicle without the written authorization of the owner. Requires a person towing a motor vehicle to report specific information to the motor vehicle portal once it is operational. Establishes that a violation of this section is a violation of the Consumer Protection Act of 1977. Makes technical changes to the signage requirements in commercial parking lots. Prohibits a county, municipality, or other political subdivision of this state from enacting or enforcing an ordinance, resolution, rule, or other requirement that regulates parking in a manner that conflicts with the established requirements related to the nonpayment of parking fees. Establishes protocol for law enforcement agencies to verify the owner of a motor vehicle, provide the ownership information to specified parties, and notify the owners of a motor vehicle that has been taken into custody, before and after the motor vehicle portal is operational. Requires any person who takes possession of a motor vehicle, other than a law enforcement agency or other public agency, to immediately report the information to DOR until the motor vehicle portal is operational. Eliminates the requirement to advertise a motor vehicle for auction in the newspaper, and requires the public sale notice to be posted on the online motor vehicle portal.
SB1068 - J. Johnson - 03/05/25 - Set for Senate Finance, Ways & Means Committee 03/11/25.
7. **HB1345** **PROPERTY & HOUSING: Termination of rental agreement for nonpayment of rent or cost of repairs, damages.** 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.
SB1088 - J. Johnson - 03/05/25 - Set for Senate Commerce & Labor Committee 03/11/25.
8. **HB542** **LOCAL GOVERNMENT: Utility to review plans of development for compliance with infrastructure codes.** 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.
SB1139 - B. Taylor - 02/10/25 - Introduced in the Senate

Wed 3/12/25 3:00pm - House Hearing Rm II, House Cities & Counties Subcommittee

MEMBERS: CHAIR J. Moon (R); E. Butler (R); J. Crawford (R); V. Dixie (D); M. Littleton (R); B. Mitchell (D); D. Wright (R)

2. **HB1327** **PROPERTY & HOUSING: Tennessee rural and workforce housing tax credits - authorization by general assembly.** 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 Summary:** 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.
SB1323 - J. Johnson - 03/05/25 - Set for Senate Finance, Ways & Means Committee 03/11/25.
5. **HB801** **SAFETY: Standards for roofs.** 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.
SB1194 - E. Jackson - 03/05/25 - Set for Senate Commerce & Labor Committee 03/11/25.
6. **HB1009** **TAXES PROPERTY: Property tax relief for veterans with disabilities.** 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.
SB681 - D. White - 02/25/25 - Senate State & Local Government recommended. Sent to Senate Finance, Ways & Means.
7. **HB180** **LOCAL GOVERNMENT: Criteria for deannexation of property.** 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.
SB1386 - B. Watson - 02/10/25 - Introduced in the Senate
9. **HB365** **LOCAL GOVERNMENT: Action of a municipality that affects tax obligations for property owners who are located outside the municipality's corporate boundary.** 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.
SB1404 - J. Hensley - 02/12/25 - Referred to Senate State & Local Government Committee.
11. **HB766** **TAXES PROPERTY: Tax relief elderly low-income, disabled, or disabled veteran homeowners.** 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.
SB774 - R. Briggs - 02/12/25 - Referred to Senate State & Local Government Committee.
12. **HB735** **PROPERTY & HOUSING: Vesting period for property development standards.** 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.
SB773 - R. Briggs - 02/10/25 - Introduced in the Senate
15. **HB980** **LOCAL GOVERNMENT: Tourism development authority petition for deannexation of property.** 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.
SB965 - T. Hatcher - 03/06/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/12/25.
17. **HB1069** **PROPERTY & HOUSING: Restriction in a homeowners' association declaration that would prohibit the operation of a family child care home.** 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.
SB1013 - C. Oliver - 03/05/25 - Set for Senate Commerce & Labor Committee 03/11/25.