



RAMSEY FARRAR RUSSELL & SMITH
GOVERNMENT RELATIONS

Tennessee REALTORS Weekly Calendar

2025 Legislative Session

Mon 3/31/25 12:00pm - 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)

36. **SB1032** **CRIMINAL LAW: Search warrant requirements to enter private property.** 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
HB850 - M. Reneau - 03/25/25 - House Criminal Justice Subcommittee deferred to first calendar of 2026.
38. **SB30** **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. **Amendment 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. **Fiscal Note:** (Dated March 10, 2025) LOCAL GOVERNMENT EXPENDITURES Mandatory FY25-26 & Subsequent Years >\$3,900 Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost. HB 55 - SB 30 **Position:** Monitor
HB55 - W. Lamberth - 03/26/25 - Set for House Judiciary Committee 04/02/25.
42. **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 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
HB1127 - A. Farmer - 03/26/25 - Set for House Civil Justice Subcommittee 04/02/25.
64. **SB1346** **CRIMINAL LAW: Preventing Deepfake Images Act.** 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 Summary:** 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. **Fiscal Note:** (Dated March 4, 2025) STATE GOVERNMENT EXPENDITURES Incarceration \$23,600
HB1299 - J. Powell - 03/26/25 - Set for House Judiciary Committee 04/02/25.
83. **SB236** **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. **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. **Position:** Monitor
HB305 - J. Gillespie - 03/27/25 - Set for House Criminal Justice Subcommittee 04/01/25.

Tue 4/1/25 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. Yarbrow (D)

10. **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. **Amendment Summary:** 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. **Fiscal Note:** (Dated March 6, 2025) LOCAL GOVERNMENT REVENUE Permissive/Hamilton County FY25-26 & Subsequent Years >(\$30,000) EXPENDITURES Permissive/Hamilton County FY25-26 & Subsequent Years >(\$7,700) OTHER FISCAL IMPACT Hamilton County may experience additional decreases in expenditures from no longer pursuing collection of certain de minimus tax liabilities under \$20; however, any such permissive decrease in local expenditures cannot be determined with reasonable certainty.
HB1083 - G. Martin - 03/19/25 - Taken off notice in House Cities & Counties Subcommittee after adopting amendment 1 (005170).

11. **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. **Amendment Summary:** Senate Energy, Agriculture & Natural Resources Committee amendment 1, House Cities & Counties Subcommittee amendment 1 (004619) allows a tourism development authority, owning a tract of real property, of which all or any portion thereof is contained within the incorporated territory of a municipality, may petition the municipality to deannex such property if the deannexation of the property does not create an area of unincorporated territory that is completely surrounded by municipal boundaries. Requires the petition to have a map and debt owed. Requires the deannexation of the property becomes operative sixty days after receipt of the petition by the municipality or upon approval by the county legislative body by a majority vote, whichever is later. Specifies that all municipal jurisdiction ceases over the territory excluded from the municipality's corporate limits on the operative date of the contraction accomplished through the petition. **Fiscal Note:** (Dated March 8, 2025) OTHER FISCAL IMPACT The extent and timing of any mandatory decrease in local revenue due to the condensed period for which a municipality may continue to levy and collect taxes after a territory is deannexed cannot be reasonably quantified. Additionally, there will be a shift in service responsibility and corresponding revenue, from municipalities to counties; however, the exact amount of any such shift cannot be determined.
HB980 - T. Stinnett - 03/26/25 - Set for House State & Local Government Committee 04/02/25.
13. **SB129** **PROPERTY & HOUSING: THDA - bond issuance.** 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 **Position:** Monitor
HB331 - C. Baum - 02/24/25 - House passed.
22. **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. House Cities & Counties Subcommittee amendment 1 (004933) removes the requirement that a joint resolution by the General Assembly be issued in order to authorize tax credits under the Tennessee Rural and Workforce Housing Act of 2024. Authorizes tax credits of \$10 million per year for 10 years each year beginning January 1 2026 and ending December 31, 2037. **Fiscal Note:** (Dated February 25, 2025) OTHER FISCAL IMPACT The precise amount of future tax credits is dependent on multiple unknown variables and cannot be quantified with reasonable certainty. **Position:** Support
HB1327 - W. Lamberth - 03/19/25 - Taken off notice in House State & Local Government Committee.
24. **SB14** **ENVIRONMENT & NATURE: Increases penalties for various wildlife violations.** 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. **Position:** Monitor
HB24 - C. Hemmer - 03/26/25 - Set for House Agriculture & Natural Resources Committee 04/01/25.

Tue 4/1/25 9:00am - House Hearing Rm I, House Agriculture & Natural Resources Committee

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

1. **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. **Fiscal Note:** (Dated March 8, 2025) STATE GOVERNMENT REVENUE Environmental Protection Fund FY25-26 & Subsequent Years \$1,613,300
SB1274 - J. Johnson - 03/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended. Sent to Senate Finance.
2. **HB1325** **AGRICULTURE: Farmland and forestland preservation fund.** 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. **Position:** Monitor
SB207 - J. Johnson - 03/13/25 - Senate passed.
5. **HB1137** **ENVIRONMENT & NATURE: Inspection of subsurface sewage disposal system by TDEC.** 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
SB883 - S. Reeves - 03/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended with amendment 1 (004267). Sent to Senate Calendar Committee.
8. **HB24** **ENVIRONMENT & NATURE: Increases penalties for various wildlife violations.** 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. **Position:** Monitor
SB14 - P. Walley - 03/26/25 - Set for Senate Finance, Ways & Means Committee 04/01/25.
10. **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. **Amendment Summary:** 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. **Fiscal Note:** (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.
SB1138 - B. Taylor - 03/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended with amendment 1 (004175). Sent to Senate Finance.

11. **HB612** **ENVIRONMENT & NATURE: Disqualifying an applicant for an aquatic resource alteration permit (ARAP).** 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 **Position:** Support
SB664 - B. Taylor - 03/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended with amendment 1 (005569). Sent to Senate Finance.
12. **HB541** **ENVIRONMENT & NATURE: Classification of property as a wetland.** 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 **Position:** Support
SB670 - B. Taylor - 03/19/25 - Senate Energy, Agriculture & Natural Resources Committee recommended with amendment 1 (006090). Sent to Senate Finance.
13. **HB882** **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. **Fiscal Note:** (Dated March 8, 2025) STATE GOVERNMENT REVENUE Environmental Protection Fund FY25-26 & Subsequent Years (\$8,900) **Position:** Monitor
SB281 - B. Watson - 03/17/25 - Re-referred to Senate Calendar Committee.
14. **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 **Position:** Monitor
SB130 - P. Walley - 02/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended. Sent to Senate Calendar Committee.

Tue 4/1/25 10:30am - Senate Hearing Rm I, Senate State & Local Government Committee

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. **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. **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 **Position:** WWS to Amend
HB1330 - W. Lamberth - 03/26/25 - Set for House Finance, Ways & Means Committee 04/01/25.
2. **SB1271** **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. **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. **Position:** Support
HB1306 - W. Lamberth - 03/26/25 - Set for House Finance, Ways & Means Subcommittee 04/02/25.
9. **SB1080** **TAXES PROPERTY: Recordation tax allocation.** 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 **Position:** Monitor
HB649 - P. Marsh - 02/10/25 - Referred to House Finance, Ways & Means Subcommittee.

12. **SB731**
Pody M. **LOCAL GOVERNMENT: Changes on a contractor or developer's application for development site plans or inspections.** 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 GOVERNMENT EXPENDITURES Mandatory FY25-26 & Subsequent Years >\$10,000,000 Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost. OTHER FISCAL IMPACT There will be additional, mandatory increases in local expenditures and mandatory decreases in local revenue; however, such impacts cannot be estimated with reasonable certainty.
HB795 - K. Vaughan - 03/26/25 - Set for House State & Local Government Committee 04/02/25.
16. **SB1139**
Taylor B. **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. **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 within 10 business days, the contractor may proceed as an approved contractor. Requires such utilities to provide a publicly-available list of approved contractors and the process for becoming an approved contractor. Requires the utility to perform inspections of the installation and construction of the utility infrastructure installed by the approved contractor in the development, and the utility may also 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.
HB542 - K. Vaughan - 03/26/25 - House Commerce Committee recommended with amendment 1 (006399). Sent to House Calendar & Rules.
27. **SB651**
Crowe R. **TAXES PROPERTY: Property tax relief for eligible disabled veterans.** 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. **Position:** Support
HB436 - J. Crawford - 03/26/25 - Set for House State & Local Government Committee 04/02/25.
28. **SB646**
Crowe R. **PUBLIC FINANCE: Establishes the Hurricane Helene disaster recovery fund.** 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 **Position:** Monitor
HB1278 - T. Hill - 03/26/25 - Set for House State & Local Government Committee 04/02/25.
38. **SB826**
Hensley J. **TAXES BUSINESS: Exemption - services furnished by persons engaged in appraisal of real estate or real property.** 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)
HB1368 - J. Barrett - 02/26/25 - House Finance Subcommittee placed behind the budget.
39. **SB469**
Bowling J. **TAXES BUSINESS: Recordation tax revenue - increase.** 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 **Position:** Oppose
HB586 - R. Bricken - 02/05/25 - Referred to House Finance, Ways & Means Subcommittee.

40. **SB473** **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. **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. **Position:** Support
HB52 - G. Bulso - 03/26/25 - Set for House Finance, Ways & Means Subcommittee 04/02/25.
45. **SB643** **TAXES PROPERTY: Exemption - nonprofit religious institution in Davidson County.** 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
HB426 - H. Love Jr. - 03/19/25 - Returned to House clerk's desk after adopting amendment 1 (005458).
51. **SB1326** **TAXES PROPERTY: Property tax relief for elderly persons.** 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 Summary:** 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. **Fiscal Note:** (Dated February 22, 2025) NOT SIGNIFICANT **Position:** Support
HB1380 - T. Harris - 03/26/25 - Set for House State & Local Government Committee 04/02/25.
65. **SB368** **TAXES PROPERTY: Property tax relief for disabled veterans.** 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. **Position:** Support
HB48 - M. Hale - 03/26/25 - Set for House State & Local Government Committee 04/02/25.
67. **SB629** **TAXES BUSINESS: Occupancy tax - keeping of records.** 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
HB627 - J. Crawford - 03/26/25 - Set for House State & Local Government Committee 04/02/25.
68. **SB771** **TAXES PROPERTY: Property tax appeals - valuation of industrial and commercial real and tangible personal property.** 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.
HB733 - J. Crawford - 03/26/25 - Set for House State & Local Government Committee 04/02/25.

Tue 4/1/25 11:00am - House Hearing Rm II, House Criminal Justice Subcommittee

Final Calendar 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)

2. **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. **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. **Position:** Monitor
SB236 - B. Taylor - 03/26/25 - Set for Senate Judiciary Committee 03/31/25.

Tue 4/1/25 1:30pm - House Hearing Rm I, House Health Committee

MEMBERS: CHAIR B. Terry (R); VICE CHAIR T. Leatherwood (R); S. Brooks (D); K. Capley (R); M. Carringer (R); J. Clemmons (D); A. Farmer (R); R. Gant (R); J. Gillespie (R); E. Helton-Haynes (R); C. Hemmer (D); T. Hicks (R); G. Hicks (R); T. Hill (R); S. Kumar (R); S. Lynn (R); B. Martin (R); S. McKenzie (D); B. Mitchell (D); I. Rudder (R); P. Sherrell (R); R. Travis (R); M. White (R); R. Williams (R)

1. **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. **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 **Position:** Monitor
SB128 - P. Bailey - 03/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended with amendment 1 (004580). Sent to Senate Calendar Committee.

Tue 4/1/25 3:00pm - House Hearing Rm I, House Finance, Ways & Means Committee

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)

3. **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. **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 **Position:** WWS to Amend SB1316 - J. Johnson - 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.

Wed 4/2/25 11:00am - 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)

6. **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. **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. **Position:** Support SB473 - J. Bowling - 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.
7. **HJR2** **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. **Position:** Support Darby T.
31. **HB21** **TAXES SALES: Exemption - retail sale of food and food ingredients.** 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 SB1367 - B. Watson - 03/18/25 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation. Davis E.

38. **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 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 through 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. **Position:** Monitor
SB1068 - J. Johnson - 03/24/25 - Senate passed with amendment 1 (003869) and amendment 2 (004157).
47. **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. **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
SB703 - B. Massey - 03/17/25 - Senate passed with amendment 1 (004143).
60. **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. **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. **Position:** Support
SB1271 - J. Johnson - 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.
- Wed 4/2/25 11:00am - 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)
14. **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. **Amendment 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. **Fiscal Note:** (Dated March 10, 2025) LOCAL GOVERNMENT EXPENDITURES Mandatory FY25-26 & Subsequent Years >\$3,900 Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost. HB 55 - SB 30 **Position:** Monitor
SB30 - M. Pody - 03/26/25 - Set for Senate Judiciary Committee 03/31/25.
45. **HB785** **CRIMINAL LAW: Number of sureties required to sign a deed of trust - securing a bail bond by real estate.** 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
SB1237 - F. Haile - 03/18/25 - Senate Judiciary Committee recommended with amendment 1 (004914). Sent to Senate Calendar Committee.

64. **HB1299** **CRIMINAL LAW: Preventing Deepfake Images Act.** 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 Summary:** 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. **Fiscal Note:** (Dated March 4, 2025) STATE GOVERNMENT EXPENDITURES Incarceration \$23,600 SB1346 - J. Yarbro - 03/26/25 - Set for Senate Judiciary Committee 03/31/25.

Wed 4/2/25 1:30pm - House Hearing Rm II, 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)

6. **HB1127** **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 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 SB727 - A. Lowe - 03/26/25 - Set for Senate Judiciary Committee 03/31/25.
8. **HB811** **TORT LIABILITY: Charitable organizations providing housing to persons unlawfully present in the US.** 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 **Position:** Monitor SB227 - B. Taylor - 03/24/25 - Senate Judiciary Committee recommended with amendment 1 (003769). Sent to Senate Calendar Committee.

Wed 4/2/25 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)

5. **HB795** **LOCAL GOVERNMENT: Changes on a contractor or developer's application for development site plans or inspections.** 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 GOVERNMENT EXPENDITURES Mandatory FY25-26 & Subsequent Years >\$10,000,000 Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost. OTHER FISCAL IMPACT There will be additional, mandatory increases in local expenditures and mandatory decreases in local revenue; however, such impacts cannot be estimated with reasonable certainty. SB731 - M. Pody - 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.
12. **HB930** **PROPERTY & HOUSING: Homebuyers revolving loan program.** 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. SB857 - B. Taylor - 03/27/25 - Senate passed.
16. **HB653** **CAMPAIGNS & LOBBYING: Makes various changes to campaign finance requirements.** 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 **Position:** Monitor SB229 - R. Briggs - 02/18/25 - Senate State & Local Government recommended. Sent to Senate Finance, Ways & Means.
19. **HB1413** **LOCAL GOVERNMENT: Gallatin - authorizes city council to impose impact fees on new development.** 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. **Position:** Oppose SB1435 - F. Haile - 02/24/25 - Introduced in the Senate
21. **HB1426** **LOCAL GOVERNMENT: Loudon - regulation of construction, maintenance, and operation of public utilities.** 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. SB1452 - R. McNally - 03/13/25 - Introduced in the Senate
36. **HB48** **TAXES PROPERTY: Property tax relief for disabled veterans.** 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. **Position:** Support SB368 - R. Briggs - 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.

37. **HB1278**
Hill T. **PUBLIC FINANCE: Establishes the Hurricane Helene disaster recovery fund.** 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 **Position:** Monitor SB646 - R. Crowe - 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.
51. **HB980**
Stinnett T. **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. **Amendment Summary:** Senate Energy, Agriculture & Natural Resources Committee amendment 1, House Cities & Counties Subcommittee amendment 1 (004619) allows a tourism development authority, owning a tract of real property, of which all or any portion thereof is contained within the incorporated territory of a municipality, may petition the municipality to deannex such property if the deannexation of the property does not create an area of unincorporated territory that is completely surrounded by municipal boundaries. Requires the petition to have a map and debt owed. Requires the deannexation of the property becomes operative sixty days after receipt of the petition by the municipality or upon approval by the county legislative body by a majority vote, whichever is later. Specifies that all municipal jurisdiction ceases over the territory excluded from the municipality's corporate limits on the operative date of the contraction accomplished through the petition. **Fiscal Note:** (Dated March 8, 2025) OTHER FISCAL IMPACT The extent and timing of any mandatory decrease in local revenue due to the condensed period for which a municipality may continue to levy and collect taxes after a territory is deannexed cannot be reasonably quantified. Additionally, there will be a shift in service responsibility and corresponding revenue, from municipalities to counties; however, the exact amount of any such shift cannot be determined. SB965 - T. Hatcher - 03/26/25 - Set for Senate Finance, Ways & Means Committee 04/01/25.
57. **HB1380**
Harris T. **TAXES PROPERTY: Property tax relief for elderly persons.** 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 Summary:** 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. **Fiscal Note:** (Dated February 22, 2025) NOT SIGNIFICANT **Position:** Support SB1326 - S. Kyle - 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.
61. **HB317**
Rudd T. **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. **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 **Position:** Monitor SB365 - R. Briggs - 03/25/25 - Senate State & Local Government Committee recommended with amendment 1 (004346). Sent to Senate Calendar Committee.
70. **HB636**
Burkhart J. **LOCAL GOVERNMENT: Capital cost required for an infrastructure development district.** 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 treasury or the comptroller's designee. Requires the host municipality to pay for the cost of the audit. Requires the comptroller of the treasury to ensure that audits are prepared in accordance with generally accepted governmental auditing standards and determine if the audits meet minimum audit standards prescribed by the comptroller of the treasury. Requires all audits to be completed as soon as practicable after the end of the fiscal year of the host municipality. Requires one copy of each audit to be furnished to each member of the governing body and the comptroller of the treasury. RESIDENTIAL INFRASTRUCTURE DEVELOPMENT ASSESSMENT ROLLS Authorizes the host municipality of a residential infrastructure development district to contract with an outside professional administrator to prepare and maintain an assessment roll for such residential infrastructure development district, and such cost to be included in the assessment. **Fiscal Note:** (Dated January 25, 2025) OTHER FISCAL IMPACT A precise impact to local government revenue and expenditures cannot be estimated with reasonable certainty, but any such impacts are considered permissive.

SB26 - M. Pody - 03/24/25 - Senate passed with amendment 1 (005353).

73. **HB783** **LOCAL GOVERNMENT: Regulation of sober living homes for recovery from alcohol, drug, and substance abuse.** Authorizes a local government to adopt ordinances or resolutions to require a sober living home to be at least 1,000 feet from a K-12 school, preschool, or daycare facility; regulate the location or operation of sober living homes within its jurisdiction; require operators to obtain a clinical referral from a licensed healthcare provider before allowing an individual to reside in a sober living home, confirming that placement is a medical necessity based on the individual's recovery from alcohol, drug, or substance abuse. Defines "sober living home" as an alcohol-free and drug-free residence where unrelated adults who are recovering from alcohol, drug, or substance abuse choose to live together in a supportive environment during their recovery where no formal alcohol and drug services are provided. Defines "operator" as the lawful owner of a sober living home or a person or entity designated by such lawful owner to have primary responsibility for the daily operation of such sober living home. Broadly captioned. **Amendment Summary:** House Cities & Counties Subcommittee amendment 1 (005904) authorizes a local government, upon adoption of an ordinance or resolution, to: (1) require a sober living home to be located at a distance equal to or less than 1,000 feet from a kindergarten through grade twelve educational facility, preschool, or daycare be recognized and certified by any nationally recognized recovery residence standards organization, an affiliate of such an organization, or grantees of any state or federal department or agency, and which is included on a list of approved organizations maintained on the website of the Department of Mental Health and Substance Abuse Services (DMHSAS); (2) regulate the location or operation of a sober living home within the jurisdiction of the local government, including, but not limited to, ensuring compliance with applicable state and local zoning laws, and applicable health, safety, fire, and building codes; and (3) require that an operator, prior to authorizing an individual to reside in a sober living home, receive a recommendation or referral from a licensed healthcare provider or a recovery court that the individual reside in a sober living home. Requires that an ordinance or resolution adopted pursuant to this act comply with the federal Fair Housing Act and Americans with Disabilities Act of 1990. Specifies that any ordinance or resolution with respect to the aforementioned distance requirement does not apply to a sober living home in operation prior to the effective date of this act until such home ceases operation. 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 that an ordinance or resolution adopted pursuant to this act comply with the federal Fair Housing Act and Americans with Disabilities Act of 1990. Specifies that any ordinance or resolution with respect to the aforementioned distance requirement does not apply to a sober living home in operation prior to the effective date of this act until such home ceases operation. **Fiscal Note:** (Dated March 15, 2025) OTHER FISCAL IMPACT Based on multiple unknown factors, any permissive impact upon local government cannot be reasonably determined. SB1381 - B. Watson - 03/26/25 - Senate Health & Welfare Committee recommended with amendment 1 (006379). Sent to Senate Calendar Committee.
74. **HB405** **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. **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 **Position:** Monitor SB384 - B. Taylor - 03/17/25 - Senate passed with amendment 1 (004762).
84. **HB73** **STATE GOVERNMENT: Tennessee Historical Commission - authority to approve or recommend renovations to property.** 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. **Position:** Monitor SB7 - A. Lowe - 03/25/25 - Senate State & Local Government Committee recommended with amendment 1 (004904). Sent to Senate Calendar Committee.
91. **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. **Fiscal Note:** (Dated March 8, 2025) NOT SIGNIFICANT SB773 - R. Briggs - 03/25/25 - Senate State & Local Government Committee recommended. Sent to Senate Calendar Committee.
92. **HB842** **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. **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 **Position:** Monitor SB843 - P. Walley - 03/26/25 - Senate Energy, Agriculture & Natural Resources Committee recommended. Sent to Senate Finance.
93. **HB733** **TAXES PROPERTY: Property tax appeals - valuation of industrial and commercial real and tangible personal property.** 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. SB771 - R. Briggs - 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.
94. **HB627** **TAXES BUSINESS: Occupancy tax - keeping of records.** 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 SB629 - R. Briggs - 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.
95. **HB436** **TAXES PROPERTY: Property tax relief for eligible disabled veterans.** 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. **Position:** Support SB651 - R. Crowe - 03/26/25 - Set for Senate State & Local Government Committee 04/01/25.