



# 2025 Legislative Accomplishments

## Initiatives of Interest to Tennessee REALTORS® That Were Successful

### **Reinstating Continuing Education Requirements**

**SB886/HB700**, by Reeves/Burkhart, as amended, requires principal brokers, regardless of license year, to obtain 16 hours of continuing education every two years *if they oversee affiliate brokers*. This legislation was signed into law by the Governor on April 3, 2025 and has an effective date of January 1, 2026.

### **Regulating Real Estate Wholesaling Disclosures**

**SB909/HB781** by Haile/G. Martin permits buyers under contract to wholesale property if they disclose specified details in bold, large-font print to both the seller and any potential buyer or assignee. Defines “equitable interest” and requires claims for violations to be filed within two years of the contract’s execution. Went into effect on March 25, 2025.

### **Banning State Property Tax**

**SJR1/HJR2** by Haile/Darby proposes a constitutional amendment to prohibit the General Assembly from imposing or permitting a state property tax. The resolution passed the Senate and House with the requisite 2/3 majority and will now become a statewide ballot initiative for voters to consider in 2026.

### **Supporting Affordable Housing and Redevelopment**

**SB1271/HB1306** by Johnson/Lamberth clarifies how industrial development corporations can support affordable and workforce housing projects. Allows amendments to economic impact plans during approval and recognizes brownfield sites as eligible for solar facility redevelopment.

### **Limiting State Regulation of Wetlands**

**SB670/HB541** by Taylor/Vaughan, as amended, prohibits the state from classifying or regulating property as a wetland unless it meets federal criteria. Allows alteration of certain isolated wetlands without notice or mitigation if conditions are met. General permits apply to low and moderate-quality wetlands, while high-quality wetlands require individual permits. Developers may submit certified third-party reports to determine wetland presence, presumed accurate unless challenged by the commissioner.



## **Authorizing Immediate Removal of Unlawful Occupants**

**SB292/HB216** by Bailey/Rudd establishes a process for property owners to request the immediate removal of unlawful occupants from their commercial real estate by filing a complaint with the county sheriff. Effective July 1, 2025.



## **Legislation Opposed by Tennessee REALTORS® That Did NOT Pass**

### **Impact Fees**

**SB1435/HB1413** by Haile/Slater, a local bill, would have allowed the Gallatin City Council to impose impact fees on new development. Failed in the House State & Local Government Committee on a vote of 1-19.

**SB1452/HB1426** by McNally/Russell, a local bill, would have authorized Loudon to regulate and assess fees on public utilities and related infrastructure. Also, would have permitted property condemnation for public purposes. This measure was sent to Summer Study by the House State and Local Government Committee.





### **Protecting Religious Expression in Licensing**

**SB226/HB470** by Taylor/Rudd was a direct attack on REALTOR® Code of Ethics and MLS access. The legislation would have prohibited government agencies from denying or revoking a professional license based on a person's religious beliefs or moral convictions, provided services meet professional standards. The legislation would have prohibited real estate brokers' organizations from taking adverse action against a member if a violation was based on the member's closely held religious beliefs. The legislation required MLS access to be open to non-members of a real estate brokers' organization at the same price charged to members. are located.

### **Allowing Buyers to Choose Settlement Agents**

**SB394/HB569** by Rose/Farmer would have allowed real estate buyers or borrowers to select the settlement agent for escrow, closing, and title services. Sellers could retain legal counsel, and agents would need attorney consent to charge represented sellers.



### **Simplifying Landlord Registration for Large Properties**

**SB592/HB648** by Walley/Doggett would have permitted local governments to require landlord registration for any properties which were rented.

### **Authorizing Municipal Rental Registries**

**SB1008/HB1381** by Oliver/Harris would have allowed municipalities to establish and enforce rental property registries, requiring landlords to register residential rentals. Included annual reporting requirements on code compliance and housing conditions.

### **Changing Building Permit Fees in Union County**

**SB1448/HB1430** by Seal/Powers, a local bill, attempted to set the building permit fee in Union County at fifty cents per square foot for all new construction or reconstruction. The building permit fee in Union County is currently set at a flat rate of \$225 for residential construction.