



RAMSEY FARRAR RUSSELL & SMITH
GOVERNMENT RELATIONS

Tennessee REALTORS Bill Report

2025 Bill Report

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

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

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

Amendment Summary: House amendment 1 (005976) prohibits the Tennessee Historical Commission (THC) and other state entities, except the State Building Commission, from regulating the renovation, alteration, or demolition of improved public or private real property that is not listed on the Tennessee Register of Historic Places (Register). Prohibits the THC from penalizing property owners if the real property has been eligible for placement on the Register, but denied so by the THC or has not been provided any protection, grant, or other benefits associated with eligibility for the Register. House amendment 2 (007753) specifies that the Tennessee historical commission shall complete its review of any and all relevant information relating to a community development block grant proposed to be issued to a property meeting the description under Section 1 no later than fifteen (15) business days after the effective date of this act. If the commission fails to complete its review as required under this Section 2, the joint government operations committee of the house of representatives and the senate shall require the commission to appear before the committee to justify its noncompliance with this Section 2. Senate amendment 1 (004909) rewrites the bill to, instead, prohibit the Tennessee historical commission, and any other state entity other than the state building commission engaged in the historic preservation of real property, from regulating the renovation, alteration, or demolition of improved public or private real property that is not listed on the Tennessee register of historic places, or take any adverse action against the owner of such real property, if the real property meets either of the following criteria: The real property has been eligible for placement on the Tennessee register of historic places and considered for placement, but not added to the register. The real property has not been provided with any protection, grant, or other benefits associated with eligibility for the Tennessee register of historic places.

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

Senate Status: 04/17/25 - Senate concurred in House amendment 1 (005976) and amendment 2 (007753).

House Status: 04/16/25 - House passed with amendment 1 (005976) and amendment 2 (007753). House amendment 1 (005976) Prohibits the Tennessee Historical Commission (THC) and other state entities, except the State Building Commission, from regulating the renovation, alteration, or demolition of improved public or private real property that is not listed on the Tennessee Register of Historic Places (Register). Prohibits the THC from penalizing property owners if the real property has been eligible for placement on the Register, but denied so by the THC or has not been provided any protection, grant, or other benefits associated with eligibility for the Register. House amendment 2 (007753) specifies that the Tennessee historical commission shall complete its review of any and all relevant information relating to a community development block grant proposed to be issued to a property meeting the description under Section 1 no later than fifteen (15) business days after the effective date of this act. If the commission fails to complete its review as required under this Section 2, the joint government operations committee of the house of representatives and the senate shall require the commission to appear before the committee to justify its noncompliance with this Section 2.

Executive Status: 04/17/25 - Sent to the speakers for signatures.

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

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

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

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

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

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

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

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

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

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

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

Amendment Summary: Senate amendment 1 (006816) changes the maximum fine imposed for various violations of state wildlife laws, from \$25 up to \$1,000, to a maximum fine of \$500. Enhances the penalty, from a Class C misdemeanor offense to a Class B misdemeanor offense, with a mandatory minimum of 10 days incarceration, for hunting, taking, chasing, trapping, or killing any wild animal, wild bird, wild fowl, or fish on the land of another without first obtaining the landowner's permission, if the animal is then removed from the land. House Finance Committee amendment 1 (006818) changes the maximum fine imposed for various violations of state wildlife laws, from \$25 up to \$1,000, to a maximum fine of \$500. Enhances the penalty, from a Class C misdemeanor offense to a Class B misdemeanor offense, with a mandatory minimum of 10 days incarceration, for hunting, taking, chasing, trapping, or killing any wild animal, wild bird, wild fowl, or fish on the land of another without first obtaining the landowner's permission, if the animal is then removed from the land.

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

Senate Status: 04/14/25 - Senate passed with amendment 1 (006816).

House Status: 04/17/25 - Re-referred to House Finance, Ways & Means Committee.

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

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

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

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

Amendment Summary: 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

Sponsors:	Sen. Pody, Mark , Rep. Lamberth, William
Summary:	Creates a class C misdemeanor to an individual who refuses to properly identify themselves to a law enforcement officer if the officer has reasonable suspicion or has lawfully detained the individual. Adds littering or trespassing upon any real or personal property with the intent to unlawfully intimidate as an offense of intimidating others from exercising civil rights.
Amendment	Senate amendment 1, House Judiciary Committee 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.
Summary:	Expands the offense of civil rights intimidation to include littering or trespassing upon the real or personal property of another person with the intent to unlawfully intimidate another from exercising any right or privilege secured by the constitution or state law, or because that other exercised any right or privilege secured by the constitution or state law. Establishes that a violation of these offenses is a Class A misdemeanor. Creates a Class C misdemeanor offense if a person intentionally gives a false or fictitious name, to a law enforcement officer who has lawfully detained or arrested the person. Creates a Class B misdemeanor offense if a person intentionally approaches, within 25 feet, a law enforcement officer after the officer has ordered the person to stop approaching or to retreat and the officer is lawfully engaged in the execution of official duties. Creates a Class B misdemeanor offense if a person transports another in the cargo area of a box truck. Authorizes a law enforcement officer to make an arrest without a warrant when the officer has probable cause to believe a person has committed a misdemeanor, regardless of whether the offense was committed in the officer's presence. Authorizes a peace officer to make an arrest if the peace officer has probable cause to believe the person committed an offense, regardless of whether or not the offense was committed in the officer's presence. Requires an officer to provide the reasoning why a citation was not issued, relative to specific statutes regarding such, whenever an officer makes a physical arrest for a misdemeanor. Provides an officer who, on the basis of facts reasonably known or reasonably believed to exist, arrests a person for a misdemeanor in lieu of issuing a citation, with civil and criminal immunity from false arrest, false imprisonment or unlawful detention.
Fiscal Note:	(Dated March 10, 2025) LOCAL GOVERNMENT EXPENDITURES Mandatory FY25-26 & Subsequent Years >\$3,900 Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost. HB 55 - SB 30
Senate Status:	04/14/25 - Senate passed with amendment 1 (003418).
House Status:	04/17/25 - Set for House Floor 04/21/25.
Caution:	AN ACT to amend Tennessee Code Annotated, Title 39: Title 40: Title 54 and Title 55, relative to criminal offenses.

<i>Sponsors:</i>	Sen. Johnson, Jack , Rep. Reeves, Lee
<i>Summary:</i>	Requires an agreement or contract entered into between the commissioner of environment and conservation and a county health department for the department to implement subsurface sewage disposal requirements to include authority for the commissioner to issue a variance in certain circumstances.
<i>Amendment</i>	House amendment 1 (006350) adds that a variance issued pursuant to this bill must not apply to: (1) A sewerage system regulated under the Water Quality Control Act; (2)
<i>Summary:</i>	A subsurface sewage disposal system serving multiple lots; or (3) Any lot containing more than one single-family dwelling with accessory buildings. This amendment defines "accessory buildings" to mean subordinate structures on the same lot as a principal single-family dwelling, including accessory dwelling units, garages, barns, sheds, and similar buildings that are incidental to and support the primary residential use of the property.
<i>Fiscal Note:</i>	(Dated February 15, 2025) NOT SIGNIFICANT
<i>Senate Status:</i>	04/07/25 - Signed by Senate speaker.
<i>House Status:</i>	04/07/25 - Signed by House speaker.
<i>Executive Status:</i>	04/15/25 - Signed by governor.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 221, Part 4, relative to variances for subsurface sewage disposal systems.

<i>Sponsors:</i>	Sen. Hatcher, Tom , Rep. Moon, Jerome
<i>Summary:</i>	Allows the treasurer to file the annual report regarding the total amount and value of abandoned or unclaimed property with certain executive and legislative branch officials electronically. Broadly captioned.
<i>Fiscal Note:</i>	(Dated January 6, 2025) NOT SIGNIFICANT
<i>Senate Status:</i>	01/15/25 - Referred to Senate Commerce & Labor Committee.
<i>House Status:</i>	01/15/25 - Caption bill held on House clerk's desk.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Title 43; Title 44; Title 47; Title 48 and Title 66, relative to property.

SB119/HB1142 PROPERTY & HOUSING: Updated definition of manufactured home.

Sponsors: Sen. Hatcher, Tom , Rep. Boyd, Clark
Summary: Requires this state's definition of manufactured home to automatically update with the definition of manufactured home under title 42 of the United States Code, which currently excludes a self-propelled recreational vehicle.
Fiscal Note: (Dated February 3, 2025) NOT SIGNIFICANT
Senate Status: 03/25/25 - Signed by Senate speaker.
House Status: 03/26/25 - Signed by House speaker.
Executive Status: 04/11/25 - Enacted as Public Chapter 0112, effective July 1, 2025.
Public Chapter: PC112.pdf
Caption: AN ACT to amend Tennessee Code Annotated, Title 47; Title 55 and Title 68, relative to manufactured homes.
Effective Date: 07/01/25

SB125/HB474 EDUCATION: Study on possible expansion of all state-funded financial aid and scholarship programs.

Sponsors: Sen. Haile, Ferrell , Rep. Vaughan, Kevin
Summary: Requires the Tennessee higher education commission, in consultation with the department of labor and workforce development, to study all state-funded financial aid and scholarship programs in this state to determine whether programs may be expanded to provide greater financial aid opportunities for individuals interested in pursuing a workforce credential. Requires the commission to report its findings and any legislative recommendations to the committee of the house of representatives having jurisdiction over higher education and to the education committee of the senate no later than January 15, 2026. Broadly captioned.
Fiscal Note: (Dated January 25, 2025) NOT SIGNIFICANT
Senate Status: 03/19/25 - Taken off notice in Senate Education Committee.
House Status: 03/19/25 - Taken off notice in House Higher Education Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 49 and Title 50, relative to financial aid for individuals pursuing workforce credentials.

SB126/HB95 TAXES PROPERTY: Recordation taxes disbursement.

Sponsors: Sen. Walley, Page , Rep. Shaw, Johnny
Summary: Requires half the revenue collected from recordation taxes be returned to the county in which the real property is located on a recurring basis. Applies to transfers of real property on or after July 1, 2025
Fiscal Note: (Dated March 4, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years (\$110,373,200) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years \$110,373,200
Senate Status: 01/16/25 - Held on Senate clerk's desk.
House Status: 01/28/25 - Referred to House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to transfers of reality.

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

Sponsors: Sen. Haile, Ferrell , Rep. Baum, Charlie
Summary: Increases, from \$4 billion to \$6 billion, the maximum aggregate principal amount for which the agency may issue bonds and notes at any one time.
Amendment Senate amendment 1 (004355) changes the maximum aggregate principal amount increase from \$4 billion to \$5 billion.
Summary:
Fiscal Note: (Dated January 25, 2025) NOT SIGNIFICANT
Senate Status: 04/14/25 - Senate passed with amendment 1 (004355).
House Status: 04/16/25 - House concurred in Senate amendment 1 (004355).
Executive Status: 04/16/25 - Sent to the speakers for signatures.
Caption: AN ACT to amend Tennessee Code Annotated, Section 13-23-121, relative to the Tennessee housing development agency.

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

Sponsors: Sen. Walley, Page , Rep. Darby, Tandy
Summary: Authorizes the Tennessee Fish and Wildlife Commission to promulgate rules or pass proclamations to authorize the use of unmanned aircraft, including drones, to locate and retrieve deer that have been wounded by hunters.
Fiscal Note: (Dated January 18, 2025) NOT SIGNIFICANT
Senate Status: 04/17/25 - Set for Senate Floor 04/21/25.
House Status: 04/17/25 - Set for House Consent 04/21/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 39 and Title 70, relative to the use of unmanned aircraft for deer recovery when hunting.

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

Sponsors: Sen. Walley, Page , Rep. Gant, Ron
Summary: Establishes a regulatory framework for solar energy facilities in this state. Broadly captioned.
Fiscal Note: (Dated April 17, 2025) OTHER FISCAL IMPACT The proposed legislation may result in an increase in revenue to the Tennessee Public Utility Commission from certificates of public convenience and necessity fees and inspection fees paid to the Commission as well as an increase in expenditures to the Commission to regulate and inspect solar energy facilities, the extent and timing of which cannot be determined. Additionally, the extent and timing of any permissive increases in local revenue and expenditures are unknown for they are dependent upon several unknown factors.
Senate Status: 01/16/25 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
House Status: 01/28/25 - Referred to House Agriculture & Natural Resources Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7, Chapter 51 and Title 65, Chapter 17, relative to utility facilities.

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

Sponsors: Sen. Briggs, Richard , Rep. Keisling, Kelly
Summary: Requires a county or municipal legislative body to approve an application for a proposed development without allowing public comment, if the legislative body determines that the proposed development is in substantial compliance with the zoning regulations or map that was previously made available for public review and comment.
Senate Status: 02/03/25 - Withdrawn in Senate.
House Status: 01/27/25 - Taken off notice in House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 44 and Title 13, Chapter 7, relative to development.

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

Sponsors: Sen. Walley, Page , Rep. Hawk, David
Summary: Directs department of transportation to study transportation infrastructure needs, costs, and funding sources for the years 2026, 2050, and 2075. Allocates and deposits tax revenue from the sale and use of new or used motor vehicles and new or used tires in the state highway fund. Broadly captioned

*Amendment**Summary:*

Senate Transportation and Safety Committee amendment 1, House Transportation Committee amendment 1 (003980) requires all sales and use tax revenue generated from the sale of new or used motor vehicles and tires to be deposited in the Highway Fund. Allocates single article sales tax collections on the retail sale of new or used motor vehicles to the Highway Fund. Requires the Department of Transportation (TDOT) to conduct a study determining infrastructure needs, costs, and funding sources for the years 2027, 2050, and 2075, and to report findings and recommendations to certain legislative committees by January 1, 2027. Becomes effective October 1, 2025. House Finance Committee amendment 1 (006997) requires all sales and use tax revenue generated from the sale of new or used tires to be earmarked and allocated to the Highway Fund. Requires such allocation not to exceed \$80,000,000 in FY25-26.

Fiscal Note:

(Dated February 16, 2025) STATE GOVERNMENT Highway Sinking Department Department of REVENUE General Fund Fund Fund of Revenue Transportation FY25-26 & \$1,177,235,500 (\$1,142,769,200) (\$10,812,900) (\$4,325,200) \$34,859,900 Subsequent Years EXPENDITURES Highway Fund FY25-26 \$500,000 LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & (\$49,835,300) Subsequent Years

Senate Status:

04/17/25 - Set for Senate Finance, Ways & Means Committee 04/21/25.

House Status:

04/17/25 - Set for House Floor 04/21/25.

Caption:

AN ACT to amend Tennessee Code Annotated, Title 4; Title 54; Title 55; Title 65 and Title 67, relative to transportation.

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

Sen. Pody, Mark ,

Summary:

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

Fiscal Note:

(Dated January 16, 2025) NOT SIGNIFICANT

Senate Status:

01/27/25 - Referred to Senate Commerce & Labor Committee.

Caption:

AN ACT to amend Tennessee Code Annotated, Title 5; Title 7; Title 13; Title 68 and Title 69, relative to permitting.

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

Sen. Massey, Becky , Rep. Atchley, Fred

Summary:

Requires the department of transportation to submit a brief written summary to the committee of the house of representatives with jurisdiction over transportation matters and the transportation and safety committee of the senate no later than March 15, 2026, and March 15 of each subsequent year, concerning placards issued to transporters of manufactured homes pursuant to this section, including data on unsafe and erratic driving reported to the department using the telephone number that appears on the placards. Broadly captioned.

Fiscal Note:

(Dated January 16, 2025) NOT SIGNIFICANT

Senate Status:

01/27/25 - Referred to Senate Transportation & Safety Committee.

House Status:

01/15/25 - Introduced in the House

Caption:

AN ACT to amend Tennessee Code Annotated, Title 55; Title 62; Title 67 and Title 68, relative to manufactured homes.

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

Sen. Briggs, Richard , Rep. Garrett, Johnny

Summary:

Reallocates the increase in the rate of sales and use tax from 6 percent to 7 percent pursuant to Chapter 856 of the Public Acts of 2002 by apportioning 4.6030 percent of such increase to municipalities.

Fiscal Note:

(Dated January 20, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years (\$93,143,800) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years \$93,143,800

Senate Status:

04/17/25 - Set for Senate Finance, Ways & Means Committee 04/21/25.

House Status:

04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.

Caption:

AN ACT to amend Tennessee Code Annotated, Section 67-6-103, relative to distribution of revenues.

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

Sen. Jackson, Ed , Rep. Lafferty, Justin

Summary:

Requires the department of health to submit a report to certain legislative committees concerning the practice of anesthesiology. Requires the report to include data concerning how many anesthesiologists are practicing in this state, how many persons are currently engaged in anesthesiology residencies in this state, how many persons are graduating from educational programs in anesthesiology in this state, and suggestions on how to increase the number of anesthesiologists in this state. Broadly captioned.

Fiscal Note:

(Dated January 18, 2025) NOT SIGNIFICANT

Senate Status:

01/27/25 - Referred to Senate Health & Welfare Committee.

House Status:

02/06/25 - Withdrawn in House.

Caption:

AN ACT to amend Tennessee Code Annotated, Title 4; Title 62; Title 63 and Title 68, relative to professions.

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

Sen. Haile, Ferrell , Rep. Gant, Ron

Summary:

Allows the division of property assessment to send the annual report, with the appropriate summary of the work accomplished by the division and any appropriate recommendations, to the state board of equalization in electronic format. Broadly captioned.

Fiscal Note:

(Dated January 16, 2025) NOT SIGNIFICANT

Senate Status:

02/10/25 - Referred to Senate State & Local Government Committee.

House Status:

01/16/25 - Introduced in the House

Caption:

AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxes.

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

Sen. Oliver, Charlane , Rep. Hemmer, Caleb

Summary:

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

*Amendment**Summary:*

Senate amendment 1 (004390) limits, to one time in a calendar year, the number of times that a person is permitted to contact a property owner to make an unsolicited request or offer to buy the property owner's property. Requires a person to provide the property owner with specified contact information prior to making an unsolicited offer. Authorizes a property owner who believes a person has violated the limitation to submit a complaint to the Consumer Affairs Division in the Office of the Attorney General (AG). Requires the AG to begin investigating a complaint within 20 business days from the date the complaint is submitted, and provide written notice of the investigation to the property owner. Authorizes a court to assess a civil penalty up to \$2,000 per violation as well as other reasonable costs and expenses. Prohibits a person from knowingly using any caller identification service to transmit misleading or inaccurate caller identification information to circumvent the limitation and makes doing so an offense of caller identification spoofing. Authorizes a court to issue orders and injunctions to prevent and restrain violations of this Act.

Fiscal Note:

(Dated January 30, 2025) NOT SIGNIFICANT

Senate Status:

03/10/25 - Senate passed with amendment 1 (004390).

House Status:

03/12/25 - Taken off notice in House Banking & Consumer Affairs Subcommittee.

Caption:

AN ACT to amend Tennessee Code Annotated, Title 40, Chapter 33, Part 2; Title 47; Title 65 and Title 66, relative to consumer protection.

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

Sen. Johnson, Jack , Rep. Lamberth, William

Summary:

Requires the department of agriculture to develop a grant program within the farmland preservation fund for farmland and forestland owners to enroll their land in a permanent conservation easement held by a qualified easement holder under certain conditions. Provides that governmental entities are not eligible to participate in a grant program. Part of Administration Package.

Amendment House 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.

Summary: (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.

Fiscal Note:

Senate Status: 04/17/25 - Set for Senate Message 04/21/25.

House Status: 04/16/25 - House passed with amendment 1 (005831).

Caption: AN ACT to amend Tennessee Code Annotated, Title 43, Chapter 1, Part 1, relative to the farmland preservation fund.

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

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

Summary: Raises from \$3,000 to \$4,000, the maximum fine that a jury may impose for the offense of conveyance by general warranty deed with knowledge of existing liens. Fine for conveyance by general warranty deed with knowledge of existing liens.

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

Senate Status: 02/10/25 - Referred to Senate Judiciary Committee.

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

Caption: AN ACT to amend Tennessee Code Annotated, Title 8; Title 39; Title 62 and Title 66, relative to deed fraud.

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

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

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

Fiscal Note: (Dated March 15, 2025) STATE GOVERNMENT REVENUE Commercial Development Board FY25-26 & Subsequent Years \$13,200 EXPENDITURES Commercial Development Board FY25-26 & Subsequent Years \$13,200 OTHER FISCAL IMPACT Due to multiple unknown variables, any increase in state revenue or expenditures from the purchase and lease of land by the Commercial Development Board cannot be reasonably determined. Any decrease in local revenue resulting from this legislation is based on multiple unknown factors and cannot be reasonably determined. SB 220 HB 544

Senate Status: 03/19/25 - Senate Government Operations Committee recommended. Sent to Senate State & Local Government Committee.

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

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 9; Title 13; Title 48 and Title 67, relative to property tax incentives to encourage economic and community development.

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

Sponsors: Sen. Taylor, Brent , Rep. Rudd, Tim

Summary: Enacts the "Tennessee Professionals' Freedom of Religion Act." Specifies that it is unlawful for a governmental entity to deny, revoke, suspend, or take other adverse action against an individual's license for the following: (1) Refusing to affirm a statement or oath that is contrary to the individual's sincerely held religious beliefs or moral convictions; (2) Expressing sincerely held religious beliefs or moral convictions in any context, including a professional context, as long as the services provided otherwise meet the standard of care or practice for that profession; or (3) Providing faith-based services that otherwise meet the standard of care or practice for that profession. Makes it unlawful for a governmental entity to take any adverse action against a licensee or applicant for licensure based on such person's beliefs or the lawful expression of those beliefs, to the extent protected under the United States Constitution or the Constitution of Tennessee.

Amendment House Business & Utilities Subcommittee amendment 1 (004890) enacts the Professionals' Freedom of Religion Act (Act). Prohibits a governmental entity, official of such entity, or accrediting, certifying, or licensing body from denying, revoking, or suspending a person's professional or business license, or taking adverse action against a person, based on the person's beliefs or the lawful expressions of such beliefs in a nonprofessional setting, including the licensee's religious beliefs concerning marriage, family, or sexuality. Declares that the Act does not apply to a license to practice law unless the Supreme Court establishes guidelines. Prohibits a person from denying or disfavoring an individual's access to or membership or participation in a multiple-listing service (MLS) or real estate brokers' organization based on an individual's religious or moral beliefs, or an individual's lawful expression of those beliefs in a nonprofessional setting that does not involve real estate-related activities or transactions, and where such expression does not otherwise violate the Tennessee Real Estate Broker License Act of 1973. Prohibits organizations that control or operate a real estate MLS from requiring a person to have a membership in the organization as a condition for a licensed broker or affiliate broker to have full use of such MLS. Prohibits a non-member from being charged an MLS participation fee higher than those paid by association members. Creates a cause of action for an individual harmed by a governmental entity or person resulting from actions prohibited in the Act. Declares that a governmental entity or person found to violate the Act is subject to payment to the complainant for damages for injury and other remedies as necessary to eliminate the unlawful actions. House Business & Utilities Subcommittee amendment 2 (005150) enacts the Professionals' Freedom of Religion Act (Act). Prohibits a governmental entity from denying, revoking, suspending, or taking adverse action against an individual's professional license for acts relevant to the individual's religious beliefs or moral convictions as long as the services provided otherwise meet the standard of care or practice for that profession. Declares that the Act does not apply to a license to practice law unless the Supreme Court establishes guidelines. Prohibits a person from denying or disfavoring an individual's access to or membership or participation in a multiple-listing service (MLS) or real estate brokers' organization based on an individual's religious or moral beliefs, or an individual's lawful expression of those beliefs in a nonprofessional setting that does not involve real estate-related activities or transactions, and where such expression does not otherwise violate the Tennessee Real Estate Broker License Act of 1973. Creates a cause of action for an individual harmed by a governmental entity or person resulting from actions prohibited in the Act. Declares that a governmental entity or person found to violate the Act is subject to payment to the complainant for damages for injury and other remedies as necessary to eliminate the unlawful actions.

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

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

House Status: 03/26/25 - Taken off notice in House Commerce Committee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4, relative to the Professionals' Freedom of Religion Act.

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

Sponsors: Sen. Taylor, Brent , Rep. Grills, Rusty

Summary: Allows a charitable organization that provides housing to a person who the charitable organization knows is unlawfully present in the United States to be held liable for a loss, damages, injury, or death resulting from a criminal offense committed by the person who is unlawfully present in the United States while the person is receiving housing services from the charitable organization if the charitable organization's conduct in providing housing constitutes negligence, gross negligence, or willful and wanton misconduct.

Amendment Senate 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.

Summary:

Fiscal Note: (Dated January 23, 2025) NOT SIGNIFICANT

Senate Status: 04/03/25 - Senate passed with amendment 1 (003769).

House Status: 04/16/25 - House passed.

Executive Status: 04/16/25 - Sent to the speakers for signatures.

Caption: AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 34, relative to charitable organizations.

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

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

<i>Summary:</i>	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.
<i>Amendment Summary:</i>	House Finance Committee amendment 1 (007757) requires a local candidate to file their certification of a political treasurer form in each county their local election occurs if the election covers more than one county. Requires all political campaign committees registered with the Tennessee Registry of Election Finance (TREF) to pay an annual registration fee of \$150 beginning January 1, 2026. Increases, from \$100 to \$250, the total cost of real or personal property, invitations, food, and beverages that can used for candidate-related activities without being considered a contribution. Removes the requirement that an affirmation of statements be signed in the presence of a witness, and instead requires such statements be signed under penalty of perjury. Requires statements filed electronically be acknowledged by the filer that such statement is filed under penalty of perjury. Authorizes a TREF investigator to conduct investigations of sworn complaints, and authorizes TREF to, in lieu of conducting any investigation or audit, to proceed directly to a show cause hearing on a sworn complaint. Establishes that expenditures of campaign funds to defend civil litigation involving the candidate's nomination for election or election to office is deemed not for personal use and is therefore allowed. Specifically prohibits expenditures of campaign funds for purposes of public relations, consulting, and legal expenses of a candidate or officeholder concerning a criminal matter involving the candidate or officeholder. Requires a multicandidate political campaign committee to certify the name and address of at least one officer, instead of all officers, of such committee and of all persons who directly control expenditures to the TREF. Increases the threshold, from \$1,000 to \$3,000, of contributions, loans, or transfers of funds for which a candidate or political campaign committee must report specified personal information on interim reports in certain instances. Clarifies that a successful candidate may continue to accept contributions for the purpose of defraying officeholder expenses until the close of the reporting period following the election of the individual who is elected to replace them. Authorizes a candidate or official to continue to accept contributions in excess of outstanding debts and obligations relating to the election between the date of the election and the close of the reporting period immediately following the reporting period in which the election occurred. Prohibits a candidate from accepting an in-kind contribution relating to an election after the date of the election, unless the in-kind contribution can be converted to a monetary value for the purpose of defraying outstanding debts and obligations incurred during that election. Removes individual and aggregate contribution limits for political campaign committees if the contributions are associated with a political party or a caucus of such political party that is established by members of the General Assembly, but only if the political campaign committees are not directly controlled or maintained by such groups. Requires the Bureau of Ethics and Campaign Finance's (ECF) annual ethics training to be provided to all department commissioners in the executive branch and all of the Governor's cabinet level staff, beginning January 1, 2026. Establishes that all ECF proceedings regarding a sworn complaint are public records and are open to public inspection, except for financial records of the alleged violator. Eliminates the Class C misdemeanor offense for a member or staff of the ECF who knowingly discloses confidential information. Removes the requirement that the ECF refer a factually and legally sufficient complaint to the Attorney General and Reporter and authorizes the ECF to conduct its own investigation or conduct a probable cause determination without an investigation.
<i>Fiscal Note:</i>	(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
<i>Senate Status:</i>	04/17/25 - Set for Senate Finance, Ways & Means Committee 04/21/25.
<i>House Status:</i>	04/17/25 - Set for House Floor 04/21/25.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Title 2; Title 3 and Title 67, relative to the bureau of ethics and campaign finance.

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

<i>Sponsors:</i>	Sen. Campbell, Heidi , Rep. Clemmons, John
<i>Summary:</i>	Prohibits a consumer reporting agency from including on a consumer report a record of a medical debt judgment that is filed in this state. Specifies that a violation constitutes an unfair or deceptive act or practice affecting trade or commerce and is subject to the penalties and remedies as provided in the Tennessee Consumer Protection Act of 1977. Broadly captioned.
<i>Fiscal Note:</i>	(Dated January 23, 2025) NOT SIGNIFICANT
<i>Senate Status:</i>	02/10/25 - Referred to Senate Commerce & Labor Committee.
<i>House Status:</i>	03/12/25 - Taken off notice in House Banking & Consumer Affairs Subcommittee.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Title 9, Chapter 8; Title 16; Title 18; Title 20; Title 21; Title 27; Title 28; Title 29; Title 45 and Title 47, relative to credit data.

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

<i>Sponsors:</i>	Sen. Taylor, Brent , Rep. Gillespie, John
<i>Summary:</i>	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.
<i>Fiscal Note:</i>	(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.
<i>Senate Status:</i>	03/31/25 - Taken off notice in Senate Judiciary Committee.
<i>House Status:</i>	04/01/25 - Taken off notice in House Criminal Justice Subcommittee.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Title 38, relative to detection of criminal patterns.

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

<i>Sponsors:</i>	Sen. Oliver, Charlane , Rep. Behn, Aftyn
<i>Summary:</i>	Enacts the "Homes not Hedge Funds Act." Prohibits certain business entities from purchasing more than 100 single-family homes in certain counties in this state for purposes of renting the purchased properties. Establishes a state and private cause of action and establishes damages for violations, including equitable relief; compensatory damages; costs and fees, including reasonable attorneys' fees; and punitive damages in an amount not to exceed \$50,000 or three times the total of compensatory damages, costs, and fees, whichever is greater. Provides enforcement mechanism for damage recovery. Specifies that this act takes effect upon becoming law and applies to contracts for single-family homes entered into on or after that date.
<i>Fiscal Note:</i>	(Dated February 7, 2025) NOT SIGNIFICANT
<i>Senate Status:</i>	03/18/25 - Senate State & Local Government Committee deferred to the first calendar of 2026.
<i>House Status:</i>	02/03/25 - Referred to House Cities & Counties Subcommittee.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Title 13; Title 47 and Title 66, relative to housing market manipulation.

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

<i>Sponsors:</i>	Sen. Gardenhire, Todd , Rep. Hakeem, Yusuf
<i>Summary:</i>	Requires multi-family facilities, buildings, and structures constructed under a voluntary attainable housing incentive program to be deed-restricted to ensure that the attainable housing continues for at least 30 years, instead of in perpetuity. Broadly captioned.
<i>Fiscal Note:</i>	(Dated February 3, 2025) NOT SIGNIFICANT
<i>Senate Status:</i>	02/24/25 - Senate passed.
<i>House Status:</i>	02/19/25 - Failed in House Cities & Counties Subcommittee.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 3, relative to housing.

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

<i>Sponsors:</i>	Sen. Haile, Ferrell , Rep. Lamberth, William
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Summary: Clarifies that property that is qualified as Greenbelt property, owned by two individuals, and held under the title, tenancy by the entireties, or the title, joint tenancy, is deemed to have unchanged ownership upon the death or divorce of an owner if the property is retained by the other owner through a right of survivorship so that the property continues to be qualified as Greenbelt property without requiring reapplication.

Amendment Summary: House amendment 1 (002893) clarifies that, in order for the classification to remain without renewal pursuant to the bill, the agricultural, forest, or open space land must continue to meet the minimum size requirements and other criteria necessary to qualify as such classification. Senate amendment 2 (005216) rewrites the bill to, instead, provide that if property is qualified as agricultural, forest, or open space land, owned by two individuals, and held under the titles of tenancy by the entireties or of joint tenancy with right of survivorship, then such land is deemed to have unchanged ownership upon the death of an owner if the property is retained by the other owner through a right of survivorship or upon the divorce of the owners if the property is retained by either owner through division and distribution of property in the divorce proceeding.

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

Senate Status: 03/26/25 - Signed by Senate speaker.

House Status: 03/26/25 - Signed by House speaker.

Executive Status: 04/14/25 - Enacted as Public Chapter 0138, effective April 3, 2025.

Public Chapter: PC138.pdf

Caption: AN ACT to amend Tennessee Code Annotated, Title 11, Chapter 14, Part 2; Title 11, Chapter 15 and Title 67, Chapter 5, relative to the Agricultural, Forest and Open Space Land Act of 1976.

Effective Date: 04/03/25

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

Sponsors: Sen. Watson, Bo , Rep. Travis, Ron

Summary: Prohibits the department of environment and conservation from overseeing farming activities involving topsoil, rock removal, or the building of a pond when such activities are conducted in an area that is less than three acres in size, and the property on which the activities occur has a greenbelt classification. Broadly captioned.

Fiscal Note: (Dated March 8, 2025) STATE GOVERNMENT REVENUE Environmental Protection Fund FY25-26 & Subsequent Years (\$8,900)

Senate Status: 03/17/25 - Re-referred to Senate Calendar Committee.

House Status: 04/09/25 - House Finance, Ways & Means Subcommittee deferred to first calendar of 2026.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 11; Title 13; Title 43; Title 44; Title 64; Title 66; Title 67; Title 68 and Title 69, relative to agriculture.

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

Sponsors: Sen. Watson, Bo , Rep. Travis, Ron

Summary: Prohibits the department of environment and conservation from requiring an installer of subsurface sewage disposal systems who is in good standing with the department to pay a renewal fee as a condition to renewing the installer's septic system installer license.

Fiscal Note: (Dated February 12, 2025) STATE GOVERNMENT REVENUE Environmental Protection Fund FY25-26 & Subsequent Years (\$560,500)

Senate Status: 03/19/25 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.

House Status: 02/10/25 - Referred to House Agriculture & Natural Resources Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 221, relative to subsurface sewage disposal systems.

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

Sponsors: Sen. Bailey, Paul , Rep. Rudd, Tim

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

Fiscal Note: (Dated February 20, 2025) NOT SIGNIFICANT

Senate Status: 03/19/25 - Signed by Senate speaker.

House Status: 03/19/25 - Signed by House speaker.

Executive Status: 04/09/25 - Enacted as Public Chapter 0090, effective July 1, 2025.

Public Chapter: PC90.pdf

Caption: AN ACT to amend Tennessee Code Annotated, Title 29 and Title 66, relative to real property.

Effective Date: 07/01/25

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

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

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

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

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

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

Executive Status: 04/11/25 - Enacted as Public Chapter 0113, effective April 3, 2025.

Public Chapter: PC113.pdf

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

Effective Date: 04/03/25

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

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

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

Amendment Summary: House Cities & Counties Subcommittee amendment 1 (005782) redefines residential property for property tax classification and assessment purposes to include: (1) a unique property identified by a distinct map and parcel number, along with any other unique identifiers that allow it to be owned, held for use, or transferred in a fee simple estate as a dwelling, whether the property is occupied by an owner or renter; and (2) real property that is constructed as a dwelling unit in a group of two or more attached dwelling units, and for which property the owner owns the interior, exterior, and portion of land on which the dwelling unit is situated. Removes the provision that all real property used or held for dwelling purposes containing two or more rental units is classified as industrial and commercial property. Requires, on or after the effective date of this act, the governing body of each county or municipality to determine and certify a tax rate that will provide the same ad valorem revenue for the jurisdiction of the respective governing body as was levied during the previous year so that no local government experiences revenue losses or increases resulting from the change in property classification.

Fiscal Note: (Dated March 12, 2025) LOCAL GOVERNMENT REVENUE Mandatory FY26-27 & Subsequent Years > (\$72,886,700)

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

House Status: 03/19/25 - House Cities & Counties Subcommittee deferred to summer study after adopting amendment 1 (005782).

Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property classification and assessment.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

House Status: 03/19/25 - House Business & Utilities Subcommittee deferred to the second calendar of 2026.

Caption: AN ACT to amend Tennessee Code Annotated, Title 66, relative to leases.

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

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

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

Amendment Summary: Senate amendment 1 (004346) revises the provisions in the bill relative to the general and supplemental rules of procedure of the county legislative body and the chief legislative body of a municipality to, instead: Require such rules to require (i) maintenance of a record of the board's proceedings, including resolutions, transactions, motions, and actions, which are public records; (ii) election from its membership of a chair and other officers as the board deems necessary; and (iii) the presentation of relevant proof by parties to the proceedings. Authorize such rules to address the inclusion of statements of reasons for the board's actions as part of each motion or action, including such findings of fact and statements of material evidence as the board may deem pertinent.

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

Senate Status: 03/31/25 - Senate passed with amendment 1 (004346).

House Status: 04/16/25 - House passed.

Executive Status: 04/16/25 - Sent to the speakers for signatures.

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

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

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

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

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

Senate Status: 04/17/25 - Set for Senate Finance, Ways & Means Committee 04/21/25.

House Status: 04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.

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

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

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

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

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

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

Senate Status: 04/17/25 - Set for Senate Finance, Ways & Means Committee 04/21/25.

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

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

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

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

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

Amendment Summary: Senate amendment 1 (004762) limits the application of the bill to rental agreements entered into, renewed, or amended on or after July 1, 2025.

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

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

House Status: 04/16/25 - House passed.

Executive Status: 04/16/25 - Sent to the speakers for signatures.

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

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

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

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

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

Senate Status: 03/18/25 - Taken off notice in Senate Commerce & Labor Committee.
House Status: 03/19/25 - Taken off notice in House Business & Utilities Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 56, Chapter 35 and Title 66, relative to real property transactions.

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

Sponsors: Sen. Hatcher, Tom ,
Summary: Specifies a process by which a local zoning authority may notify a state department, agency, or officer of a local zoning violation by a business resulting in the revocation or suspension of a license, permit, or certificate of a business in violation of a local zoning ordinance, resolution, or law. Specifies the process for reinstatement or appeal, including the assessment of a reinstatement fee.
Fiscal Note: (Dated March 28, 2025) NOT SIGNIFICANT
Senate Status: 02/12/25 - Referred to Senate State & Local Government Committee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 13, Chapter 7; Title 62 and Title 68, relative to zoning violations.

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

Sponsors: Sen. Reeves, Shane , Rep. Hale, Michael
Summary: Requires the assessor of a building or improvement that was moved, demolished, destroyed, or substantially damaged by a natural disaster between September 1 and December 31 of any year that was not repaired by January 1 of the next year to adjust its assessed value based on its condition after the damage occurred. Requires the assessor to prorate the assessment of the improvement for the portion of the year before it was moved, demolished, destroyed, or substantially damaged and apply the prorated assessment to the following tax year.
Fiscal Note: (Dated March 15, 2025) OTHER FISCAL IMPACT Due to multiple unknown variables, any decrease in local revenue cannot be reasonably determined, but is considered significant. Any such impacts to local governments are assumed to occur in FY25-26 and subsequent years.
Senate Status: 02/12/25 - Referred to Senate State & Local Government Committee.
House Status: 03/19/25 - Taken off notice in House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 6, relative to property damaged by disaster.

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

Sponsors: Sen. Bowling, Janice , Rep. Bricken, Rush
Summary: Increases the amount of realty transfer tax and mortgage tax collections retained as commission by county registers for collecting and reporting those taxes to 5% from 2.4%. Requires 50% of such collections to be deposited in the county general fund. Requires the remainder of the taxes to be collected and allocated to the wetland acquisition fund, local parks land acquisition fund, state lands acquisition fund, agricultural resources conservation fund, and state general fund.
Fiscal Note: (Dated March 27, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years (\$196,098,000) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years \$196,098,000
Senate Status: 04/02/25 - Taken off notice in Senate State & Local Government Committee.
House Status: 04/09/25 - Taken off notice in House Finance, Ways & Means Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to recordation tax revenue.

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

Sponsors: Sen. Bowling, Janice , Rep. Bulso, Gino
Summary: Enacts the "Veterans Assistance for Livelihood, Opportunity, and Relief (VALOR) Act," which exempts disabled veterans who have 100 percent permanent and total disability from a service-connected cause from the payment of certain taxes and fees, including property taxes and the fees for a permanent sport combination hunting and fishing license.
Amendment Summary: Senate State & Local Government Committee amendment 1, House State & Local Government Committee amendment 1 (004944) enacts the Veterans Assistance for Livelihood, Opportunity, and Relief (VALOR) Act. Requires the General Fund to pay or reimburse eligible disabled veterans and surviving spouses for up to \$250,000 of their property taxes on their primary residence. Becomes effective January 1, 2026.
Fiscal Note: (Dated January 1, 2026) STATE GOVERNMENT REVENUE Wildlife Resources Fund FY26-27 (\$57,400) FY27-28 & Subsequent Years (\$114,800) EXPENDITURES General Fund FY26-27 & Subsequent Years Exceeds \$32,798,500 OTHER FISCAL IMPACT The extent of any permissive impact on local government expenditures due to the elimination of property taxes for eligible veterans cannot reasonably be estimated.
Senate Status: 04/17/25 - Set for Senate Finance, Ways & Means Committee 04/21/25.
House Status: 04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.
Caption: AN ACT to amend Tennessee Code Annotated, Section 5- 8-102; Title 55, Chapter 4; Title 67 and Title 70, Chapter 2, relative to disabled veterans.

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

Sponsors: Sen. Bowling, Janice , Rep. Hulsey, Bud
Summary: Deletes the definition of "blighted area" and defines "blighted property" for purposes of condemnation by housing authorities. Clarifies that housing authorities may acquire real property through a negotiated sale without using eminent domain. Authorizes housing authorities to pay more than fair market value for properties that are not blighted but that are in a blighted area. Allows a housing authority to contract with a third-party agent, at the housing authority's expense, for the purpose of negotiating the purchase price of real property within an urban renewal or redevelopment area if the property is not subject to acquisition by eminent domain.
Fiscal Note: (Dated February 16, 2025) OTHER FISCAL IMPACT Due to various unknown variables, any fiscal impact to local government cannot be estimated with reasonable certainty.
Senate Status: 03/24/25 - Signed by Senate speaker.
House Status: 03/24/25 - Signed by House speaker.
Executive Status: 04/11/25 - Enacted as Public Chapter 0114, effective April 3, 2025.
Public Chapter: PC114.pdf
Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 20; Title 13, Chapter 21 and Title 29, Chapter 17, relative to housing authorities.
Effective Date: 04/03/25

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

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

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

Sponsors: Sen. Roberts, Kerry , Rep. Reedy, Jay
Summary: Requires foreign persons who purchase land in this state and who file a report of such purchase to the United States Department of Agriculture under the Agricultural Foreign Investment Disclosure Act to also file the report with the state commissioner of agriculture. Requires the commissioner to notify the attorney general of a foreign person's failure to file a copy of the required report. Requires the attorney general to impose a civil penalty not to exceed 25% of the fair market value, on the date of the assessment of the penalty, of the interest in the agricultural land for such failure to file the report with the commissioner of agriculture.
Amendment Summary: House amendment 1 (003805) requires foreign persons, businesses, and governments who report agricultural land investments to the U.S. Department of Agriculture (USDA) under the Agricultural Foreign Investment Disclosure Act (Act) to also file a copy with the Commissioner of the Department of Agriculture (DOA). Directs the Commissioner to notify the Attorney General (AG) of noncompliance. Authorizes the AG to seek and collect a civil penalty of up to 25 percent of the fair market value of land owned by a foreign entity for failure to file. The provisions of the proposed legislation expire upon the repeal of the Act.

Fiscal Note: (Dated February 16, 2025) NOT SIGNIFICANT
Senate Status: 04/15/25 - Senate passed.
House Status: 03/27/25 - House passed with amendment 1 (003805).
Executive Status: 04/15/25 - Sent to the speakers for signatures.
Caption: AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 2, Part 3, relative to property.

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

Sponsors: Sen. Stevens, John , Rep. Todd, Chris
Summary: Adds to the process for requesting an extension of time to file a business tax return that the request may be signed by the person's authorized representative.
Amendment Senate Finance Revenue Subcommittee amendment 1 (004729) reclassifies time-share and vacation club property, from industrial and commercial property to residential property, for property tax assessment purposes.
Summary: property, for property tax assessment purposes.
Fiscal Note: (Dated February 1, 2025) NOT SIGNIFICANT
Senate Status: 04/17/25 - Set for Senate Finance, Ways & Means Committee 04/21/25.
House Status: 03/19/25 - Taken off notice in House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.

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

Sponsors: Sen. Stevens, John , Rep. Faison, Jeremy
Summary: Establishes the process for property tax assessment and valuation of multi-unit rental housing that receives a federal, state, or local incentive based on low-income renter restrictions. Broadly captioned.
Fiscal Note: (Dated February 22, 2025) OTHER FISCAL IMPACT The amount of total recurring foregone local revenue beginning in FY26-27 cannot be quantified with certainty but is reasonably estimated to exceed \$100,000.
Senate Status: 03/11/25 - Taken off notice in Senate State & Local Government Committee.
House Status: 02/06/25 - Referred to House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 7; Title 13; Title 48; Title 49; Title 67 and Title 68, relative to low-income housing.

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

Sponsors: Sen. Stevens, John , Rep. Garrett, Johnny
Summary: Requires the personal representative to notify beneficiaries or intestate heirs of their right to file exceptions to claims of creditors filed against an estate. Makes various other changes regarding wills and claims of creditors against an estate.
Amendment Senate Judiciary Committee amendment 1 (004784) establishes requirements for admitting nuncupative and written wills, other than holographic wills, to probate in common form, and to probate such in solemn form.
Summary: common form, and to probate such in solemn form.
Fiscal Note: (Dated February 4, 2025) NOT SIGNIFICANT
Senate Status: 03/17/25 - Re-referred to Senate Calendar Committee.
House Status: 03/18/25 - Taken off notice in House Children & Family Affairs Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 30 and Title 32, relative to probate matters.

SB544/HB1342 COMMERCIAL LAW: UCC financing statement filings.

Sponsors: Sen. Stevens, John , Rep. Lamberth, William
Summary: Specifies that a filing office in receipt of a petition for review filed by a secured party contesting a public official's affidavit that a financing statement was filed without legal cause submit the UCC financing statement that is the subject of the petition and the notarized affidavit of the public official to the administrative procedures division of the office of the secretary of state, in addition to the existing requirement that the petition itself be submitted. Requires the prevailing party in the contested case hearing to provide the filing office with a copy of the administrative law judge's determination.
Fiscal Note: (Dated February 18, 2025) NOT SIGNIFICANT
Senate Status: 04/02/25 - Signed by Senate speaker.
House Status: 04/02/25 - Signed by House speaker.
Executive Status: 04/11/25 - Signed by governor.
Caption: AN ACT to amend Tennessee Code Annotated, Title 47, relative to Uniform Commercial Code financing statement filings.

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

Sponsors: Sen. Reeves, Shane , Rep. Lynn, Susan
Summary: Specifies that if the occupant of a self-service storage facility does not sign a written rental agreement revision and continues to use the facility for not less than 30 days from the date of receipt of the agreement, then the occupant is considered to have accepted the rental agreement revision. Makes other changes related to self-service storage facilities.
Fiscal Note: (Dated February 11, 2025) NOT SIGNIFICANT
Senate Status: 03/12/25 - Signed by Senate speaker.
House Status: 03/12/25 - Signed by House speaker.
Executive Status: 04/07/25 - Enacted as Public Chapter 0067, effective July 1, 2025.
Public Chapter: PC67.pdf
Caption: AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 31, relative to self-service storage facilities.
Effective Date: 07/01/25

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

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

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

Sponsors: Sen. Walley, Page , Rep. Doggett, Clay
Summary: Authorizes a landlord to submit a single registration form for a multi-dwelling property with the agency or department of local government that is responsible for enforcing building codes in the jurisdiction if the property contains five or more dwelling units. Authorizes local governments to require residential landlords to register with the local government.
Fiscal Note: (Dated February 28, 2025) LOCAL GOVERNMENT REVENUE Permissive FY25-26 & Subsequent Years \$160,300
Senate Status: 03/18/25 - Failed in Senate Commerce & Labor Committee.
House Status: 03/19/25 - Taken off notice in House Business & Utilities Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Section 66-28-107, relative to landlord registration.

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

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

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

Sponsors: Sen. Briggs, Richard , Rep. Crawford, John
Summary: Extends the period, from three years to four years, that a taxpayer of the tourist accommodation tax to a metropolitan government is required to keep the records used to determine the amount of the tax. Broadly captioned.
Amendment Summary: Senate amendment 1 (006949) rewrites the bill. Revises provisions relative to the disposition of proceeds of such tax to, instead, provide the following: Generally, the revenue received by a municipality from the tax must be designated and used for tourism promotion and tourism development, including debt service and contractual obligations incurred in furtherance of such purposes. Generally, tourism development investments authorized under law relative to such tax must not be used to fund general government expenditures or activity unless designated and approved through a memorandum of understanding between a municipality's governing body and the designated destination marketing entity. A municipality levying such a tax before May 1, 2025, may continue to use the revenue in the manner prescribed in the private act, resolution, or ordinance levying the tax. Not later than 90 days after the end of a municipality's fiscal year, each municipality that levies such tax must provide an annual written report to the commissioner of the department of tourist development. The annual written report must detail the amount of revenue spent by the municipality, and its subordinate contractors, and how those expenditures have been designated and used for tourism promotion and tourism development. If an audit by the comptroller of the treasury or by contractors employed by a municipality with the approval of the comptroller, finds that a municipality has spent funds derived from such tax for purposes not related to tourism promotion and tourism development, the municipality must, using general funds, appropriate an amount equal to the amount spent improperly to be used to support tourism promotion and tourism development for the next subsequent fiscal year. Defines, for purposes of law relative to such tax, "tourism development" as the creation or expansion of physical attractions, facilities, or events that are available and open to the public, improving the appeal of destinations to tourists, and enhancing tourist experiences that are primarily promoted to or used by tourists. Authorizes a municipality to adopt an ordinance or resolution requiring funds received from the department of revenue that were collected from the tax levied upon the privilege of occupancy of a short-term rental unit secured through a short-term rental unit marketplace to be used for the promotion of tourism and tourism development. Limits the present law provision prohibiting such tax from exceeding 4% of the consideration charged to a transient by the hotel operator by providing that, on or after the effective date of the bill, a municipality must not increase such tax in an amount such that the cumulative tax in an incorporated area of a county exceeds 8%.
Fiscal Note: (Dated February 1, 2025) NOT SIGNIFICANT
Senate Status: 04/10/25 - Senate passed with amendment 1 (006949).
House Status: 04/16/25 - House passed.
Executive Status: 04/16/25 - Sent to the speakers for signatures.
Caption: AN ACT to amend Tennessee Code Annotated, Title 7 and Title 67, relative to occupancy tax.

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

Sponsors: Sen. Campbell, Heidi , Rep. Love Jr., Harold
Summary: Exempts a nonprofit religious institution from property taxes, under certain circumstances; applicable in Davidson County.
Amendment Summary: House Cities & Counties Subcommittee amendment 1 (005458) establishes that if a religious nonprofit organization having property duly-exempt from property tax liabilities moves, in part or in whole, to another parcel of property owned by the organization within the same taxing jurisdiction, then the exemption must be transferred or extended to the new parcel, and the organization is not required to file an application for exemption for the new parcel; provided, the organization maintains its exempt status and uses the new parcel for exempt purposes.
Fiscal Note: (Dated February 27, 2025) NOT SIGNIFICANT
Senate Status: 04/02/25 - Senate State & Local Government Committee deferred to the first calendar of 2026.
House Status: 03/19/25 - Returned to House clerk's desk after adopting amendment 1 (005458).
Caption: AN ACT to amend Tennessee Code Annotated, Section 67-5-212, relative to institutional exemptions.

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

Sponsors: Sen. Crowe, Rusty , Rep. Hill, Timothy
Summary: Establishes the Hurricane Helene disaster recovery fund, from which the Tennessee emergency management agency shall provide county recovery grants and direct assistance recovery grants for certain counties and households impacted by flooding caused by Hurricane Helene.
Amendment Summary: Senate State & Local Government Committee amendment 1, House State & Local Government Committee 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. House Finance Committee amendment 1 (007424) authorizes funds in the Hurricane Helene Interest Payment Fund to be used to pay local government's loan charges. Defines "loan charges" as any charges, fees, and other costs imposed by a lender for loan processing and servicing, including origination fees, application fees, appraisal fees, payment processing fees, and brokerage fees.
Fiscal Note: (Dated March 12, 2025) STATE GOVERNMENT REVENUE Hurricane Helene Disaster Recovery Fund FY25-26 \$200,000,000 EXPENDITURES General Fund FY25-26 \$200,000,000 LOCAL GOVERNMENT REVENUE Permissive FY25-26 \$200,000,000 SB 646 HB 1278
Senate Status: 04/17/25 - Set for Senate Finance, Ways & Means Committee 04/21/25.
House Status: 04/17/25 - Set for House Floor 04/21/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 9 and Title 58, relative to providing financial assistance in counties impacted by Hurricane Helene.

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

Sponsors: Sen. Crowe, Rusty , Rep. Hill, Timothy
Summary: Prohibits the use of the power of eminent domain over real property in an expedited manner during a declared emergency.
Fiscal Note: (Dated February 23, 2025) NOT SIGNIFICANT
Senate Status: 02/12/25 - Referred to Senate Judiciary Committee.
House Status: 02/12/25 - Referred to House Civil Justice Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 16; Title 29, Chapter 17; Title 54 and Title 58, Chapter 2, relative to the use of eminent domain during declared emergencies.

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

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

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

Fiscal Note: (Dated March 15, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY26-27 & Subsequent Years >\$5,999,500 OTHER FISCAL IMPACT The extent of any permissive impact on local government expenditures cannot be reasonably determined.

Senate Status: 04/17/25 - Set for Senate Finance, Ways & Means Committee 04/21/25.

House Status: 04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.

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

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

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

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

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

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

House Status: 03/12/25 - Taken off notice in House Banking & Consumer Affairs Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 18, relative to consumer data.

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

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

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

Amendment Summary: House amendment 1 (005569) expands mitigation exemptions of Aquatic Resource Alteration Permits (ARAP) by exempting compensatory mitigation requirements for wetland or stream impacts that would not require mitigation under a general permit.

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

Senate Status: 04/14/25 - Senate passed.

House Status: 04/10/25 - House passed with amendment 1 (005569).

Executive Status: 04/14/25 - Sent to the speakers for signatures.

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

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

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

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

Amendment Summary: House Agriculture and Natural Resources Committee amendment 1, Senate amendment 2 (006502) states that alteration of certain isolated wetlands is permitted without notice or mitigation if specific conditions are met. States that for specific sizes of low-quality and moderate-quality wetlands, general permits apply, and extra requirements regarding cumulative impacts or buffers are not needed. Clarifies that an individual permit is necessary for altering high-quality wetlands. Establishes that the criteria for wetland classifications will be established by the board. Establishes that a person wishing to develop real property can request a determination about wetland presence by submitting a third-party wetland report. States if the report meets specified requirements and is certified as correct, the determinations in the report are assumed to be accurate unless the commissioner raises concerns.

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

Senate Status: 04/14/25 - Senate passed with amendment 2 (006502).

House Status: 04/17/25 - Set for House Floor 04/21/25.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 11, Chapter 14, Part 4; Title 66; Title 67, Chapter 4, Part 4 and Title 69, relative to wetlands.

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

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

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

Fiscal Note: (Dated February 21, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY26-27 & Subsequent Years >\$12,037,700 OTHER FISCAL IMPACT The extent of any permissive impact on local government expenditures cannot be reasonably determined.

Senate Status: 04/17/25 - Set for Senate Finance, Ways & Means Committee 04/21/25.

House Status: 04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.

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

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

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

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

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

Senate Status: 03/12/25 - Signed by Senate speaker.

House Status: 03/12/25 - Signed by House speaker.

Executive Status: 04/07/25 - Enacted as Public Chapter 0071, effective March 25, 2025.

Public Chapter: PC71.pdf

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

Effective Date: 03/25/25

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

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

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

Fiscal Note: (Dated February 22, 2025) STATE GOVERNMENT REVENUE Healthy Soil Grant Fund FY25-26 & Subsequent Years \$5,256,600 EXPENDITURES General Fund Healthy Soil Grant Fund FY25-26 \$6,074,300 \$5,256,600 FY26-27 & Subsequent Years \$6,022,300 \$5,256,600 Total Positions Required: 8 OTHER FISCAL IMPACT The revenue local governments may receive from the Healthy Soil Grant Fund is uncertain, as it will vary based on the number of applicants, grant award amounts, and overall program demand, none of which can be reasonably assumed.

Senate Status: 02/12/25 - Referred to Senate Energy, Agriculture & Natural Resources Committee.

House Status: 02/26/25 - Failed in House Agriculture & Natural Resources Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4 and Title 43, Chapter 14, relative to soil.

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

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

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

Amendment: House Transportation Committee amendment 1, Senate amendment 1 (004143) requires TACIR to look at ways to generate more revenue for infrastructure needs of the state. Requires report by Sept 30, 2026.

Fiscal Note: (Dated February 8, 2025) NOT SIGNIFICANT

Senate Status: 03/17/25 - Senate passed with amendment 1 (004143).

House Status: 04/17/25 - Set for House Floor 04/21/25.

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

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

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

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

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

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

House Status: 02/06/25 - Caption bill held on House clerk's desk.

Caption: AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 102 and Title 68, Chapter 120, relative to building regulations.

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

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

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

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

Senate Status: 02/12/25 - Referred to Senate Energy, Agriculture & Natural Resources Committee.

House Status: 02/10/25 - Referred to House Agriculture & Natural Resources Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 11, Chapter 13 and Title 68, relative to scenic rivers.

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

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

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

Amendment: House amendment 1 (007321) 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 two times in a newspaper in the county where the sale is to be made. Requires advertisement of the sale to additionally be made 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. Requires an advertisement or notice to identify the website of the third-party posting company. 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. Requires the third-party posting company to submit the company's root domain website address to the Publications Division of the Secretary of State's (SOS) office prior to conducting business. Requires the Publications Division to create a listing of all such companies and their website addresses on the SOS's website. Specifies that a company may be held liable for any damages resulting from the company's failure to comply with such requirements.

Fiscal Note: (Dated February 22, 2025) NOT SIGNIFICANT

Senate Status: 04/17/25 - Senate passed.

House Status: 04/15/25 - House passed with amendment 1 (007321), which 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 two times in a newspaper in the county where the sale is to be made. Requires advertisement of the sale to additionally be made 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. Requires an advertisement or notice to identify the website of the third-party posting company. 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. Requires the third-party posting company to submit the company's root domain website address to the Publications Division of the Secretary of State's (SOS) office prior to conducting business. Requires the Publications Division to create a listing of all such companies and their website addresses on the SOS's website. Specifies that a company may be held liable for any damages resulting from the company's failure to comply with such requirements.

Executive Status: 04/17/25 - Sent to the speakers for signatures.

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

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

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

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

Amendment
Summary:

House State & Local Government Committee amendment 1 (006453) clarifies that "nonessential infrastructure" means any infrastructure that is not necessary for the creation, ongoing maintenance, and growth of a development property; includes public roads, bridges, highways, traffic lights, toll roads, road signage, barricades, turn lanes, utility poles, electrical lines, internet cabling, public entrances that are not part of a development property, and property that is not contiguous or adjacent to the development property; does not include any infrastructure requested by the department of transportation that, based on the findings of a traffic impact study, is identified as necessary to maintain the level of service on any state routes in the vicinity of a development property. Senate State & Local Government Committee amendment 1 (006881) requires a local government to accept an application for the review of a development plan or a site inspection and issue an approval or a written report of deficiencies no later than 30 business days from the date the application is received by the county, municipal or other local government (local government). Requires a local government to make all efforts to consolidate any change requests pertaining to an application for the review of a development plan or a site inspection into a single deliverable document or set of documents. Prohibits a local government from issuing more than two written reports of deficiencies after receipt of an application of development site plans and requires a local government to provide written justification of any denial of any such application. Upon the issuance of a third or subsequent written report of deficiencies, the local government must remit to the applicant 50 percent of the total amount of aggregate fees the applicant paid to the local government during the application process. Upon execution of a contract between a local government and a developer, contractor, or subcontractor, prohibits the local government from making changes or additions to the terms of the contract unless the parties agree to the modification of one or more specific terms and, upon inspection by an independent party, if it is determined that the developer, contractor, or subcontractor has completed all work required under the contract, then the local government must release the developer or contractor from its required bond no later than 30 days after an independent third party, hired by the developer, contractor or subcontractor, adjudges that the contractor has met its contractual obligations. Specifies that a local government and developer, contractor, or subcontractor may enter into a contract for the funding, building, or development of nonessential infrastructure; provided; that a local government must: (1) not make changes or additions to the terms of the contract unless the parties agree to the modification of one or more specific contract terms, and (2) release the developer or contractor from its required bond no later than 30 days after any finding of completion by an inspection performed by an independent third-party. Prohibits a local government, in connection with a development property, from requiring a developer, contractor, or subcontractor to fund, develop, or contribute to the development of nonessential infrastructure, unless otherwise agreed upon by parties. Senate State & Local Government Committee amendment 1 (006881) requires a local government to accept an application for the review of a development plan or a site inspection and issue an approval or a written report of deficiencies no later than 30 business days from the date the application is received by the county, municipal or other local government (local government). Requires a local government to make all efforts to consolidate any change requests pertaining to an application for the review of a development plan or a site inspection into a single deliverable document or set of documents. Prohibits a local government from issuing more than two written reports of deficiencies after receipt of an application of development site plans and requires a local government to provide written justification of any denial of any such application. Upon the issuance of a third or subsequent written report of deficiencies, the local government must remit to the applicant 50 percent of the total amount of aggregate fees the applicant paid to the local government during the application process. Upon execution of a contract between a local government and a developer, contractor, or subcontractor, prohibits the local government from making changes or additions to the terms of the contract unless the parties agree to the modification of one or more specific terms and, upon inspection by an independent party, if it is determined that the developer, contractor, or subcontractor has completed all work required under the contract, then the local government must release the developer or contractor from its required bond no later than 30 days after an independent third party, hired by the developer, contractor or subcontractor, adjudges that the contractor has met its contractual obligations. Specifies that a local government and developer, contractor, or subcontractor may enter into a contract for the funding, building, or development of nonessential infrastructure; provided; that a local government must: (1) not make changes or additions to the terms of the contract unless the parties agree to the modification of one or more specific contract terms, and (2) release the developer or contractor from its required bond no later than 30 days after any finding of completion by an inspection performed by an independent third-party. Prohibits a local government, in connection with a development property, from requiring a developer, contractor, or subcontractor to fund, develop, or contribute to the development of nonessential infrastructure, unless otherwise agreed upon by parties.

Fiscal Note:

(Dated March 15, 2025) LOCAL GOVERNMENTEXPENDITURES MandatoryFY25-26 & Subsequent Years >\$10,000,000Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost. OTHER FISCAL IMPACT There will be additional, mandatory increases in local expenditures and mandatory decreases in local revenue; however, such impacts cannot be estimated with reasonable certainty.

Senate Status:

04/01/25 - Failed in Senate State & Local Government Committee after adopting amendment 1 (006881).

House Status:

04/02/25 - Taken off notice in House State & Local Government Committee.

Caption:

AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 9; Title 12; Title 13 and Title 66, relative to development contracts.

SB749/HB908 **BANKING & CREDIT: Removes weighted average yield of the accepted offers for home loans.**

Sponsors:

Sen. Yager, Ken , Rep. Garrett, Johnny

Summary:

Removes the weighted average yield of the accepted offers of the Federal National Mortgage Association's current free market system auction and the 30-year treasury yield as the two bases upon which the maximum effective rate of interest on home loans may be set by the commissioner of financial institutions and replaces them with the average prime offer rate. Broadly captioned.

Fiscal Note:

(Dated February 13, 2025) NOT SIGNIFICANT

Senate Status:

04/15/25 - Signed by Senate speaker.

House Status:

04/10/25 - Signed by House speaker.

Executive Status:

04/16/25 - Sent to governor.

Caption:

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

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

Sponsors:

Sen. Yager, Ken , Rep. Williams, Ryan

Summary:

Allows the commissioner of revenue to change the due date of the taxpayer's business tax return to not less than 60 days following the end of such taxpayer's business tax period for the purpose of the commissioner changing the taxpayer's business tax period to align with the taxpayer's fiscal year.

Amendment

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

Fiscal Note:

(Dated February 1, 2025) NOT SIGNIFICANT

Senate Status:

04/17/25 - Set for Senate Finance, Ways & Means Committee 04/21/25.

House Status:

04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.

Caption:

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 7, relative to the Business Tax Act.

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

Sponsors:

Sen. Yager, Ken , Rep. Keisling, Kelly

Summary:

Requires each county to levy a tax at the rate of five percent of the sales price of lottery tickets or shares when sold at retail within the jurisdiction of the county. Requires the department of revenue to collect and administer the tax. Broadly captioned.

Senate Status:

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

House Status:

01/28/25 - Referred to House Department & Agencies Subcommittee.

Caption:

AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 9; Title 49 and Title 67, relative to lottery tickets.

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

Sponsors:

Sen. Bailey, Paul , Rep. Boyd, Clark

Summary:

Requires that a broadband ready community's ordinance or policy for reviewing applications must contain a provision that all applications related to the project be either approved or denied within 30 calendar days, rather than 30 business days, after the applications are submitted. Broadly captioned.

Fiscal Note:

(Dated February 8, 2025) NOT SIGNIFICANT

Senate Status:

02/10/25 - Introduced in the Senate

House Status:

02/10/25 - Introduced in the House

Caption:

AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 13; Title 65 and Title 67, relative to broadband.

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

Sponsors:

Sen. Briggs, Richard , Rep. Crawford, John

Summary: Removes the condition that a taxpayer or owner must obtain consent of the assessor of property before appealing the valuation of industrial and commercial real and tangible personal property directly to the state board of equalization. Makes other related changes.

Fiscal Note: (Dated March 14, 2025) STATE GOVERNMENT REVENUE State Board of Equalization FY25-26 & Subsequent Years >\$3,000 OTHER FISCAL IMPACT A precise impact to local government revenue and expenditures cannot be reasonably determined.

Senate Status: 04/01/25 - Senate State & Local Government Committee deferred to the first calendar of 2026.

House Status: 04/02/25 - Taken off notice in House State & Local Government Committee.

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

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

Sponsors: Sen. Briggs, Richard , Rep. Wright, Dave

Summary: Specifies that the vesting period established for a construction project or development plan does not expire because of pending litigation challenging a permit. Specifies that the vesting period is tolled while such litigation is pending.

Amendment House amendment 2 (007441) establishes that a vesting period applicable to a development plan or business permit approved by a local government must not expire earlier than three years following the later of the: (1) date on which the appeal period for challenging such approval or issuance, respectively, has expired; or (2) the date on which all appeal of such approval or issuance, respectively, have been exhausted. Requires that any question related to the power of a board of zoning appeals (BZE) to hear and render decisions on applications for approval of development plans under a special exception authorized by an ordinance passed by a county legislative body (CLB) or municipal legislative body (MLB), or to hear and render decisions on any other matter authorized by the CLB or MLB, be resolved in favor of the board of appeals having the authority described by such ordinance. Specifies that submission of a development plan or business permit, as provided to either a regional or municipal planning commission, is the date on which the applicant submits a complete application for such for approval.

Summary:

Fiscal Note: (Dated March 8, 2025) NOT SIGNIFICANT

Senate Status: 04/17/25 - Set for Senate Message 04/21/25.

House Status: 04/16/25 - House passed with amendment 2 (007441), which establishes that a vesting period applicable to a development plan or business permit approved by a local government must not expire earlier than three years following the later of the: (1) date on which the appeal period for challenging such approval or issuance, respectively, has expired; or (2) the date on which all appeal of such approval or issuance, respectively, have been exhausted. Requires that any question related to the power of a board of zoning appeals (BZE) to hear and render decisions on applications for approval of development plans under a special exception authorized by an ordinance passed by a county legislative body (CLB) or municipal legislative body (MLB), or to hear and render decisions on any other matter authorized by the CLB or MLB, be resolved in favor of the board of appeals having the authority described by such ordinance. Specifies that submission of a development plan or business permit, as provided to either a regional or municipal planning commission, is the date on which the applicant submits a complete application for such for approval.

Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 3; Title 13, Chapter 4 and Title 13, Chapter 7, relative to the vesting period for property development standards.

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

Sponsors: Sen. Briggs, Richard , Rep. Wright, Dave

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

Fiscal Note: (Dated March 8, 2025) NOT SIGNIFICANT

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

House Status: 03/19/25 - Taken off notice in House State & Local Government Committee.

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

SB782/HB726 **TAXES PROPERTY: Time frame for an eligible taxpayer to apply for a refund or credit for property tax relief.**

Sponsors: Sen. Harshbarger, Bobby , Rep. Hicks, Gary

Summary: Increases, from 35 to 40 days, the time in which an eligible taxpayer must apply for a refund or credit for property tax relief from the date taxes in the jurisdiction become delinquent for that year, before the taxpayer is deemed ineligible for such relief for that tax year. Broadly captioned.

Amendment Senate State & Local Government Committee amendment 1, House State & Local Government Committee amendment 1 (006337) extends the deadline, as established by Public Chapter 6 of the First Extraordinary Session of 2025 (Public Chapter 6 of 2025), by which a property assessor must determine that property was destroyed or damaged by Hurricane Helene, from January 28, 2025 to April 15, 2025, in order for a property owner to qualify for relief provided by the state. Authorizes the State Board of Equalization (SBE) to approve certain reappraisal plans which would maintain real property values at full value, with or without indexing. Deletes antiquated statute requiring the Division of Property Assessments (DPA) to supervise and direct all reappraisals and revaluation programs, to which the state of Tennessee contributed.

Summary:

Fiscal Note: (Dated February 9, 2025) NOT SIGNIFICANT

Senate Status: 04/17/25 - Set for Senate Finance, Ways & Means Committee 04/21/25.

House Status: 04/17/25 - Set for House Floor 04/21/25.

Caption: AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.

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

Sponsors: Sen. Walley, Page , Rep. Hicks, Tim

Summary: Prohibits local governments or planning commissions from requiring more than one means of ingress and egress into a proposed subdivision unless the proposed subdivision has at least 70 residential dwellings. Broadly captioned.

Fiscal Note: (Dated February 15, 2025) NOT SIGNIFICANT

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

House Status: 02/26/25 - Taken off notice in House Cities & Counties Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7 and Title 13, relative to planning regulations.

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

Sponsors: Sen. Walley, Page , Rep. Moon, Jerome

Summary: Requires the chief elevator inspector to perform an acceptance inspection once a private residence elevator has been installed. Requires the homeowner to register the private residence elevator with the department. Requires the chief elevator inspector to develop and maintain a database for private residence elevators.

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

Summary: Requires the new owner of a property with a private residence elevator to inform DLWD of the ownership change within 60 days of acquiring the property. Requires the Chief Elevator Inspector to develop and maintain a database of private residence elevators.

Fiscal Note: (Dated March 8, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years \$140,000 EXPENDITURES General Fund FY25-26 \$242,600 FY26-27 & Subsequent Years \$237,500 Total Positions Required: 2

Senate Status: 03/18/25 - Failed in Senate Commerce & Labor Committee after adopting amendment 1 (005178).

House Status: 03/19/25 - Taken off notice in House Banking & Consumer Affairs Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 121, relative to private elevators.

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

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

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

Fiscal Note: (Dated February 20, 2025) NOT SIGNIFICANT

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

House Status: 03/12/25 - Taken off notice in House Civil Justice Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 29 and Title 66, relative to eviction actions.

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

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

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

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

Senate Status: 03/19/25 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.

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

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

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

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

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

Fiscal Note: (Dated February 15, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years (\$73,500) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years (\$86,300)

Senate Status: 04/17/25 - Set for Senate Finance, Ways & Means Committee 04/21/25.

House Status: 04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.

Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 7, relative to business tax.

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

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

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

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

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

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

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

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

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

Amendment Summary: Senate Finance Ways and Means Committee amendment 1, House State and Local Government amendment 1 (007029) authorizes the Wetland Acquisition Fund proceeds to be expended for the Tennessee Wildlife Resources Agency's law enforcement personnel salaries, benefits, and other expenses necessary to execute their duties relative to boating regulations and wildlife resources. Senate State & Local Government Committee amendment 1, House State & Local Government Committee amendment 2 (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. Senate Finance, Ways & Means Committee amendment 2 (007495) authorizes the Wetland Acquisition Fund proceeds to be expended for the Tennessee Wildlife Resources Agency's law enforcement personnel salaries, benefits, and other expenses necessary to execute their duties relative to boating regulations and wildlife resources. Prohibits expending funds for these purposes or maintenance and enhancement of state-owned property if the fund balance does not exceed \$6,000,000 during monthly financial period.

Fiscal Note: (Dated February 26, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years (\$110,373,200) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years \$110,373,200

Senate Status: 04/17/25 - Set for Senate Floor 04/21/25.

House Status: 04/17/25 - Set for House Floor 04/21/25.

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

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

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

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

Fiscal Note: (Dated February 15, 2025) NOT SIGNIFICANT

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

House Status: 03/12/25 - Taken off notice in House Cities & Counties Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 8, Chapter 13; Title 13, Chapter 7; Title 62; Title 66 and Title 68, relative to zoning.

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

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

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

Fiscal Note: (Dated March 14, 2025) OTHER FISCAL IMPACT Any impact upon the Homebuyers Revolving Loan Fund Pool or local governments cannot be reasonably determined.

Senate Status: 03/27/25 - Senate passed.

House Status: 04/17/25 - Set for House Floor 04/21/25.

Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 23, relative to the homebuyers revolving loan program.

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

Sponsors: Sen. Stevens, John , Rep. Hicks, Gary

Summary: Requires any third-party complaint related to the design, planning, supervision, or construction of an improvement of real property not be subject to the four-year statute of repose.

Fiscal Note: (Dated March 28, 2025) NOT SIGNIFICANT

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

House Status: 02/05/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Title 28, relative to the dispute resolution process for matters involving real property.

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

Sponsors: Sen. Reeves, Shane , Rep. Boyd, Clark

Summary: Increases, from four to five business days, the time after receipt of notice that a subsurface sewage disposal system requires repair that TDEC has to inspect the system before the person who notified the department may proceed with the repairs as though the department made its inspection and approved the repair.

Amendment Summary: Senate 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.

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

Senate Status: 04/09/25 - Signed by Senate speaker.

House Status: 04/10/25 - Signed by House speaker.

Executive Status: 04/11/25 - Sent to governor.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 68, Chapter 221 and Title 69, Chapter 3, relative to subsurface sewage disposal systems.

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

Sponsors: Sen. Reeves, Shane , Rep. Burkhart, Jeff

Summary: Exempts a real estate broker licensee who was originally licensed prior to January 1, 2005, and does not supervise any affiliate brokers from the requirement to furnish certification of satisfactory completion of 16 classroom hours in real estate courses for reissuance of a license for a licensure period after the period in which the licensee completed the required 120 classroom hours in real estate. Broadly captioned.

Amendment Summary: Senate amendment 1 (003873) changes effective date to January 1, 2026.

Fiscal Note: (Dated February 22, 2025) NOT SIGNIFICANT

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

House Status: 03/26/25 - Signed by House speaker.

Executive Status: 04/11/25 - Enacted as Public Chapter 0122, effective January 1, 2026.

Public Chapter: PC122.pdf

Caption: AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 13, relative to real estate broker licenses.

Effective Date: 01/01/26

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

Sponsors: Sen. Reeves, Shane , Rep. Todd, Chris

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

Fiscal Note: (Dated March 20, 2025) NOT SIGNIFICANT

Senate Status: 02/12/25 - Referred to Senate Energy, Agriculture & Natural Resources Committee.

House Status: 02/06/25 - Held on House clerk's desk.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 10; Title 11; Title 12; Title 43; Title 44; Title 55; Title 64; Title 67; Title 69 and Title 70, relative to wildlife.

SB894 PROFESSIONS & LICENSURE: Professional license expiration.

Sponsors: Sen. Stevens, John ,

Summary: Extends from two to four years the period of time that a certificate of license for contracting is valid before expiring and requiring renewal. Broadly captioned.

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

Caption: AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 6, relative to professional licensing.

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

Sponsors: Sen. Walley, Page , Rep. Capley, Kip

Summary: Abolishes reverter or forfeiture provisions of unlimited duration in documents that establish common law estate of fee simple determinable, fee simple subject to condition subsequent, and fee simple subject to executory limitation, if executed more than 75 years before July 1, 2025. Establishes that reverter and forfeiture provisions in a conveyance of real property creating a common law estate of fee simple determinable, fee simple subject to condition subsequent, or fee simple subject to executory limitation, automatically terminate 75 years from the date of conveyance. Converts vested rights in deeds as of July 1, 2025, to fee simple absolute after 75 years from the date of creation unless a sworn statement is filed with the county register of deeds by July 1, 2026, to maintain the right. Invalidates a reverter or forfeiture provision contained in documents conveying an interest in real property and purporting to establish the common law estates of fee simple determinable, fee simple subject to condition subsequent, and fee simple subject to executory limitation, executed on or after July 1, 2025. Establishing reversionary estates terminated or prohibited results in title in the grantee or recipient being fee simple absolute.

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

House Status: 02/11/25 - Referred to House Civil Justice Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 1, relative to real property.

SB909/HB781 PROPERTY & HOUSING: Wholesaling real property.

Sponsors: Sen. Haile, Ferrell , Rep. Martin, Greg

Summary: Allows a buyer under contract to purchase real property from a seller to engage in wholesaling, provided the buyer discloses the specified information in writing to a potential subsequent purchaser or assignee and the seller of the property. Requires the disclosures to be in a bold, large font print, and included in the written agreement. Requires a violation of this to be commenced within two years after the execution of a contract for purchase and sale of real property. Defines "equitable interest" as the right of a buyer to benefit or profit from real property after the buyer has entered into a contract for the purchase or sale of real property with a seller, but before the legal title has been transferred from the seller to the buyer.

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

Senate Status: 03/18/25 - Signed by Senate speaker.

House Status: 03/19/25 - Signed by House speaker.

Executive Status: 04/07/25 - Enacted as Public Chapter 0072, effective March 25, 2025.

Public Chapter: PC72.pdf

Caption: AN ACT to amend Tennessee Code Annotated, Title 47 and Title 66, relative to wholesaling real property.

Effective Date: 03/25/25

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

Sponsors: Sen. Campbell, Heidi , Rep. Hardaway, G.A.

Summary: Requires the annual reports from each region to the commissioner of environment and conservation for the preceding calendar year regarding data on collection, recycling, transportation, disposal, public costs, and other information that is relevant to the solid waste planning and management be submitted by February 1 instead of March 31. Broadly captioned.

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

Senate Status: 02/12/25 - Referred to Senate Energy, Agriculture & Natural Resources Committee.

House Status: 02/10/25 - Held on House clerk's desk.
Caption: AN ACT to amend Tennessee Code Annotated, Title 68 and Title 69, relative to the environment.

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

Sponsors: Sen. Briggs, Richard , Rep. Lamberth, William
Summary: Establishes a five-day period after the effective date that allows a nonprofit organization to apply to operate a charitable gaming event during the annual period of July 1, 2025 until June 30, 2026.
Amendment Senate amendment 1 (004351) adds authorization for a nonprofit organization to submit an annual event application to the secretary of state within five calendar days after the date that this bill becomes a law, for the annual event period beginning July 1, 2024, and ending June 30, 2025. This amendment makes a corresponding change with regard to the omnibus list so that the secretary will transfer the names of organizations that submit an application for the annual event period beginning July 1, 2024, and ending June 30, 2025, under this amendment to the legislative clerks within 10 days after the date that this bill becomes a law.
Summary: (Dated February 14, 2025) STATE GOVERNMENT REVENUE Division of Charitable Solicitations and Gaming FY24-25 \$300
Fiscal Note:
Senate Status: 04/01/25 - Signed by Senate speaker.
House Status: 04/02/25 - Signed by House speaker.
Executive Status: 04/11/25 - Enacted as Public Chapter 0111, effective April 2, 2025.
Public Chapter: PC111.pdf
Caption: AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 17, relative to charitable gaming.
Effective Date: 04/02/25

SB948/HB1134 **VETERANS & MILITARY AFFAIRS: Documentation needed for eligibility for a sales and use tax exemption on adaptive equipment for motor vehicles.**

Sponsors: Sen. Powers, Bill , Rep. Boyd, Clark
Summary: Requires a disabled veteran to provide documentation of the veteran's service and disability to be eligible for an exemption from sales and use tax on adaptive equipment for motor vehicles provided for a disabled veteran and new or used vehicles sold, given, or donated to a disabled veteran.
Amendment Senate amendment 1 (006907) upon adoption of a resolution or ordinance by the legislative body of a county or municipality, as applicable, exempts from property tax liabilities any property in an adopting jurisdiction, owned directly or indirectly by a joint venture in which one party is a not-for-profit organization exempt from federal income taxation as a charitable or social welfare organization which has a purpose and mission of addressing homelessness or providing housing for veterans experiencing homelessness. Specifies that 30 percent of the units at such property be must dedicated to providing permanent, qualified affordable housing for veterans experiencing homelessness. Specifies that any owner or owners of a project that exceeds 12 units must agree to make payments in lieu of taxes (PILOTS) to the jurisdictions in which they are located, in an amount negotiated to cover the cost of improvements, facilities, or services rendered by the tax jurisdiction, but if no amount is agreed upon, the PILOT payments cannot be less than 25 percent of the amount of property tax that would be due if the project was not exempt.
Summary: (Dated February 21, 2025) NOT SIGNIFICANT
Fiscal Note:
Senate Status: 04/10/25 - Senate passed with amendment 1 (006907).
House Status: 04/16/25 - House passed.
Executive Status: 04/16/25 - Sent to the speakers for signatures.
Caption: AN ACT to amend Tennessee Code Annotated, Title 47 and Title 67, relative to veterans.

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

Sponsors: Sen. Powers, Bill , Rep. Burkhart, Jeff
Summary: Changes from March 1 of the second year following a tax year to March 1 of the tenth year following a tax year by which certain corrections to the property tax assessment for that tax year are to be initiated by an assessor or requested by a taxpayer.
Fiscal Note: (Dated March 28, 2025) NOT SIGNIFICANT
Senate Status: 02/12/25 - Referred to Senate State & Local Government Committee.
House Status: 02/06/25 - Referred to House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to correction of property tax assessments.

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

Sponsors: Sen. Lamar, London , Rep. Hakeem, Yusuf
Summary: Creates in the department of human services a community grant advisory board for the purpose of administering the community-based organizations grant program to financially support eligible nonprofit organizations that serve communities in the areas of education, public health, housing, social issues, and economic and workforce development.
Fiscal Note: (Dated February 28, 2025) STATE GOVERNMENT REVENUE Community-Based Organization Grant Fund FY25-26 \$1,000,000 Community-Based EXPENDITURES General Fund Organization Grant Fund FY25-26 \$1,109,600 \$1,000,000 FY26-27 & Subsequent Years \$114,000 - Total Positions Required: 1
Senate Status: 03/12/25 - Taken off notice in Senate Government Operations Committee.
House Status: 02/11/25 - Referred to House Health Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 9; Title 67 and Title 71, relative to community- based organizations.

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

Sponsors: Sen. Lamar, London , Rep. Brooks, Shaundelle
Summary: Enacts the "Affordable Housing and Tenant Protection Act." Allows local governments to adopt ordinances and resolutions to control rent for private residential rental units. Creates the increased housing program and increased housing fund; authorizes the Tennessee housing development agency to make grants from the fund to eligible developers and first-time homebuyers to assist in gap financing and down payment assistance.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 53; Title 9; Title 12; Title 13; Title 66 and Title 67, relative to housing.

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

Sponsors: Sen. Hatcher, Tom , Rep. Stinnett, Tom
Summary: Allows a tourism development authority owning a tract of real property to petition the municipality to deannex such property if the deannexation of the property does not create an area of unincorporated territory that is completely surrounded by municipal boundaries. Requires the petition to include a map of the plat seeking deannexation. Establishes that a municipality's jurisdiction over a territory ends on the effective date of its exclusion from the corporate limits through the petition process described in this section, except for any debt incurred after annexation and before jurisdiction is surrendered.
Amendment 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.
Summary: (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.
Fiscal Note:
Senate Status: 04/01/25 - Taken off notice in Senate Finance, Ways & Means Committee.
House Status: 04/02/25 - Taken off notice in House State & Local Government Committee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 51 and Title 7, Chapter 69, relative to tourism development authorities.

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

Sponsors: Sen. Southerland, Steve , Rep. Faison, Jeremy

Summary: Increases, from 30 to 45, the number of days a tenant or household member and a landlord have to agree upon a date to terminate a residential rental or lease agreement, provided the tenant supplies written notice and documentation to the landlord that the tenant is a domestic abuse, sexual assault, or stalking victim. Broadly captioned.

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

Senate Status: 03/18/25 - Taken off notice in Senate Commerce & Labor Committee.

House Status: 03/12/25 - Taken off notice in House Business & Utilities Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 13; Title 20; Title 21; Title 25; Title 26; Title 28; Title 29; Title 40; Title 62; Title 66; and Title 68, relative to rental property.

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

Sponsors: Sen. Southerland, Steve , Rep. Jones, Renea

Summary: Permits authorities formed and certified by municipalities under the Municipal Energy Authority Act to have certain water and wastewater treatment powers to the extent that the authority's exercise of such powers does not conflict with any ordinances or rules adopted by another local government having jurisdiction over such matters. Broadly captioned.

Amendment Summary: House amendment 1 (004569) rewrites the bill to, instead, provide that, except to the extent modified by the certificate of incorporation of an authority created pursuant to the Municipal Energy Authority Act, the board of directors of the authority may, as part of the transfer of a water and wastewater system or at any time thereafter, adopt and assume all or any portion of such regulatory powers, authority, duties, obligations, and oversight over the water and wastewater operations as were applicable to the municipal water and wastewater system pursuant to ordinances, resolutions, or other rules or policies that were in effect immediately prior to the transfer of such system to the authority. The board of directors of the authority may later amend such rules, regulations, and requirements from time to time if such amendments are just and reasonable.

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

Senate Status: 04/14/25 - Signed by Senate speaker.

House Status: 04/10/25 - Signed by House speaker.

Executive Status: 04/16/25 - Sent to governor.

Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7 and Title 68, relative to providing services for water or wastewater.

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

Sponsors: Sen. Southerland, Steve , Rep. Hicks, Gary

Summary: Requires a description of real property contained within a deed of conveyance of a property not previously described in a recorded instrument to be prepared by a registered land surveyor. Specifies that this requirement will not apply to any deed of conveyance prepared for or by a governmental department or agency.

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

Senate Status: 04/02/25 - Signed by Senate speaker.

House Status: 04/03/25 - Signed by House speaker.

Executive Status: 04/11/25 - Signed by governor.

Caption: AN ACT to amend Tennessee Code Annotated, Title 62 and Title 66, Chapter 5, Part 1, relative to surveyors.

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

Sponsors: Sen. Southerland, Steve , Rep. Burkhart, Jeff

Summary: Removes the requirement that each year the Tennessee Public Utility Commission submit to the general assembly a report describing the competitive nature of the telecommunications market in this state. Broadly captioned.

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

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

House Status: 02/05/25 - Introduced in the House

Caption: AN ACT to amend Tennessee Code Annotated, Title 65, Chapter 1 and Title 65, Chapter 5, relative to utilities.

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

Sponsors: Sen. Southerland, Steve ,

Summary: Enacts the "Uniform Real Property Transfer on Death Act," which specifies the process on the transfers of deeds on the death to a designated beneficiary. Allows the transfer of death deed be revokable and may be changed at any time. Details the requirements needed to produce a transfer of death deed and the forms needed. (18pp.). Broadly captioned.

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

Caption: AN ACT to amend Tennessee Code Annotated, Title 8; Title 30; Title 31; Title 32; Title 35; Title 55; Title 66 and Title 67, relative to property.

SB986 TAXES PROPERTY: Revenue collected from recordation taxes.

Sponsors: Sen. Southerland, Steve ,

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

Fiscal Note: (Dated March 4, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years (\$110,373,200) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years \$110,373,200

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

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

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

Sponsors: Sen. Haile, Ferrell , Rep. Zachary, Jason

Summary: Requires each department, agency, and official in every county, municipal government, or metropolitan government that assesses and collects a fee of \$500 or more to keep a record of the incident and why the penalty was necessary. Adds that these records are public and may also be included in an audit by the comptroller or the treasury. Allows this audit to be incorporated into any other financial audit of the county, municipal, or state government.

Amendment Summary: House amendment 1 (005088) rewrites this bill to require each department, agency, or official of a county, municipal government, or metropolitan government that assesses and collects a fee related to development in excess of \$250 to maintain documentation describing the justification and cost basis for such fee. The documentation is also required upon the adoption of a new fee or for a change in the amount of an existing fee that is related to development and in excess of \$250. An existing fee, new fee, or fee change must only be documented once. The documentation required for an existing fee, new fee, or fee change: (1) Must be maintained and kept on file by the department, agency, or official; (2) Is a public record and available for public inspection upon request; and (3) Is subject to an annual audit by the comptroller of the treasury. This bill defines "cost basis" to mean the rationale for charging a fee, particularly in regard to how a fee reasonably relates to cost incurred by the government. This bill specifies that county utilities are required to maintain and provide documentation of a connection cost according to present law, which generally requires a utility system to provide, upon a customer's request, the connection cost in writing along with a written itemized and detailed description of the costs that comprise the connection cost.

Fiscal Note: (Dated February 20, 2025) NOT SIGNIFICANT

Senate Status: 03/26/25 - Signed by Senate speaker.

House Status: 03/26/25 - Signed by House speaker.

Executive Status: 04/14/25 - Enacted as Public Chapter 0140, effective July 1, 2026.

Public Chapter: PC140.pdf

Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 10 and Title 67, Chapter 4, Part 29, relative to fees assessed by a local government.
Effective Date: 07/01/26

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

Sponsors: Sen. Bailey, Paul , Rep. Williams, Ryan
Summary: Specifies circumstances in which a referendum will not be required to effectuate annexation of territory. Removes repealer provision for exceptions to the referendum requirement.
Fiscal Note: (Dated April 4, 2025) OTHER FISCAL IMPACTOther Fiscal Impact A precise impact to local government revenue and expenditurescannot be reasonably quantified. Municipalities may also experience permissive costavoidances associated with referendums.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Section 6- 51-104, relative to annexation.

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

Sponsors: Sen. Oliver, Charlane , Rep. Harris, Torrey
Summary: Authorizes municipalities to create, implement, and enforce a registry for all residential rental dwellings within a municipality's jurisdiction. Requires owners of the dwellings to register and requires a municipality that adopts the registry to send an annual report with the number of properties registered, code violations identified and resolved, and the overall effectiveness of the registry in improving housing conditions.
Amendment Summary: Senate State & Local Government Committee amendment 1 (004219) allows the municipality to assess a civil penalty of up to \$500 and no less than \$50 per violation if an owner fails to comply with code enforcement.
Fiscal Note: (Dated February 20, 2025) NOT SIGNIFICANT
Senate Status: 03/18/25 - Taken off notice in Senate State & Local Government Committee after withdrawing amendment 1 (004219).
House Status: 03/19/25 - Taken off notice in House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 21, relative to municipal rental property registries.

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

Sponsors: Sen. Oliver, Charlane , Rep. Glynn, Ronnie
Summary: Makes void and unenforceable a restriction in a homeowners' association declaration that would prohibit the operation of a family child care home at a property that is the site of a proposed family child care home, if the operator of the proposed family child care home has obtained a license from the department of human services and any necessary permits or licenses from the applicable local government for the operation of the family child care home. Broadly captioned.
Fiscal Note: (Dated February 21, 2025) NOT SIGNIFICANT
Senate Status: 03/11/25 - Failed in Senate Commerce & Labor Committee after failing to secure a second.
House Status: 03/12/25 - Taken off notice in House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 13 and Title 66, relative to restrictions on the use of property.

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

Sponsors: Sen. Bowling, Janice , Rep. Reneau, Michele
Summary: Requires officials who are employed or contracted by the federal government, the state government, or a local government within this state, or an agency or department thereof, to obtain a search warrant that identifies the person or property that is the subject of the search before entering private property, unless a judicially recognized exception to the warrant requirement exists. Broadly captioned.
Fiscal Note: (Dated March 12, 2025) NOT SIGNIFICANT
Senate Status: 03/31/25 - Taken off notice in Senate Judiciary Committee.
House Status: 03/25/25 - House Criminal Justice Subcommittee deferred to first calendar of 2026.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 38; Title 39; Title 40 and Title 44, relative to searches.

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

Sponsors: Sen. Bowling, Janice , Rep. Rudd, Tim
Summary: Prohibits the state or a local or municipal government from requiring a builder or developer of real property to pay for the building or development of infrastructure that is nonessential to the development, maintenance, or growth of the builder's development property. Broadly captioned.
Fiscal Note: (Dated April 7, 2025) LOCAL GOVERNMENT EXPENDITURES Mandatory FY25-26 & Subsequent Years > \$1,000,000 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.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Referred to House Cities & Counties Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 54 and Title 66, relative to real property development.

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

Sponsors: Sen. Stevens, John , Rep. Lamberth, William
Summary: Adds that a person must complete a course of instruction and pass an examination to qualify to be commissioned as an online notary public. Clarifies that an application to be commissioned requires a certification that the applicant has reviewed, understands, and will comply with the applicable rules and requirements promulgated by the secretary of state. Adds that a course of instruction for online notarization must include, at a minimum, notarial laws, technology procedures of online notarizations, and ethical requirements for online notaries.
Fiscal Note: (Dated February 27, 2025) NOT SIGNIFICANT
Senate Status: 03/25/25 - Signed by Senate speaker.
House Status: 03/26/25 - Signed by House speaker.
Executive Status: 04/11/25 - Enacted as Public Chapter 0124, effective January 1, 2026.
Public Chapter: PC124.pdf
Caption: AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 16, Part 3, relative to online notaries public.
Effective Date: 01/01/26

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

Sponsors: Sen. Gardenhire, Todd , Rep. Martin, Greg
Summary: Authorizes, subject to a 2/3 vote of the legislative body, the county trustee or other property tax collecting official in Hamilton County to decline to bill or refer for collection a de minimus personal property tax totaling less than \$20 under certain circumstances.
Amendment 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.
Senate Status: 04/01/25 - Taken off notice in Senate Finance, Ways & Means Committee.
House Status: 03/19/25 - Taken off notice in House Cities & Counties Subcommittee after adopting amendment 1 (005170).

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

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

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

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

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

Fiscal Note: (Dated February 22, 2025) STATE GOVERNMENTREVENUE General FundFY25-26 \$400,000EXPENDITURES General FundFY25-26 \$400,000 LOCAL GOVERNMENTEXPENDITURES MandatoryFY25-26 \$400,000Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost.

Senate Status: 03/24/25 - Senate passed with amendment 1 (003869) and amendment 2 (004157).

House Status: 04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 39; Title 47; Title 48; Title 55; Title 56; Title 62; Title 66 and Title 67, relative to motor vehicles.

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

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

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

Amendment Summary: Senate amendment 1 (003950) specifies that a third party lender has no liability with respect to the use or return of deposits or determining whether an appropriate form of security was obtained for the use of the deposited funds unless the third-party lender takes ownership or control of the condominium project through foreclosure or other remedy, and only then to the extent of any deposits not already disbursed and expended.

Fiscal Note: (Dated February 19, 2025) NOT SIGNIFICANT

Senate Status: 04/01/25 - Signed by Senate speaker.

House Status: 04/02/25 - Signed by House speaker.

Executive Status: 04/11/25 - Signed by governor.

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

SB1080/HB649 TAXES PROPERTY: Recordation tax allocation.

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

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

Amendment Summary: Senate State & Local Government amendment 1 (006798) changes the effective date to October 1, 2025 from July 1, 2025. House Finance Subcommittee amendment 1 (007310) allocates, before all other distributions, 50 percent of the revenue generated from the realty transfer tax to counties to be used for infrastructure, debt service for capital projects, matching funds for state and federal projects, and other nonrecurring expenses. Establishes a schedule to phase in such allocation. Requires counties to dedicate at least 50 percent of their allocation to transportation infrastructure projects. Prohibits counties from using their allocation to supplant their state or local appropriated or other allocated moneys for infrastructure.

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

Senate Status: 04/17/25 - Set for Senate Finance, Ways & Means Committee 04/21/25.

House Status: 04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.

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

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

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

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

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

Senate Status: 03/18/25 - Taken off notice in Senate Commerce & Labor Committee.

House Status: 03/12/25 - Failed in House Business & Utilities Subcommittee.

Caption: AN ACT to amend Tennessee Code Annotated, Title 66, relative to rental agreements.

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

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

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

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

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

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

Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 56; Title 62; Title 66; Title 67 and Title 68, relative to real property.

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

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

Summary: Allows a county by the adoption of a resolution by a two-thirds vote of the county legislative body, to impose a moratorium on the development of property, including property within the boundaries of a municipality, for apartment complexes. Limits the moratorium to one year but allows extensions, each not exceeding one year, through the passage of a resolution by a two-thirds vote of the county legislative body. Applies in a county having a population of not less than three hundred 325,000 and does not apply to a county having a metropolitan form of government. Defines "apartment complex" as a building or group of buildings for multi-family use within the same development containing 25 or more individual dwelling units for residents. Broadly captioned.

Fiscal Note: (Dated March 15, 2025) OTHER FISCAL IMPACT Due to multiple unknown variables, any fiscal impact upon local governments cannot be determined with reasonable certainty.

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

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

Caption: AN ACT to amend Tennessee Code Annotated, Title 5, relative to county powers.

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

Sponsors: Sen. Campbell, Heidi , Rep. Moon, Jerome

Summary: Allows a property owner to apply for property tax exemption only for portions of real property that provide a tree canopy. Requires the implementing agency to determine the portion of real property that provides tree canopy using a reliable, objective means of quantitative assessments. Requires the chief administrative officer of the county, subject to approval by majority vote of the county governing body, to select the implementing agency responsible for determining tree canopy coverage which will be subjected to annual review. Requires real property owners claiming a tree canopy property tax exemption to file an application with the state board of equalization and submit supporting materials to the county assessor of property where the property is located. Requires the board of equalization to make an initial determination that grants or denies the exemption through a written notice that must be sent to the applicant and the assessor of property. Upon written approval, prohibits the exemption from being transferred or reassigned and the applicant must report to the assessor any changes in the use or ownership of the property or removal of tree canopy that could affect the property's tax exempt status. Establishes that the tax exemption is only applicable in counties upon a two-thirds majority vote of the county governing body. Defines "implementing agency" as the county planning commission, assessor of property, or county board of equalization, operating individually or in conjunction with each other. Defines "tree canopy" as the branches, leaves, stems, and other foliage from woody vegetation that cover real property when viewed from above, measured as a percentage of shaded land area within the tree dripline. Refers to a contiguous area of at least 5,000 square feet that includes the layer of leaves, branches, and stems of trees that cover the ground from an aerial perspective. Encompasses the critical root zone, defined as one foot per inch of diameter at breast height, of a group of trees that are at least six inches in diameter at breast height.

Fiscal Note: (Dated February 26, 2025) OTHER FISCAL IMPACT The fiscal impact of the proposed legislation is dependent upon whether a county elects to come under its provisions. If a county does elect to do so, there will be a one-time increase in state expenditures of up to \$10,000 for modifications to the online exemption application; any subsequent, recurring increase to state or local revenue cannot be estimated. The proposed legislation would also result in a recurring decrease in local revenue and an increase in local expenditures, both of which cannot be quantified, but are considered permissive.

Senate Status: 04/09/25 - Senate Finance, Ways & Means Committee deferred to the first calendar of 2026.

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

Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6 and Title 67, Chapter 5, relative to canopies.

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

Sponsors: Sen. Southerland, Steve , Rep. Reneau, Michele

Summary: Requires the Tennessee Aeronautics Commission to study the laws and regulations of other states regarding restrictions on the operation of drones over private property. Broadly captioned.

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

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

House Status: 02/06/25 - Held on House clerk's desk.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 38; Title 39; Title 42; Title 56 and Title 66, relative to drones.

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

Sponsors: Sen. Walley, Page , Rep. Faison, Jeremy

Summary: Reduced from four to three months, the amount of time following the end of a fiscal year by which the treasurer must submit a report to the governor, comptroller of the treasury, speaker of the senate, and speaker of the house of representatives regarding the operation of the Uniform Unclaimed Property Act during the immediately preceding fiscal year. Broadly captioned.

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

Senate Status: 03/18/25 - Taken off notice in Senate Commerce & Labor Committee.

House Status: 02/12/25 - Caption bill held on House clerk's desk pending amendment.

Caption: AN ACT to amend Tennessee Code Annotated, Title 47; Title 48 and Title 66, relative to property.

SB1135/HB1050 JUDICIARY: Reduces the notice period for initial hearings on nuisances.

Sponsors: Sen. Bailey, Paul , Rep. Parkinson, Antonio

Summary: Reduces the notice period for initial hearings on nuisances from five to four days.

Amendment Summary: House amendment 1 (007115) establishes that the occurrence of certain specified circumstances is prima facie evidence of a nuisance. Authorizes a court to require the person or entity keeping, maintaining, or carrying on a nuisance in certain instances to pay statutory damages of not less than \$1,000 and not more than \$50,000 to any person who owns real property within the zip code in which the nuisance exists, and who files a claim with the court that the person's property value was damaged by the continued existence of the nuisance. House amendment 2 (007593) establishes that the occurrence of certain specified circumstances is prima facie evidence of a nuisance, subject to certain exceptions. Authorizes a court to require the person or entity keeping, maintaining, or carrying on a nuisance in certain instances to pay statutory damages of not less than \$1,000 and not more than \$50,000 to any person who owns real property within the zip code in which the nuisance exists, and who files a claim with the court that the person's property value was damaged by the continued existence of the nuisance.

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

Senate Status: 04/17/25 - Senate passed.

House Status:

04/16/25 - House passed with amendment 1 (007115) and amendment 2 (007593). House amendment 1 (007115) establishes that the occurrence of certain specified circumstances is prima facie evidence of a nuisance. Authorizes a court to require the person or entity keeping, maintaining, or carrying on a nuisance in certain instances to pay statutory damages of not less than \$1,000 and not more than \$50,000 to any person who owns real property within the zip code in which the nuisance exists, and who files a claim with the court that the person's property value was damaged by the continued existence of the nuisance. House amendment 2 (007593) establishes that the occurrence of certain specified circumstances is prima facie evidence of a nuisance, subject to certain exceptions. Authorizes a court to require the person or entity keeping, maintaining, or carrying on a nuisance in certain instances to pay statutory damages of not less than \$1,000 and not more than \$50,000 to any person who owns real property within the zip code in which the nuisance exists, and who files a claim with the court that the person's property value was damaged by the continued existence of the nuisance.

Executive Status:

04/17/25 - Sent to the speakers for signatures.

Caption:

AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 16; Title 29; Title 39; Title 67 and Title 68, relative to nuisances.

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

Sponsors:

Sen. Taylor, Brent , Rep. Vaughan, Kevin

Summary:

Prohibits a municipal sewer system or utility district that has operated a sewerage system outside of the corporate boundaries of the city or town for 25 years or more from ceasing operation of the sewerage system outside the corporate boundaries so long as the sewerage system maintains sufficient capacity, as determined by a study conducted by TACIR. Broadly captioned.

*Amendment**Summary:*

House Agriculture and Natural Resources Committee 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. House Agriculture and Natural Resources Committee amendment 2 (006658) requires city or town with a sewerage system that has been operating outside of its boundaries for 25 years must continue operating as long as it has enough capacity, based on evidence presented to the Tennessee board of utility regulation. Clarifies that this rule does not change rates in existing or future water or wastewater service agreements. Requires a utility district that has operated a sewerage system in unincorporated areas for 25 years must keep operating if it maintains sufficient capacity based on evidence to the Tennessee board of utility regulation. Requires a wastewater utility to connect to a property owner's sewer if an existing line is present and the owner requests it. States that if the utility refuses, the owner may file a complaint to the Tennessee board of utility regulation after appealing to the utility's governing board. Clarifies that existing rates in any agreements are not changed. Senate amendment 2 (006658) prohibits a city, town, 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 the operation of such system outside the corporate boundaries so long as the system maintains sufficient capacity to continue to provide sewerage service outside of its corporate boundaries, as determined by a study, report, or other information and evidence presented to the Tennessee Board of Utility Regulation (TBOUR) in an informal hearing. Requires a utility system under the regulation of the TBOUR that provides wastewater service to provide a connection to the owner of real property for wastewater service when the utility system: (1) has an existing gravity sewer line located on the owner's property and; (2) the owner requests such connection and service. If the utility system refuses to provide wastewater services to the owner, the owner may submit a complaint to TBOUR for a review and hearing on the refusal to provide wastewater services; provided, the owner must first appeal or make complaint to the utility system's governing board regarding such refusal of service. Specifies, when the governing body of the utility system is the legislative body of the city, town, metropolitan government, or county providing wastewater service, the owner's appeal or complaint must be acted upon within 60 days of submission by the owner. If the governing body fails to act on such appeal or complaint within 60 days, the owner may proceed with submission of its complaint to TBOUR, which must conduct its review and hearing on the refusal of service without a decision from such governing board. Specifies that this act does not affect, impact, or interfere with the rates in existing or future water or wastewater services contractual arrangements, or renewals or extensions of such existing or future agreements.

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.

Senate Status:

04/15/25 - Senate passed with amendment 2 (006658).

House Status:

04/17/25 - Set for House Floor 04/21/25.

Caption:

AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 35; Title 7, Chapter 82 and Title 68, Chapter 221, relative to sewer systems.

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

Sponsors:

Sen. Taylor, Brent , Rep. Vaughan, Kevin

Summary:

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:*

Senate State & Local Government amendment 2, House Commerce Committee amendment 1 (006399) 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. Senate State & Local Government Committee amendment 1 (004176) allows a utility to provide reasonable construction and manufacturer's specifications for utility infrastructure to ensure that the infrastructure is constructed properly and with appropriate materials. Requires a utility that chooses to provide such specifications to provide persons with a schedule of all approved materials for utility infrastructure with specifications for such materials. Prohibits a utility from requiring that materials or services for the construction of the utility infrastructure be provided by a specific vendor or manufacturer. Allows a utility to review the plans and designs of the utility infrastructure to be installed for approval. Requires a utility that performs or requires such review to: 1) not charge a fee of more than \$1,000 for the review plans and designs; 2) complete the review within 30 days of the date the plans and designs are submitted to the utility. Allows the person who submitted the plan or design to hire a third-party plans examiner to review the plans and designs for compliance with all applicable codes if the utility does not complete the review within 30 days. Requires a person who engages a third-party plans examiner to submit the appropriate fee and a stamped and sealed copy of all plans that were examined to the utility and provide all the other required documents. Requires the utility to perform inspections of the installation and construction of the water, wastewater, electric, natural gas, or storm water management infrastructure of the development if the plan of development is approved after review by a third-party plans examiner. Allows the utility to charge a fee for such inspections that must not exceed 2% of the total cost of the development. Defines utility as: 1) an entity subject to the jurisdiction of the board of utility regulation; 2) a cooperative; 3) a county-owned, metropolitan government-owned, or municipal-owned utility that provides water, wastewater, electric, natural gas, or stormwater management and drainage to the public.

Fiscal Note:

(Dated March 8, 2025) OTHER FISCAL IMPACT The proposed legislation will result in a significant impact to revenue and an increase in expenditures for utilities, the extent of which cannot be estimated with reasonable certainty. Utilities may increase rates, if needed, to offset such increase in expenditures to remain self-supporting. Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost.

Senate Status:

04/17/25 - Set for Senate Floor 04/21/25.

House Status:

04/17/25 - Set for House Floor 04/21/25.

Caption:

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

SB1173/HB941

TAXES PROPERTY: Property tax relief for elderly, low-income homeowners.

Sponsors:

Sen. Akbari, Raumesh , Rep. Mitchell, Bo

Summary:

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

Fiscal Note:

(Dated March 27, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY26-27 & Subsequent Years \$40,323,200 OTHER FISCAL IMPACT The extent of any permissive impact on local government expenditures cannot be reasonably determined.

Senate Status:

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

House Status:

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

Caption:

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

SB1193/HB863

LOCAL GOVERNMENT: Posting of code of ordinances or adopted resolutions by local government.

Sponsors:

Sen. Gardenhire, Todd , Rep. Faison, Jeremy

Summary:

Authorizes municipalities and counties to post their code of ordinances or adopted resolutions, as applicable, on a website maintained by the municipality or county, or on the website maintained by the secretary of state if the municipality or county does not have or maintain a website. Broadly captioned.

Amendment

House amendment 1 (005335) rewrites the bill to, instead, revise the provision requiring all multi-family facilities, buildings, and structures constructed under a voluntary attainable housing incentive program to be deed-restricted to ensure that the attainable housing continues for at least 30 years, instead of in perpetuity.

Fiscal Note:

(Dated March 13, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY25-26 \$8,500 FY26-27 & Subsequent Years \$2,500

Senate Status:

04/15/25 - Senate passed.

House Status:

03/31/25 - House passed with amendment 1 (005335).

Executive Status:

04/15/25 - Sent to the speakers for signatures.

Caption:

AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 8; Title 9; Title 10; Title 13 and Title 67, relative to local government.

SB1194/HB801

SAFETY: Standards for roofs.

Sponsors:

Sen. Jackson, Ed , Rep. Grills, Rusty

Summary:

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

Amendment

House amendment 1 (004191) rewrites the bill to, instead, clarify that, as of July 1, 2025, the roof solar reflectance and thermal emittance requirements of the International Energy Conservation Code for low-sloped roofs do not apply to the 2021 International Code Council adoption. The state fire marshal is authorized to promulgate rules to effectuate this amendment.

Fiscal Note:

(Dated March 6, 2025) NOT SIGNIFICANT

Senate Status:

03/26/25 - Signed by Senate speaker.

House Status: 03/26/25 - Signed by House speaker.
Executive Status: 04/14/25 - Enacted as Public Chapter 0149, effective April 3, 2025, and July 1, 2025.
Public Chapter: PC149.pdf
Caption: AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 120, relative to standards for roofs.
Effective Date: 04/03/25, 07/01/25

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

Sponsors: Sen. Briggs, Richard , Rep. Garrett, Johnny
Summary: Specifies certain persons who may submit electronic records for registration with a register of deeds that accepts electronic records under the Uniform Real Property Electronic Recording Act. Makes other changes related to the act.
Fiscal Note: (Dated February 15, 2025) NOT SIGNIFICANT
Senate Status: 03/19/25 - Signed by Senate speaker.
House Status: 03/19/25 - Signed by House speaker.
Executive Status: 04/11/25 - Enacted as Public Chapter 0104, effective July 1, 2025.
Public Chapter: PC104.pdf
Caption: AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 10, Part 1 and Title 66, Chapter 24, Part 2, relative to electronic recordings.
Effective Date: 07/01/25

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

Sponsors: Sen. Pody, Mark , Rep. Hulse, Bud
Summary: Prohibits a nongovernmental or intergovernmental entity in this state from infringing upon or restricting private property rights without due process or an individual's constitutional rights by virtue of pursuing a policy recommendation originating from or traceable to the United Nations, a subsidiary entity thereof, or an international policymaking organization. Makes it an offense for the state or an official or political subdivision in this state to infringe upon or restrict private property rights without due process or an individual's constitutional rights in pursuing United Nations or international policymaking organizational policy.
Fiscal Note: (Dated April 11, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/10/25 - Introduced in the House
Caption: AN ACT to amend Tennessee Code Annotated, Section 4- 1-422, relative to property rights.

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

Sponsors: Sen. Rose, Paul , Rep. Zachary, Jason
Summary: Prohibits the exclusion of persons from membership on state regulatory and health-related boards on the basis of race, color, ethnicity, and national origin. Prohibits such boards from establishing or operating under race-based policies pertaining to their composition. Creates a private cause of action against a board and its officers, employees, and agents for such practices. Removes requirement that appointing authorities strive to ensure certain boards and commissions are represented by members of racial minorities. Broadly captioned.
Amendment: House amendment 1 (004024) removes the requirement for the governor to strive to ensure that at least one person serving on the following boards is a member of a racial minority: (i) the state board of accountancy, (ii) the board of cosmetology and barber examiners, (iii) the board of funeral directors and embalmers, (iv) the state board for licensing contractors, (v) the Tennessee real estate commission, (vi) the state board of examiners for land surveyors, (vii) the Tennessee auctioneer commission, (viii) the Tennessee collection service board, and (ix) the elevator and amusement device safety board. Removes the requirement that the state board of examiners for architects and engineers include, where possible, at least one member of a racial minority. Removes the requirement that the commissioner of commerce and insurance, or the commissioner's designee, strive to achieve a diverse membership that represents the citizenry of Tennessee on the detection services advisory committee. Removes the requirement for the governor to strive to ensure that at least two persons serving on the real estate appraiser commission are members of a racial minority. Restores the current requirement in present law that, in making appointments to the board of medical examiners, the governor must, to the extent feasible, strive to ensure the full 12-member board is composed of at least one person who is female. Senate amendment 1 (005154) prohibits the regulatory board of a state entity, including a health-related regulatory board, from operating under race-based policies pertaining to the composition of such entities, including policies on affirmative action, racial preferences, or racial quotas. Prohibits a board from using a person's race, color, ethnicity, or national origin to determine the person's participation as a member of the board. Establishes a private cause of action against a board for such violations. Removes the requirement that appointing authorities must strive to ensure certain boards and commissions are represented by members of racial minorities.
Fiscal Note: (Dated February 21, 2025) NOT SIGNIFICANT
Senate Status: 04/14/25 - Signed by Senate speaker.
House Status: 04/10/25 - Signed by House speaker.
Executive Status: 04/16/25 - Sent to governor.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 21; Title 9; Title 62; Title 63 and Title 68, relative to state entities.

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

Sponsors: Sen. Haile, Ferrell , Rep. Howell, Dan
Summary: Lowers from two to one, the number of sureties required to sign a deed of trust, along with the defendant, when the defendant is seeking to secure a bail bond by real estate. Broadly captioned.
Amendment: Senate 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. House amendment 1 (006583) 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. Specifies that failure to submit a report is not a criminal offense.
Fiscal Note: (Dated February 11, 2025) NOT SIGNIFICANT
Senate Status: 04/17/25 - Senate concurred in House amendment 1 (006583).
House Status: 04/15/25 - House passed with amendment 1 (006583).
Executive Status: 04/17/25 - Sent to the speakers for signatures.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3, Part 13; Title 39; Title 40; Title 41; Title 56; Title 62 and Title 67, Chapter 4, Part 8, relative to bail bonds.

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

Sponsors: Sen. Massey, Becky , Rep. Helton-Haynes, Esther
Summary: Requires an insurance company providing coverage for tangible personal property in this state to offer a discount on a policyholder's homeowners or renters insurance if the policyholder secures any firearms on the property in a firearm safe or uses a firearm safety device. Requires the discount be provided on a recurring basis that aligns with the policyholder's billing cycle. Defines "tangible personal property" as personal property that may be seen, weighed, measured, felt or touched, or is in any other manner perceptible to the senses. Broadly captioned.
Fiscal Note: (Dated February 13, 2025) NOT SIGNIFICANT
Senate Status: 03/18/25 - Taken off notice in Senate Commerce & Labor Committee.

House Status: 03/19/25 - Taken off notice in House Insurance Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 56, relative to insurance discounts.

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

Sponsors: Sen. Johnson, Jack , Rep. Lamberth, William
Summary: Clarifies definitions concerning housing facilities and developments with regard to industrial development corporations including affordable and workforce housing. Allows a municipality or county to make amendments to an economic impact plan while approving the plan. Broadly captioned. Part of Administration Package.
Amendment House amendment 1 (005249) schedules the provisions of this bill to be repealed on July 1, 2030. House amendment 2 (006268) removes the repealing provision added by House Amendment 1. House amendment 3 (7455) specifies that a brownfield site for which this bill encourages redevelopment may include a solar power facility.
Fiscal Note: (Dated March 1, 2025) OTHER FISCAL IMPACT Due to multiple unknown factors, any permissive impact to local government cannot be determined with reasonable certainty.
Senate Status: 04/15/25 - Senate passed.
House Status: 04/14/25 - House passed with amendment 1 (005249) amendment 2 (006268), and amendment 3 (007455).
Executive Status: 04/15/25 - Sent to the speakers for signatures.
Caption: AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 53; Title 9, Chapter 21 and Title 9, Chapter 23, relative to economic development.

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

Sponsors: Sen. Johnson, Jack , Rep. Lamberth, William
Summary: Makes various changes related to fees set by the department for environmental regulatory programs. Makes changes to the regulation of coal combustion residuals disposal units. Part of Administration Package.
Fiscal Note: (Dated March 8, 2025) STATE GOVERNMENT REVENUE Environmental Protection Fund FY25-26 & Subsequent Years \$1,613,300
Senate Status: 04/15/25 - Senate passed.
House Status: 04/17/25 - House passed.
Executive Status: 04/17/25 - Sent to the speakers for signatures.
Caption: AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 203, Part 1 and Title 68, Chapter 211, Part 1, relative to environmental regulatory programs.

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

Sponsors: Sen. Johnson, Jack , Rep. Lamberth, William
Summary: Replaces the prohibition against filing a lien against the property of a person who owned the surface prior to May 2, 1977, and who neither consented to nor participated in, nor exercised control over, the mining operation which necessitated the reclamation. Requires the commissioner of environment and conservation, prior to filing a statement, to notify a property owner of the proposed creation of a lien, the amount of the proposed lien, and the ability of the property owner to avoid the lien by either: (1) Not having consented to, participated in, or exercised control over the mining operation which necessitated the reclamation; or (2) Paying the department of environment and conservation the amount of the proposed lien specified in the notice prior to the commissioner filing a statement. This bill also removes a provision of present law that limits application of the notice and lien filing process reclamation of past coal mining practices to reclamation that occurs when the commissioner enters onto private lands without the landowner's permission as an exercise of the police power for the protection of public health and safety. Part of Administration Package.
Fiscal Note: (Dated February 13, 2025) OTHER FISCAL IMPACT: If the proposed legislation is not enacted, the state may lose \$8,500,000 in federal funding for the Department of Environment and Conservations Abandoned Mine Land Program due to noncompliance with recent amendments to the federal Surface Mining Control and Reclamation Act.
Senate Status: 04/03/25 - Signed by Senate speaker.
House Status: 04/02/25 - Signed by House speaker.
Executive Status: 04/11/25 - Signed by governor.
Caption: AN ACT to amend Tennessee Code Annotated, Title 59, Chapter 8, Part 3, relative to abandoned mine lands.

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

Sponsors: Sen. Johnson, Jack , Rep. Lamberth, William
Summary: Requires a county or municipal government that receives a grant from the local parks land acquisition fund for a project located within a county designated as distressed or at-risk by the Appalachian Regional Commission at the time of the grant application to match the grant with an amount of money equal to 25 percent of the project, instead of requiring a match with an amount of money equal to the grant. Part of Administration Package.
Fiscal Note: (Dated February 8, 2025) STATE GOVERNMENT EXPENDITURES Local Parks Land Acquisition Fund FY25-26 \$181,600 FY26-27 \$363,200 FY27-28 & Subsequent Years \$544,800 LOCAL GOVERNMENT REVENUE Permissive FY25-26 \$181,600 FY26-27 \$363,200 FY27-28 & Subsequent Years \$544,800 EXPENDITURES Permissive FY25-26 NET (\$53,400) FY26-27 NET (\$106,800) FY27-28 & Subsequent Years NET (\$160,200)
Senate Status: 04/14/25 - Senate passed.
House Status: 03/24/25 - House passed.
Executive Status: 04/14/25 - Sent to the speakers for signatures.
Caption: AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to the local parks land acquisition fund.

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

Sponsors: Sen. Johnson, Jack , Rep. Lamberth, William
Summary: Extends the authority for local governments to levy a surcharge on local privilege taxes to fund a transportation improvement program to all cities instead of only Chattanooga, Clarksville, Knoxville, Nashville, and Memphis, and to all counties instead of only Wilson, Washington, Blount, Sullivan, Sumner, Montgomery, Williamson, Rutherford, Hamilton, Knox, Davidson, and Shelby counties. Expands the use of such local surcharge revenue for highway and bridge projects, in addition to mass transit projects. Part of Administration Package.
Amendment House Transportation Committee amendment 2 (005105) prevents local governments from levying surcharges on a business tax or a residential development tax that separately exceeds the rate of 20% of the current applicable rate of the business tax or residential development tax. Adds definition of a public transit system.
Fiscal Note: (Dated February 22, 2025) OTHER FISCAL IMPACT Due to multiple unknown variables, any impact on local government revenue or expenditures cannot be reasonably quantified.
Senate Status: 03/26/25 - Taken off notice in Senate Transportation & Safety Committee.
House Status: 03/26/25 - House Finance, Ways & Means Subcommittee recommended. Sent to full committee.
Caption: AN ACT to amend Tennessee Code Annotated, Section 67-3-901 and Title 67, Chapter 4, Part 32, relative to local tax surcharges.

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

Sponsors: Sen. Johnson, Jack , Rep. Lamberth, William
Summary: Creates a vested property right upon the submission, rather than the approval, of a development plan or building permit. Specifies that the vesting period applicable when it is based on the submission of a building permit is three years. Broadly captioned. Part of Administration Package.
Fiscal Note: (Dated March 1, 2025) OTHER FISCAL IMPACT The timing and extent of any mandatory increase in local expenditures cannot be estimated with certainty. Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost.
Senate Status: 03/31/25 - Senate passed.
House Status: 04/17/25 - Set for House Floor 04/21/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 13, relative to planning.

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

<i>Sponsors:</i>	Sen. Johnson, Jack , Rep. Lamberth, William
<i>Summary:</i>	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.
<i>Amendment</i>	House 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. House amendment 2 (006499) revises Section 12 of the bill regarding responsibilities and duties of the department of commerce and insurance in regard to court reporters and their licensure. Specifies that the commissioner has the duty and responsibility to establish a procedure for the investigation of complaints against licensed court reporters or any person or entity practicing court reporting without a license. Specifies that the commissioner also has the duty and responsibility to promulgate rules pursuant to TCA 20-9-607. All rules must be promulgated in accordance with the Uniform Administrative Procedures Act. House amendment 3 (006815) deletes a provision under the Tennessee Education Lottery Implementation Law relative to the price and manner of the sale of lottery tickets and shares that declares certain prohibited payment methods are not to be construed as prohibiting or restricting the direct sale of lottery tickets or shares by the corporation through any form of payment and in any amount. Senate amendment 3 (007827) removes the language "nothing in this part shall be construed as prohibiting or restricting the direct sale of lottery tickets or shares by the corporation through any form of payment and in any amount".
<i>Fiscal Note:</i>	(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 reasonable certainty. SB 1316 - HB 1330 2
<i>Senate Status:</i>	04/17/25 - Senate passed with amendment 3 (007827), which removes the language "nothing in this part shall be construed as prohibiting or restricting the direct sale of lottery tickets or shares by the corporation through any form of payment and in any amount".
<i>House Status:</i>	04/17/25 - Set for House Message 04/21/25.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 20; Title 33; Title 38; Title 40; Title 52; Title 55; Title 62; Title 63; Title 68; Title 70 and Title 76, relative to the Less is More Act of 2025.

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

<i>Sponsors:</i>	Sen. Johnson, Jack , Rep. Lamberth, William
<i>Summary:</i>	Deletes provision requiring Tennessee rural and workforce housing tax credits to be authorized by joint resolution of the general assembly. Part of Administration Package.
<i>Amendment</i>	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.
<i>Summary:</i>	Authorizes tax credits of \$10 million per year for 10 years each year beginning January 1, 2026 and ending December 31, 2037.
<i>Fiscal Note:</i>	(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.
<i>Senate Status:</i>	04/01/25 - Taken off notice in Senate Finance, Ways & Means Committee.
<i>House Status:</i>	03/19/25 - Taken off notice in House State & Local Government Committee.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Section 13-23-134 and Chapter 971 of the Public Acts of 2024, relative to tax credits.

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

<i>Sponsors:</i>	Sen. Kyle, Sara , Rep. Harris, Torrey
<i>Summary:</i>	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.
<i>Amendment</i>	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 that allows the taxpayer to indicate whether the taxpayer meets the income and non income-related requirements by checking a box or boxes and requires the taxpayer's signature. Senate State & Local Government Committee amendment 1 (006269) 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 division of property assessments to develop a simplified reapplication process for taxpayers that may be completed online or via mail that allows the taxpayer to indicate whether the taxpayer meets the income- and non-income-related requirements by checking a box or boxes and requires the taxpayer's signature.
<i>Summary:</i>	
<i>Fiscal Note:</i>	(Dated February 22, 2025) NOT SIGNIFICANT
<i>Senate Status:</i>	04/01/25 - Failed in Senate State & Local Government Committee after adopting amendment 1 (006269).
<i>House Status:</i>	04/09/25 - House State & Local Government Committee deferred to first calendar of next year.
<i>Caption:</i>	AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief for elderly persons.

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

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

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

Sponsors: Sen. Yarbro, Jeff , Rep. Parkinson, Antonio
Summary: Changes, from 45 to 50 days from receipt of a request, the time that a controller has to inform a consumer of the controller's decision to decline to take action regarding the consumer's authenticated request under the Tennessee Information Protection Act. Broadly captioned.
Fiscal Note: (Dated February 6, 2025) NOT SIGNIFICANT
Senate Status: 03/25/25 - Taken off notice in Senate Commerce & Labor Committee.
House Status: 03/26/25 - Taken off notice in House Banking & Consumer Affairs Subcommittee.
Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 8; Title 10; Title 29; Title 39; Title 47 and Title 48, relative to personal information.

SB1346/HB1299 CRIMINAL LAW: Preventing Deepfake Images Act.

Sponsors: Sen. Yarbro, Jeff , Rep. Lamberth, William
Summary: Creates a civil and criminal action for individuals who are the subject of an intimate digital depiction that is disclosed without the individual's consent under certain circumstances.
Amendment Senate amendment 1, House Judiciary Committee 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
Senate Status: 04/15/25 - Senate passed with amendment 1 (005183).
House Status: 04/17/25 - Set for House Floor 04/21/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 28 and Title 39, Chapter 17, relative to the unauthorized use of deepfake or actual likeness.

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

Sponsors: Sen. Watson, Bo , Rep. Davis, Elaine
Summary: Exempts from the state sales and use tax the retail sale of food and food ingredients. Broadly captioned.
Amendment House Finance Subcommittee amendment 1 (006794) exempts milk, bread, eggs, butter, cheese, and fresh fruits and vegetables from the state sales tax on food and food ingredients. House Finance Subcommittee amendment 2 (007001) exempts from the sales and use tax all sales of tangible personal property or services conducted by the University of Tennessee through its Agriculture Research and Extension functions, sales conducted through the State Cooperative Extension Program, and sales of tangible personal property or services conducted by Tennessee State University through its Agricultural Extension Program.
Fiscal Note: (Dated March 13, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years NET (\$808,302,600) EXPENDITURES General Fund FY25-26 \$500,000 LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years \$11,515,500
Senate Status: 04/17/25 - Set for Senate Finance, Ways & Means Committee 04/21/25.
House Status: 04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.
Caption: AN ACT to amend Tennessee Code Annotated, Title 57, Chapter 3 and Title 67, relative to taxation.

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

Sponsors: Sen. Watson, Bo , Rep. Martin, Greg
Summary: Allows local governments to regulate sober living homes for recovery from alcohol, drug, and substance abuse to the extent such regulation complies with the Fair Housing Act and the Americans with Disabilities Act, including prescribing a distance requirement for such homes from primary schools, preschools, and daycares, regulating the location and operation of such homes, and requiring that prospective residents receive a clinical referral for placement in a sober living home. Broadly captioned.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Withdrawn in House.
Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13 and Title 33, relative to housing.

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

Sponsors: Sen. Watson, Bo , Rep. Reneau, Michele
Summary: Decreases from 60 to 45 days, the amount of time the executive director of the board of commissioners of a water and wastewater treatment authority has to annually prepare the operating budget of the authority and submit the budget to the board for approval prior to the beginning of the fiscal year. Broadly captioned.
Fiscal Note: (Dated March 26, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Referred to Senate Energy, Agriculture & Natural Resources Committee.
House Status: 02/06/25 - Held on House clerk's desk.
Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 65; Title 68 and Title 69, relative to wastewater.

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

Sponsors: Sen. Watson, Bo , Rep. Baum, Charlie
Summary: Enacts that Voluntary Portable Benefit Plan Act, which allows public or private entities to voluntarily contribute funds to a portable benefit plan as compensation to an independent contractor. Establishes that contributions to a portable benefit plan may not be used as a criterion for determining a worker's employment classification. Allows for contributions to the portable benefit plan to be made using funds from a hiring party or a percentage of funds withheld from the compensation owed to an independent contractor, so long as such an agreement is expressed in a written agreement, is clear, unambiguous, and prominently displayed either in the work contract or a separate notice, the contractor has opted-in, and that the independent contractor may opt-out at any time.

*Amendment**Summary:*

Senate amendment 1 (003693) adds a definition for "benefit plan" to include health insurance, income replacement insurance, life insurance, retirement benefits, and other benefits that may customarily be provided as part of a benefit plan. Changes references from "portable benefit plan" to "portable benefit account," defined as an account opened by an independent contractor to fund the purchase of one or more benefit plans and that is administered by a third-party portable benefit account provider chosen by the independent contractor and assigned to a beneficiary of one or more benefit plans rather than a hiring party. Changes references from "portable benefit plan provider" to "portable benefit account provider," defined as a bank as defined in the Federal Deposit Insurance Act, an investment management firm, or a technology provider or program manager that offers services through a bank or investment management firm. Revises the provision that authorizes a public or private entity, including an internet or application-based company, to voluntarily contribute funds to a portable benefit plan as a form of compensation to an independent contractor, to, instead, authorize an individual or entity, including a hiring party, whether public or private, an independent contractor, or an internet or application-based company, to voluntarily contribute funds to a portable benefit account for an independent contractor.

Fiscal Note:

(Dated February 20, 2025) NOT SIGNIFICANT

Senate Status:

03/24/25 - Signed by Senate speaker.

House Status:

03/24/25 - Signed by House speaker.

Executive Status:

04/14/25 - Enacted as Public Chapter 0131, effective April 3, 2025.

Public Chapter:

PC131.pdf

Caption:

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

Effective Date:

04/03/25

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

Sponsors:

Sen. Watson, Bo , Rep. Martin, Greg

Summary:

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

*Amendment**Summary:*

Senate Health & Welfare Committee amendment 1, House amendment 1 (006379) authorizes Hamilton County and any incorporated city or town in Hamilton County, upon adoption of an ordinance or resolution, to: (1) require a sober living home to be located at a distance equal to or less than 1,000 feet from a kindergarten through grade twelve educational facility, preschool, or daycare be recognized and certified by any nationally recognized recovery residence standards organization, an affiliate of such an organization, or grantees of any state or federal department or agency, and which is included on a list of approved organizations maintained on the website of the Department of Mental Health and Substance Abuse Services (DMHSAS); (2) regulate the location or operation of a sober living home within the jurisdiction of the local government, including, but not limited to, ensuring compliance with applicable state and local zoning laws, and applicable health, safety, fire, and building codes; and (3) require that an operator, prior to authorizing an individual to reside in a sober living home, receive a recommendation or referral from a licensed healthcare provider or a court that the individual reside in a sober living home. Requires than an ordinance or resolution adopted pursuant to this act comply with the federal Fair Housing Act and Americans with Disabilities Act of 1990. Specifies that any ordinance or resolution with respect to the aforementioned distance requirement does not apply to a sober living home in operation prior to the effective date of this act until such home ceases operation.

Fiscal Note:

(Dated March 15, 2025) OTHER FISCAL IMPACT Based on multiple unknown factors, any permissive impact upon local government cannot be reasonably determined.

Senate Status:

04/17/25 - Set for Senate Floor 04/21/25.

House Status:

04/16/25 - House passed with amendment 1 (006379).

Caption:

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

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

Sponsors:

Sen. Watson, Bo , Rep. Moody, Debra

Summary:

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

*Amendment**Summary:*

House Cities & Counties Subcommittee amendment 1 (005093) expands the criteria for real property that is eligible for deannexation by petition.

Fiscal Note:

(Dated March 8, 2025) NOT SIGNIFICANT

Senate Status:

02/10/25 - Introduced in the Senate

House Status:

03/12/25 - Failed in House Cities & Counties Subcommittee after adopting amendment 1 (005093).

Caption:

AN ACT to amend Tennessee Code Annotated, Section 6- 51-201, relative to deannexation.

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

Sponsors:

Sen. Roberts, Kerry , Rep. Todd, Chris

Summary:

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

Fiscal Note:

(Dated February 6, 2025) NOT SIGNIFICANT

Senate Status:

02/10/25 - Introduced in the Senate

House Status:

02/06/25 - Held on House clerk's desk.

Caption:

AN ACT to amend Tennessee Code Annotated, Title 48 and Title 67, relative to real property taxes.

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

Sponsors:

Sen. Hensley, Joey , Rep. Fritts, Monty

Summary:

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

Fiscal Note:

(Dated March 8, 2025) OTHER FISCAL IMPACT A precise increase in foregone local revenue and increase in mandatory expenditures cannot be estimated. Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost.

Senate Status:

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

House Status:

03/19/25 - Failed in House Cities & Counties Subcommittee.

Caption:

AN ACT to amend Tennessee Code Annotated, Title 5 and Title 6, relative to equal representation for the citizenry of this state.

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

Sponsors:

Sen. Haile, Ferrell , Rep. Slater, William

Summary:

Local bill for Gallatin that authorizes the city council to impose impact fees on new development. Amends Chapter 67 of the Private Acts of 1953, as amended and rewritten.

Senate Status:

02/24/25 - Introduced in the Senate

House Status:

04/08/25 - Failed in House State & Local Government Committee.

Caption:

AN ACT to amend Chapter 67 of the Private Acts of 1953; as amended and rewritten by Chapter 88 of the Private Acts of 1969; Chapter 393 of the Private Acts of 1972; Chapter 300 of the Private Acts of 1974; Chapter 70 of the Private Acts of 1975; Chapter 97 of the Private Acts of 1981; Chapter 48 of the Private Acts of 1999; Chapter 4 of the Private Acts of 2009; Chapter 30 of the Private Acts of 2014; and any other acts amendatory thereto, relative to the City of Gallatin.

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

Sponsors: Sen. Seal, Jessie , Rep. Powers, Dennis
Summary: Local bill for Union County that changes the building permit fee to fifty cents per square foot on all buildings constructed, erected, or reconstructed. Amends Chapter 87 of the Private Acts of 1973, as amended.
Senate Status: 03/13/25 - Introduced in the Senate
House Status: 04/16/25 - Failed in House State & Local Government Committee.
Caption: AN ACT to amend Chapter 87 of the Private Acts of 1973; as amended by Chapter 31 of the Private Acts of 2005; and any other acts amendatory thereto, relative to Union County.

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

Sponsors: Sen. McNally, Randy , Rep. Russell, Lowell
Summary: Local bill for Loudon that authorizes the city to regulate construction, maintenance, and operation of public utilities, and assess fees for the use and impact of such services. Authorizes the city to establish, maintain, and regulate certain infrastructure, public grounds, and public facilities. Assess fees for the use of or impact upon such property and facilities and condemn property for such purposes. Amends Chapter 74 of the Private Acts of 1975, as amended.
Senate Status: 03/13/25 - Introduced in the Senate
House Status: 04/02/25 - House State & Local Government Committee deferred to summer study.
Caption: AN ACT to amend Chapter 74 of the Private Acts of 1975; as amended by Chapter 234 of the Private Acts of 1976; Chapter 26 of the Private Acts of 1991; and any other acts amendatory thereto, relative to the City of Loudon.

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

Sponsors: Sen. Crowe, Rusty , Rep. Faison, Jeremy
Summary: Requires the comptroller to disburse payments to property owners whose real or personal property was destroyed or damaged by a FEMA-certified disaster occurring between September 26, 2024, and September 30, 2024, under certain conditions. Requires the chief executive officer of a governmental entity to approve the deployment of the governmental entity's personnel and equipment outside its boundaries to another governmental entity that has requested emergency assistance during a disaster.
Amendment Summary: Senate amendment 2 (002383) requires that payments be provided to only one owner per property, and if more than one owner seeks payment for the same property, the COT must disburse the payment to the owner who first submits all necessary information and correctly completed documentation. Senate amendment 3 (002578) requires the Comptroller of the Treasury (COT) to disburse payments to owners of real or personal property whose property: (1) was destroyed or damaged by Hurricane Helene between September 26, 2024 and September 30, 2024; and (2) is located in a county included in the Federal Emergency Management Agency (FEMA) declaration. Specifies that payments are allowed regardless of whether the property was restored or replaced by December 31, 2024. Requires such payments to be equal to 130 percent of the property tax paid by each property owner for tax year 2024. Deletes the provision on December 31, 2025.
Fiscal Note: (Dated January 26, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY24-25 >\$1,931,600 FY25-26 >\$1,931,600
Senate Status: 02/10/25 - Signed by Senate speaker.
House Status: 02/11/25 - Signed by House speaker.
Executive Status: 02/12/25 - Enacted as Public Chapter 0006.
Public Chapter: PC6-EOS.pdf
Caption: AN ACT to amend Tennessee Code Annotated, Title 58, Chapter 8 and Title 67, Chapter 5, relative to emergency events.
Effective Date: 02/12/25, 07/01/25

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

Sponsors: Sen. Haile, Ferrell ,
Summary: Proposes additional language in Article II, Section 28 to prohibit the general assembly from levying, authorizing, or otherwise permitting a state tax on property.
Senate Status: 03/26/25 - Senate adopted.
House Status: 04/17/25 - Set for House Floor 04/21/25.

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

Sponsors: Sen. Johnson, Jack ,
Summary: Authorizes the allocation by the Tennessee housing development agency of the tax credit created by the Tennessee Rural and Workforce Housing Act against a taxpayer's liability for premium tax, retaliatory tax, franchise tax, and excise tax. Authorizes \$10 million per year to be allocated in credits for the next three calendar years.
Senate Status: 03/04/25 - Senate Finance, Ways & Means Committee deferred to 03/11/25.

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

Sponsors: Rep. Cepicky, Scott
Summary: Creates within the Tennessee Housing Development Agency the Housing Opportunity and Pathways to Education (HOPE) pilot program to provide support to homeless families and those at risk of homelessness. Broadly captioned.
House Status: 02/03/25 - Withdrawn in House.
Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 9; Title 13 and Title 71, Chapter 5, relative to housing programs.

HB137 INSURANCE GENERAL: Settlement agents - real property transactions.

Sponsors: Rep. Barrett, Jody
Summary: Authorizes a purchaser or borrower in a real property transaction to select the settlement agent to perform certain duties, including provide escrow or closing services in connection with the transfer of interests in real property or the making of loans secured by interests in real property and act as the title insurance agency. Authorizes the seller to retain a licensed attorney in this state to represent the seller's interests in such transaction. Prohibits the designated settlement agent from collecting certain transaction-related fees from a represented seller without consent of the seller's attorney.
House Status: 01/15/25 - Withdrawn in House.
Caption: AN ACT to amend Tennessee Code Annotated, Title 56, Chapter 35 and Title 66, relative to real property transactions.

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

Sponsors: Rep. Jones, Renea
Summary: Limits the boundary for Class II or Class III river areas to be no more than 400 feet from the usual banks of the river on each side. Broadly captioned.
House Status: 02/05/25 - Withdrawn in House.
Caption: AN ACT to amend Tennessee Code Annotated, Title 11, relative to natural areas.

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

Sponsors: Rep. Darby, Tandy
Summary: Proposes additional language in Article II, Section 28 to prohibit the general assembly from levying, authorizing, or otherwise permitting a state tax on property.
House Status: 04/16/25 - House substituted SJR1 for HJR2.

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

Sponsors: Rep. Behn, Aftyn

Summary:

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

House Status:

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