



RAMSEY FARRAR RUSSELL & SMITH  
GOVERNMENT RELATIONS

## Tennessee REALTORS Weekly Calendar

### 2025 Legislative Session

Mon 4/21/25 10:00am - House Chamber, House Consent

The House will take up the following memorializing resolutions on consent: HR113-HR130, HJR673-686.

1. **HB175** **ENVIRONMENT & NATURE: Use of drones to locate and retrieve deer that have been wounded by hunters.** Authorizes the Tennessee Fish and Wildlife Commission to promulgate rules or pass proclamations to authorize the use of unmanned aircraft, including drones, to locate and retrieve deer that have been wounded by hunters. **Fiscal Note:** (Dated January 18, 2025) NOT SIGNIFICANT **Position:** Monitor  
Darby T. SB130 - P. Walley - 04/17/25 - Set for Senate Floor 04/21/25.

Mon 4/21/25 10:00am - House Chamber, House Floor

1. **SJR1** **TAXES PROPERTY: Constitutional amendment - prohibits a state property tax.** Proposes additional language in Article II, Section 28 to prohibit the general assembly from levying, authorizing, or otherwise permitting a state tax on property. **Position:** Support  
Haile F.
15. **HB1278** **PUBLIC FINANCE: Establishes the Hurricane Helene disaster recovery fund.** Establishes the Hurricane Helene disaster recovery fund, from which the Tennessee emergency management agency shall provide county recovery grants and direct assistance recovery grants for certain counties and households impacted by flooding caused by Hurricane Helene. **Amendment Summary:** 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 **Position:** Monitor  
Hill T. SB646 - R. Crowe - 04/17/25 - Set for Senate Finance, Ways & Means Committee 04/21/25.
20. **HB736** **TRANSPORTATION GENERAL: TACIR study on sustainable funding sources that meet the state's transportation infrastructure needs.** Requires TACIR to study sustainable funding sources that meet this state's future transportation infrastructure needs and submit its recommendations to the chair of the committee in the house of representatives with jurisdiction over transportation matters, the chair of the transportation and safety committee of the senate, and the legislative librarian on or before January 15, 2026. Broadly captioned. **Amendment Summary:** House Transportation Committee amendment 1, Senate amendment 1 (004143) requires TACIR to look at ways to generate more revenue for infrastructure needs of the state. Requires report by Sept 30, 2026. **Fiscal Note:** (Dated February 8, 2025) NOT SIGNIFICANT  
Vital G. SB703 - B. Massey - 03/17/25 - Senate passed with amendment 1 (004143).
25. **HB55** **CRIMINAL LAW: Creation of a misdemeanor offense for providing a false name to law enforcement.** Creates a class C misdemeanor to an individual who refuses to properly identify themselves to a law enforcement officer if the officer has reasonable suspicion or has lawfully detained the individual. Adds littering or trespassing upon any real or personal property with the intent to unlawfully intimidate as an offense of intimidating others from exercising civil rights. **Amendment Summary:** 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. Expands the offense of civil rights intimidation to include littering or trespassing upon the real or personal property of another person with the intent to unlawfully intimidate another from exercising any right or privilege secured by the constitution or state law, or because that other exercised any right or privilege secured by the constitution or state law. Establishes that a violation of these offenses is a Class A misdemeanor. Creates a Class C misdemeanor offense if a person intentionally gives a false or fictitious name, to a law enforcement officer who has lawfully detained or arrested the person. Creates a Class B misdemeanor offense if a person intentionally approaches, within 25 feet, a law enforcement officer after the officer has ordered the person to stop approaching or to retreat and the officer is lawfully engaged in the execution of official duties. Creates a Class B misdemeanor offense if a person transports another in the cargo area of a box truck. Authorizes a law enforcement officer to make an arrest without a warrant when the officer has probable cause to believe a person has committed a misdemeanor, regardless of whether the offense was committed in the officer's presence. Authorizes a peace officer to make an arrest if the peace officer has probable cause to believe the person committed an offense, regardless of whether or not the offense was committed in the officer's presence. Requires an officer to provide the reasoning why a citation was not issued, relative to specific statutes regarding such, whenever an officer makes a physical arrest for a misdemeanor. Provides an officer who, on the basis of facts reasonably known or reasonably believed to exist, arrests a person for a misdemeanor in lieu of issuing a citation, with civil and criminal immunity from false arrest, false imprisonment or unlawful detention. **Fiscal Note:** (Dated March 10, 2025) LOCAL GOVERNMENT EXPENDITURES Mandatory FY25-26 & Subsequent Years >\$3,900 Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost. HB 55 - SB 30 **Position:** Monitor  
Lamberth W. SB30 - M. Pody - 04/14/25 - Senate passed with amendment 1 (003418).
50. **HB541** **ENVIRONMENT & NATURE: Classification of property as a wetland.** Prohibits the department of environment and conservation from applying criteria that will result in the classification of real property as a wetland, or otherwise regulating real property as a wetland, unless the property is classified as a wetland under federal law. **Amendment Summary:** 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 **Position:** Support  
Vaughan K. SB670 - B. Taylor - 04/14/25 - Senate passed with amendment 2 (006502).

51. **HB542**  
Vaughan K.

**LOCAL GOVERNMENT: Utility to review plans of development for compliance with infrastructure codes.** Requires a utility to review plans of development for compliance with water, electric, and natural gas infrastructure codes within 30 days of the plan's submission. Authorizes the person who submitted the plan to hire a third-party examiner to examine the plan if the utility does not complete the examination within 30 days. Defines relevant terms. **Amendment Summary:** 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.

SB1139 - B. Taylor - 04/17/25 - Set for Senate Floor 04/21/25.

52. **HB543**  
Vaughan K.

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

SB1138 - B. Taylor - 04/15/25 - Senate passed with amendment 2 (006658).

55. **HB726** **TAXES PROPERTY: Time frame for an eligible taxpayer to apply for a refund or credit for property tax relief.** 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 Summary:** 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. **Fiscal Note:** (Dated February 9, 2025) NOT SIGNIFICANT  
SB782 - B. Harshbarger - 04/17/25 - Set for Senate Finance, Ways & Means Committee 04/21/25.
61. **HB842** **TAXES PROPERTY: Revenues collected from recordation taxes.** Requires half the revenue collected from recordation taxes be returned to the county in which the real property is located on a recurring basis. Applies to transfers of real property on or after July 1, 2025. **Amendment Summary:** Senate 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 **Position:** Monitor  
SB843 - P. Walley - 04/17/25 - Set for Senate Floor 04/21/25.
62. **HB930** **PROPERTY & HOUSING: Homebuyers revolving loan program.** Authorizes any county having made loans in excess of the amount of funds in the initial capitalization of the loan fund pool for the county to terminate its participations with notice to the Tennessee housing development agency (THDA). Allows the county to retain all funds used for initial capitalization or interesting earnings on repayments. **Fiscal Note:** (Dated March 14, 2025) OTHER FISCAL IMPACT Any impact upon the Homebuyers Revolving Loan Fund Pool or local governments cannot be reasonably determined.  
SB857 - B. Taylor - 03/27/25 - Senate passed.
65. **HB969** **TRANSPORTATION GENERAL: Report on future transportation infrastructure.** 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 **Position:** Monitor  
SB144 - P. Walley - 04/17/25 - Set for Senate Finance, Ways & Means Committee 04/21/25.
66. **HB1299** **CRIMINAL LAW: Preventing Deepfake Images Act.** Creates a civil and criminal action for individuals who are the subject of an intimate digital depiction that is disclosed without the individual's consent under certain circumstances. **Amendment Summary:** 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  
SB1346 - J. Yarbro - 04/15/25 - Senate passed with amendment 1 (005183).
69. **HB1326** **PROPERTY & HOUSING: Vested property rights upon development plan or permit submission.** Creates a vested property right upon the submission, rather than the approval, of a development plan or building permit. Specifies that the vesting period applicable when it is based on the submission of a building permit is three years. Broadly captioned. Part of Administration Package. **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.  
SB1313 - J. Johnson - 03/31/25 - Senate passed.

77. **HB653**  
Hicks T.

**CAMPAIGNS & LOBBYING: Makes various changes to campaign finance requirements.** Requires all political campaign committees registered with the registry of election finance to pay an annual registration fee of \$150 to the registry of election finance upon registration and by no later than January 31 of each successive year to partially offset the costs incurred by the registry of election finance in regulating political campaign committees. Clarifies that candidates for elective office are not required to pay a registration fee in order to encourage persons to run for elective office. Requires annual ethics training provided by the Tennessee Ethics Commission to be given to all department commissioners in the executive branch and all of the governor's cabinet level staff. Makes Tennessee Ethics Commission proceedings regarding a sworn complaint, including records relating to a preliminary investigation, public records and open to public inspection, with some exceptions. Distributes 80% of the privilege tax collected from lobbyists to the bureau of ethics and campaign finance. Makes other changes to the operation of the bureau of ethics and campaign finance and makes changes to campaign finance requirements. Broadly captioned. **Amendment Summary:** 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 be 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 ECCF to conduct its own investigation or conduct a probable cause determination without an investigation. **Fiscal Note:** (Dated February 15, 2025) STATE GOVERNMENT Bureau of Ethics and REVENUE General Fund Campaign Finance FY25-26 (\$209,300) \$261,800 FY26-27 & Subsequent Years (\$209,300) \$314,300 **Position:** Monitor SB229 - R. Briggs - 04/17/25 - Set for Senate Finance, Ways & Means Committee 04/21/25.

Mon 4/21/25 10:00am - House Chamber, House Message

3. **HB1330**  
Lamberth W.

**STATE GOVERNMENT: Less is More Act of 2025.** Reorganizes various boards and agencies in Tennessee. Removes the board of court reporting from the list of entities that are set to terminate on June 30, 2025. Specifies participation by electronic or other means. Moves the regulatory power of the board of court reporting to the commissioner of commerce and insurance. Details responsibilities of the delegated powers. Allows an individual whose principal place of business is not in this state but who has a valid license in good standing as a certified public accountant from another state to be granted practice privileges in this state, if at the time the individual was licensed, the individual showed evidence of having successfully completed the Uniform Certified Public Accountant Examination. (20 pp.). Broadly captioned. Part of Administration Package. **Amendment Summary:** House 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". **Fiscal Note:** (Dated March 2, 2025) STATE GOVERNMENT REVENUE Geologist and Soil Scientist Regulatory Fund FY25-26 & Subsequent Years (\$6,500) EXPENDITURES Board of Court Reporting Fund FY25-26 & Subsequent Years (\$4,000) OTHER FISCAL IMPACT Passage of this legislation may result in both increases and decreases in state revenue to various boards, and a decrease in state expenditures for travel reimbursement across various governing bodies. However, due to multiple unknown variables, the extent and timing of any such impacts cannot be determined with reasonable certainty. SB 1316 - HB 1330 2 **Position:** WWS to Amend SB1316 - J. Johnson - 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".

Mon 4/21/25 12:30pm - Senate Hearing Rm I, Senate Finance, Ways & Means Committee

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

7. **SB646** **PUBLIC FINANCE: Establishes the Hurricane Helene disaster recovery fund.** Establishes the Hurricane Helene disaster recovery fund, from which the Tennessee emergency management agency shall provide county recovery grants and direct assistance recovery grants for certain counties and households impacted by flooding caused by Hurricane Helene. Crowe R.
- 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 **Position:** Monitor HB1278 - T. Hill - 04/17/25 - Set for House Floor 04/21/25.
10. **SB782** **TAXES PROPERTY: Time frame for an eligible taxpayer to apply for a refund or credit for property tax relief.** 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 Summary:** 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. **Fiscal Note:** (Dated February 9, 2025) NOT SIGNIFICANT HB726 - G. Hicks - 04/17/25 - Set for House Floor 04/21/25.
25. **SB144** **TRANSPORTATION GENERAL: Report on future transportation infrastructure.** 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 of REVENUE General Fund Fund of Revenue Transportation FY25-26 & \$1,177,235,500 (\$1,142,769,200) (\$10,812,900) (\$4,325,200) \$34,859,900 Subsequent Years EXPENDITURES Highway Fund FY25-26 \$500,000 LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & (\$49,835,300) Subsequent Years **Position:** Monitor HB969 - D. Hawk - 04/17/25 - Set for House Floor 04/21/25.
32. **SB473** **TAXES PROPERTY: Veterans Assistance for Livelihood, Opportunity, and Relief (VALOR) Act.** Enacts the "Veterans Assistance for Livelihood, Opportunity, and Relief (VALOR) Act," which exempts disabled veterans who have 100 percent permanent and total disability from a service-connected cause from the payment of certain taxes and fees, including property taxes and the fees for a permanent sport combination hunting and fishing license. **Amendment Summary:** 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. **Position:** Support HB52 - G. Bulso - 04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.
33. **SB651** **TAXES PROPERTY: Property tax relief for eligible disabled veterans.** Revises the formula for calculating tax relief on real property owned by eligible disabled veterans so that in determining the amount of relief to such a taxpayer, the assessed value on the first \$175,000 of full market value is to be multiplied by the ad valorem tax rate of the jurisdiction instead of by a rate that has been adjusted to reflect the relationship between appraised value and market value in that jurisdiction. **Fiscal Note:** (Dated March 15, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY26-27 & Subsequent Years >\$5,999,500 OTHER FISCAL IMPACT The extent of any permissive impact on local government expenditures cannot be reasonably determined. **Position:** Support HB436 - J. Crawford - 04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.
34. **SB826** **TAXES BUSINESS: Exemption - services furnished by persons engaged in appraisal of real estate or real property.** Exempts services furnished by persons engaged in the appraisal of real estate or real property from business tax. **Fiscal Note:** (Dated February 15, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years (\$73,500) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years (\$86,300) HB1368 - J. Barrett - 04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.
35. **SB1080** **TAXES PROPERTY: Recordation tax allocation.** Requires 50 percent of collections of the recordation tax levied on transfers of realty to be remitted to each county. Requires counties to use such funds for transportation infrastructure, schools, and other nonrecurring expenses. **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 **Position:** Monitor HB649 - P. Marsh - 04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.
42. **SB177** **TAXES SALES: Distribution of revenues from sales and use tax.** 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 **Position:** Monitor HB909 - J. Garrett - 04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.
45. **SB526** **TAXES BUSINESS: Process for requesting an extension of time to file a business tax return.** Adds to the process for requesting an extension of time to file a business tax return that the request may be signed by the person's authorized representative. **Amendment Summary:** Senate Finance Revenue Subcommittee amendment 1 (004729) reclassifies time-share and vacation club property, from industrial and commercial property to residential property, for property tax assessment purposes. **Fiscal Note:** (Dated February 1, 2025) NOT SIGNIFICANT **Position:** Monitor HB889 - C. Todd - 03/19/25 - Taken off notice in House Cities & Counties Subcommittee.

51. **SB1367** **TAXES SALES: Exemption - retail sale of food and food ingredients.** Exempts from the state sales and use tax the retail sale of food and food ingredients. Broadly captioned. **Amendment Summary:** 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  
HB21 - E. Davis - 04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.
63. **SB373** **TRANSPORTATION GENERAL: Plans for acquisition of rights-of-way by state.** 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 **Position:** Monitor  
HB352 - C. Hurt - 02/03/25 - Referred to House Transportation Subcommittee.
70. **SB368** **TAXES PROPERTY: Property tax relief for disabled veterans.** Removes the market value cap used for calculating property tax relief on the primary residence for disabled veterans who are eligible for property tax relief and requires the state to fully reimburse such veterans for local property taxes paid for a given tax year on that property. **Fiscal Note:** (Dated March 15, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY26-27 & Subsequent Years >\$32,798,500 OTHER FISCAL IMPACT The extent of any decrease to local government expenditures cannot be reasonably determined. **Position:** Support  
HB48 - M. Hale - 04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.
86. **SB229** **CAMPAIGNS & LOBBYING: Makes various changes to campaign finance requirements.** Requires all political campaign committees registered with the registry of election finance to pay an annual registration fee of \$150 to the registry of election finance upon registration and by no later than January 31 of each successive year to partially offset the costs incurred by the registry of election finance in regulating political campaign committees. Clarifies that candidates for elective office are not required to pay a registration fee in order to encourage persons to run for elective office. Requires annual ethics training provided by the Tennessee Ethics Commission to be given to all department commissioners in the executive branch and all of the governor's cabinet level staff. Makes Tennessee Ethics Commission proceedings regarding a sworn complaint, including records relating to a preliminary investigation, public records and open to public inspection, with some exceptions. Distributes 80% of the privilege tax collected from lobbyists to the bureau of ethics and campaign finance. Makes other changes to the operation of the bureau of ethics and campaign finance and makes changes to campaign finance requirements. Broadly captioned. **Amendment Summary:** 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 be 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 ECCF to conduct its own investigation or conduct a probable cause determination without an investigation. **Fiscal Note:** (Dated February 15, 2025) STATE GOVERNMENT Bureau of Ethics and REVENUE General Fund Campaign Finance FY25-26 (\$209,300) \$261,800 FY26-27 & Subsequent Years (\$209,300) \$314,300 **Position:** Monitor  
HB653 - T. Hicks - 04/17/25 - Set for House Floor 04/21/25.
98. **SB681** **TAXES PROPERTY: Property tax relief for veterans with disabilities.** Increases the amount of the reimbursement that is paid under the provisions for property tax relief for disabled veteran homeowners from the first \$175,000 of the full market value of the home to the first \$250,000 of the full market value. **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. **Position:** Support  
HB1009 - D. Moody - 04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.
100. **SB752** **TAXES BUSINESS: Due date for taxpayer's business tax return.** Allows the commissioner of revenue to change the due date of the taxpayer's business tax return to not less than 60 days following the end of such taxpayer's business tax period for the purpose of the commissioner changing the taxpayer's business tax period to align with the taxpayer's fiscal year. **Amendment Summary:** 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  
HB526 - R. Williams - 04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.

Mon 4/21/25 4:00pm - Senate Hearing Rm I, Senate Floor

4. **SB130** **ENVIRONMENT & NATURE: Use of drones to locate and retrieve deer that have been wounded by hunters.** Authorizes the Tennessee Fish and Wildlife Commission to promulgate rules or pass proclamations to authorize the use of unmanned aircraft, including drones, to locate and retrieve deer that have been wounded by hunters. **Fiscal Note:** (Dated January 18, 2025) NOT SIGNIFICANT **Position:** Monitor  
HB175 - T. Darby - 04/17/25 - Set for House Consent 04/21/25.

13. **SB843**  
Walley P. **TAXES PROPERTY: Revenues collected from recordation taxes.** Requires half the revenue collected from recordation taxes be returned to the county in which the real property is located on a recurring basis. Applies to transfers of real property on or after July 1, 2025. **Amendment Summary:** Senate 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 **Position:** Monitor HB842 - J. Crawford - 04/17/25 - Set for House Floor 04/21/25.
25. **SB1139**  
Taylor B. **LOCAL GOVERNMENT: Utility to review plans of development for compliance with infrastructure codes.** Requires a utility to review plans of development for compliance with water, electric, and natural gas infrastructure codes within 30 days of the plan's submission. Authorizes the person who submitted the plan to hire a third-party examiner to examine the plan if the utility does not complete the examination within 30 days. Defines relevant terms. **Amendment Summary:** 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. HB542 - K. Vaughan - 04/17/25 - Set for House Floor 04/21/25.
30. **SB1381**  
Watson B. **LOCAL GOVERNMENT: Regulation of sober living homes for recovery from alcohol, drug, and substance abuse.** Authorizes a local government to adopt ordinances or resolutions to require a sober living home to be at least 1,000 feet from a K-12 school, preschool, or daycare facility; regulate the location or operation of sober living homes within its jurisdiction; require operators to obtain a clinical referral from a licensed healthcare provider before allowing an individual to reside in a sober living home, confirming that placement is a medical necessity based on the individual's recovery from alcohol, drug, or substance abuse. Defines "sober living home" as an alcohol-free and drug-free residence where unrelated adults who are recovering from alcohol, drug, or substance abuse choose to live together in a supportive environment during their recovery where no formal alcohol and drug services are provided. Defines "operator" as the lawful owner of a sober living home or a person or entity designated by such lawful owner to have primary responsibility for the daily operation of such sober living home. Broadly captioned. **Amendment Summary:** 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 that an ordinance or resolution adopted pursuant to this act comply with the federal Fair Housing Act and Americans with Disabilities Act of 1990. Specifies that any ordinance or resolution with respect to the aforementioned distance requirement does not apply to a sober living home in operation prior to the effective date of this act until such home ceases operation. **Fiscal Note:** (Dated March 15, 2025) OTHER FISCAL IMPACT Based on multiple unknown factors, any permissive impact upon local government cannot be reasonably determined. HB783 - G. Martin - 04/16/25 - House passed with amendment 1 (006379).

Mon 4/21/25 4:00pm - Senate Chamber, Senate Message

1. **SB207** **AGRICULTURE: Farmland and forestland preservation fund.** Requires the department of agriculture to develop a grant program within the farmland preservation fund for farmland and forestland owners to enroll their land in a permanent conservation easement held by a qualified easement holder under certain conditions. Provides that governmental entities are not eligible to participate in a grant program. Part of Administration Package. **Amendment Summary:** House amendment 1 (005831) establishes a grant program for conservation easements. Allows qualified nonprofit organizations to apply for grants to help landowners enroll their land in conservation easements, with specific conditions for maintaining the easements. Clarifies that government entities are not eligible for these grants. **Fiscal Note:** (Dated February 16, 2025) STATE GOVERNMENT REVENUE Farmland Preservation Fund FY25-26 \$25,000,000 EXPENDITURES General Fund FY25-26 \$25,000,000 OTHER FISCAL IMPACT The timing and amount of expenditures from the Farmland Preservation Fund for agricultural easements cannot reasonably be estimated. The Governor's proposed FY25-26 budget, on page B-354, recognizes a one-time appropriation of \$25,000,000 to fund the Farmland Preservation Fund within the Department of Agriculture. **Position:** Monitor  
Johnson J. HB1325 - W. Lamberth - 04/16/25 - House passed with amendment 1 (005831).
6. **SB773** **PROPERTY & HOUSING: Vesting period for property development standards.** Specifies that the vesting period established for a construction project or development plan does not expire because of pending litigation challenging a permit. Specifies that the vesting period is tolled while such litigation is pending. **Amendment Summary:** 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. **Fiscal Note:** (Dated March 8, 2025) NOT SIGNIFICANT  
Briggs R. HB735 - D. Wright - 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.