



TLTA Support

PROPERTY & HOUSING

SB119/HB1142 **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: 02/20/25 - Senate passed.
House Status: 03/12/25 - Set for House Commerce Committee 03/19/25.

SB896/HB986 **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.

SB909/HB781 **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: 02/24/25 - Senate passed.
House Status: 03/13/25 - Set for House Consent on 03/17/25.

TAXES BUSINESS

SB397/HB189 **Repeal of professional privilege tax.**

Sponsors: Sen. Rose, Paul , Rep. Gant, Ron
Summary: Repeals the professional privilege tax for tax years that begin on and after June 1, 2026.
Senate Status: 03/12/25 - Set for Senate Finance Revenue Subcommittee 03/18/25.
House Status: 03/12/25 - Taken off notice in House Finance, Ways & Means Subcommittee.

Participating

COMMERCIAL LAW

SB306/HB459 **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: 03/03/25 - Senate passed.

House Status: 03/13/25 - Set for House Consent on 03/17/25.

CRIMINAL LAW

SB216/HB196 **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.

SB671/HB555 **Penalty for burglary of a conveyance.**

Sponsors: Sen. Taylor, Brent , Rep. Capley, Kip

Summary: Increases from a Class E felony to a Class D felony the offense of burglary of a conveyance. Broadly captioned.

Amendment Senate Judiciary Committee amendment 1 (004405) increases, from a Class E felony to a Class D felony, the penalty for the offense of burglary of any freight or passenger car, automobile, truck, trailer, boat, airplane, or other motor vehicle.

Fiscal Note: (Dated January 31, 2025) STATE GOVERNMENT EXPENDITURES Incarceration \$670,600

Senate Status: 03/04/25 - Senate Judiciary Committee recommended with amendment 1 (004405). Sent to Senate Finance.

House Status: 03/12/25 - Set for House Judiciary Committee 03/19/25.

PUBLIC EMPLOYEES

SB1051/HB1340 **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.

Senate Status: 03/10/25 - Senate passed.

House Status: 03/12/25 - Set for House Judiciary Committee 03/19/25.

Oppose

COMMERCIAL LAW

SB1230/HB1039 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: 03/11/25 - Senate Commerce & Labor Committee recommended. Sent to Senate Calendar Committee.
House Status: 03/03/25 - House passed.

LOCAL GOVERNMENT

SB425/HB66 Confidential records - exceptions.

Sponsors: Sen. Reeves, Shane , Rep. Sparks, Mike
Summary: Expands public records exception to include residential information of local government employees such as street address, city, state and zip code.
Fiscal Note: (Dated January 30, 2025) NOT SIGNIFICANT
Senate Status: 02/12/25 - Referred to Senate State & Local Government Committee.
House Status: 03/12/25 - Set for House Government Operations Committee 03/17/25.

MEDIA & PUBLISHING

SB209/HB1019 Confidential records - personal information related to certain state and local officials.

Sponsors: Sen. Jackson, Ed , Rep. Russell, Lowell
Summary: Requires personal information of certain state and local officials, including law enforcement officers, correctional officers, judges, and others to be maintained confidentially upon request. Authorizes the release of such information by court order, subpoena, or pursuant to an active law enforcement investigation.
Senate Status: 02/10/25 - Referred to Senate State & Local Government Committee.
House Status: 02/11/25 - Referred to House Public Service Subcommittee.

PROPERTY & HOUSING

SB980/HB480 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: 03/11/25 - Senate Commerce & Labor Committee recommended. Sent to Senate Calendar Committee.
House Status: 03/12/25 - Set for House Cities & Counties Subcommittee 03/19/25.

SB984 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

Monitor

AGRICULTURE

SB207/HB1325 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.

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.

Senate Status: 03/13/25 - Senate passed.

House Status: 03/13/25 - Set for House Agriculture & Natural Resources Subcommittee 03/19/25.

BANKING & CREDIT

SB487/HB316 Amount of assets held that are necessary to fall within the definition of financial institution.

Sponsors: Sen. Bowling, Janice , Rep. Rudd, Tim

Summary: Reduces, from \$100 billion to \$50 billion, the amount of assets held by a state or national bank, savings and loan association, savings bank, credit union, industrial loan and thrift, or mortgage lender that are necessary to fall within the definition of a financial institution for purposes of the application of certain consumer protections. Broadly captioned.

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

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

House Status: 03/12/25 - Set for House Banking & Consumer Affairs Subcommittee 03/19/25.

SB749/HB908 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: 03/11/25 - Senate Commerce & Labor Committee recommended. Sent to Senate Calendar Committee.

House Status: 03/03/25 - House passed.

COMMERCIAL LAW

SB204/HB565 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.

SB230/HB223 Consumer reports - record of medical debt judgment.

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

Summary: Prohibits a consumer reporting agency from including on a consumer report a record of a medical debt judgment that is filed in this state. Specifies that a violation constitutes an unfair or deceptive act or practice affecting trade or commerce and is subject to the penalties and remedies as provided in the Tennessee Consumer Protection Act of 1977. Broadly captioned.

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

Senate Status: 02/10/25 - Referred to Senate Commerce & Labor Committee.

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

SB302/HB420 Tennessee Consumer Protection and Subscription Renewal Act.

Sponsors: Sen. Harshbarger, Bobby , Rep. Rudd, Tim
Summary: Enacts the "Tennessee Consumer Protection and Subscription Renewal Act," which prohibits a business from requiring submission of credit or debit card information, or other payment information for an automatic renewal offer or continuous service offer containing a free gift or trial. Defines "affirmative consent" for purposes of subscription renewals to mean a clear, affirmative act signifying a consumer's freely given, specific, informed, and unambiguous agreement to the automatic renewal offer terms or continuous service terms and includes a written statement, including a statement written by electronic means, or an unambiguous affirmative action. Requires a business to obtain affirmative consent from a consumer to the agreement containing the automatic renewal offer terms or continuous service offer terms. Makes other changes related to automatic renewal offers and continuous service offers.
Senate Status: 03/13/25 - Set for Senate Commerce & Labor Committee 03/18/25.
House Status: 03/12/25 - Set for House Banking & Consumer Affairs Subcommittee 03/19/25.

SB442/HB499 Registered agents - resigning an agency appointment.

Sponsors: Sen. Seal, Jessie , Rep. Jones, Renea
Summary: Requires that, in order to resign an agency appointment, a registered agent file a certification with the secretary of state that the agent has mailed written notice of the agent's resignation, instead of a copy of the original statement of resignation, to the principal office of the entity employing the agent.
Fiscal Note: (Dated February 1, 2025) NOT SIGNIFICANT
Senate Status: 03/06/25 - Senate passed.
House Status: 03/03/25 - House passed.
Executive Status: 03/06/25 - Sent to the speakers for signatures.

SB508/HB443 Law governing certain aspects of an investment security transaction.

Sponsors: Sen. Walley, Page , Rep. Hulse, Bud
Summary: Changes, from the local law of the securities intermediary's jurisdiction to the law of this state, the law governing certain aspects of an investment security transaction. Makes other related changes. Broadly captioned.
Senate Status: 03/11/25 - Taken off notice in Senate Commerce & Labor Committee.
House Status: 03/05/25 - Failed in House Banking & Consumer Affairs Subcommittee.

SB529/HB911 Clarification of consumer protection.

Sponsors: Sen. Stevens, John , Rep. Garrett, Johnny
Summary: Clarifies that the attorney general and reporter has exclusive authority to enforce the general prohibition under the Consumer Protection Act of 1977 against acts or practices that are unfair to the consumer. Removes the requirement that an assurance of voluntary compliance with the Act be in writing and filed and subject to the approval of the circuit or chancery court of Davidson County. Makes other changes related to consumer protection. Broadly captioned.
Senate Status: 03/13/25 - Set for Senate Commerce & Labor Committee 03/18/25.
House Status: 03/12/25 - Set for House Banking & Consumer Affairs Subcommittee 03/19/25.

SB544/HB1342 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: 03/10/25 - Senate passed.
House Status: 03/12/25 - Set for House Judiciary Committee 03/19/25.

SB663/HB630 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.
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.

SB1339/HB1132 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: 03/13/25 - Set for Senate Commerce & Labor Committee 03/18/25.
House Status: 03/12/25 - Set for House Banking & Consumer Affairs Subcommittee 03/19/25.

SB1421/HB1033 Affirmative defense that may be utilized by a covered entity that is the subject of a data breach.

Sponsors: Sen. Akbari, Raumesh , Rep. Dixie, Vincent
Summary: Creates an affirmative defense that may be utilized by a covered entity that is the subject of a data breach, if the covered entity's cybersecurity program meets certain criteria at the time the breach occurs.

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

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

CRIMINAL LAW

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

Sponsors: Sen. Taylor, Brent , Rep. Gillespie, John

Summary: 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.

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

House Status: 03/12/25 - Set for House Criminal Justice Subcommittee 03/19/25.

SB239/HB40 **TACIR to study the availability of housing and other treatment facilities for juvenile offenders.**

Sponsors: Sen. Taylor, Brent , Rep. Reedy, Jay

Summary: Requires TACIR to study the availability of housing and other treatment facilities for juvenile offenders who have been adjudicated delinquent and committed to the department of children's services, and the availability of local juvenile detention centers and other facilities for the housing and treatment of juvenile offenders who have been detained by the juvenile court prior to an adjudicatory hearing; requires TACIR to report to the General Assembly by January 1, 2026. Broadly captioned.

Amendment Summary: House Judiciary Committee amendment 1, Senate Judiciary Committee amendment 1 (002041) requires the Tennessee Advisory Commission on Intergovernmental Relations (TACIR) to study the current availability of: (1) local juvenile detention centers and other facilities for the housing and treatment of juveniles detained prior to an adjudicatory hearing; and (2) housing and other treatment facilities for juvenile offenders who have been adjudicated delinquent and committed to the custody of the Department of Children's Services. Requires TACIR to conduct the study from existing resources and to report its findings to the General Assembly and the legislative librarian by January 31, 2026.

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

Senate Status: 03/11/25 - Senate Judiciary Committee recommended with amendments 1 (002041). Sent to Senate Calendar Committee.

House Status: 03/05/25 - House Finance, Ways & Means Subcommittee deferred to Special TACIR Calendar.

ECONOMIC DEVELOPMENT

SB1185/HB952 **Small Business Growth and Empowerment Act.**

Sponsors: Sen. Akbari, Raumesh , Rep. Brooks, Shaundelle

Summary: Enacts the "Small Business Growth and Empowerment Act," which authorizes business tax credits for small businesses hiring locally or providing workforce training. Creates grants for minority-owned and women-owned businesses in underserved areas.

Senate Status: 03/13/25 - Set for Senate Commerce & Labor Committee 03/18/25.

House Status: 02/11/25 - Referred to House Business & Utilities Subcommittee.

ENERGY & MINING

SB1275/HB123 **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: 03/13/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/19/25.

House Status: 03/13/25 - Set for House Consent on 03/17/25.

ENVIRONMENT & NATURE

SB113/HB199 **Variances for subsurface sewage disposal systems.**

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

Summary: Requires an agreement or contract entered into between the commissioner of environment and conservation and a county health department for the department to implement subsurface sewage disposal requirements to include authority for the commissioner to issue a variance in certain circumstances.

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

Senate Status: 02/24/25 - Senate passed.

House Status: 03/12/25 - Set for House Agriculture & Natural Resources Committee 03/18/25.

SB670/HB541 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.
Senate Status: 03/13/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/19/25.
House Status: 03/12/25 - Set for House Agriculture & Natural Resources Subcommittee 03/19/25.

SB825/HB1072 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.
Senate Status: 03/13/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/19/25.
House Status: 03/12/25 - Set for House Agriculture & Natural Resources Subcommittee 03/19/25.

SB1274/HB124 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.
Senate Status: 03/13/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/19/25.
House Status: 03/12/25 - Set for House Agriculture & Natural Resources Subcommittee 03/19/25.

SB1277/HB126 Revises the descriptions of existing state natural areas and designates new natural areas.

Sponsors: Sen. Johnson, Jack , Rep. Lamberth, William
Summary: Revises the descriptions of existing state natural areas and designates new natural areas. Part of Administration Package.
Fiscal Note: (Dated February 15, 2025) NOT SIGNIFICANT
Senate Status: 03/13/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/19/25.
House Status: 03/03/25 - House passed.

ESTATES & TRUSTS

SB233/HB634 Creates the conservatorship management task force.

Sponsors: Sen. Akbari, Raumesh , Rep. Clemmons, John
Summary: Creates the conservatorship management task force to review the care and management provided by conservators to determine the health, safety, and welfare of individuals under a conservatorship and make recommendations. Specifies other duties of task force. Also specifies membership of task force and terms of office for members. Requires the task force to submit a report of its findings and recommendations to the department of disability and aging and the administrative office of the courts no later than December 31, 2025 and every year thereafter. Broadly captioned.
Amendment Summary: Senate State & Local Government Committee amendment 1 (004453) creates the Conservatorship Management Task Force (Task Force) to review the provision and direction of available resources to promote effective and successful conservatorships. Requires the Task Force to consist of nine members: five members representing state agencies and four public members. Establishes that the Task Force is administratively attached to the Department of Disability and Aging (DDA) and requires all appropriate agencies of state government to assist the Task Force, upon request. Requires the Task Force to submit a report of its findings and recommendations to DDA and the Administrative Office of the Courts no later than December 31, 2025, and each December 31, thereafter. Establishes that the legislation does not allow for the disclosure of protected health information, and any participating agency or entity shall remain bound by state and federal privacy laws that restrict the sharing of protected health information, without the prior approval of the individual whose health information would be disclosed.
Fiscal Note: (Dated January 25, 2025) NOT SIGNIFICANT
Senate Status: 03/11/25 - Senate State & Local Government Committee recommended with amendment 1 (004453). Sent to Senate Calendar Committee.
House Status: 03/12/25 - Set for House Children & Family Affairs Subcommittee 03/18/25.

SB272/HB493 Time frame for a hearing on a petitioner for the appointment of a guardian or conservator.

Sponsors: Sen. Gardenhire, Todd , Rep. Farmer, Andrew
Summary: Extends the maximum time frame for holding a hearing on a petition for the appointment of a guardian or conservator from 60 days to 90 days from the date of service on the respondent or the date the guardian ad litem was appointed. Broadly captioned.
Fiscal Note: (Dated January 23, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Referred to Senate Judiciary Committee.
House Status: 02/05/25 - Caption bill held on House clerk's desk.

SB534/HB817 Beneficiary is a non-fiduciary unless appointed in such capacity.

Sponsors: Sen. Stevens, John , Rep. Garrett, Johnny
Summary: Establishes as a default rule of state trust law that a beneficiary is a non-fiduciary unless appointed in such capacity and makes certain other changes relative to trusts.

*Amendment**Summary:*

House amendment 1 (003684) rewrites the bill. Deletes Section 5 of the bill that authorizes a judicial proceeding to contest whether a revocable trust or any amendment thereto, or an irrevocable trust was validly created to be commenced at any time following its execution but prohibits it from being commenced later than the first to occur of certain dates. Regarding tangible personal property assigned to a trust, specifies that such assignment is subject to revocation or amendment pursuant to a written instrument delivered by the transferor to the trustee, either during the transferor's life or following the transferor's death, including pursuant to terms of the transferor's last will and testament. Specifies if such revocation or amendment is not delivered to the trustee within six months of transferor's death, then the trustee may presume that such revocation or amendment does not exist. Regarding the power of a disinterested trustee or another trustee at the direction of a trust advisor or trust protector who would be treated as a disinterested trustee to direct discretionary distributions under the trust instrument, specifies that the power described becomes exercisable on and after December 31, 2025, applies to trust existing before, on, or after such date. Also specifies that the person otherwise having the power to exercise the discretion described may at any time renounce the power in writing and, unless otherwise limited, such renouncement applies permanently with respect to the trust as a whole, such that a person does not have this power with respect to the trust at any time after the renunciation.

Fiscal Note:

(Dated February 12, 2025) NOT SIGNIFICANT

Senate Status:

03/10/25 - Senate passed.

House Status:

03/03/25 - House passed with amendment 1 (003684).

Executive Status:

03/10/25 - Sent to the speakers for signatures.

SB541/HB906 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.

Fiscal Note:

(Dated February 4, 2025) NOT SIGNIFICANT

Senate Status:

03/11/25 - Senate Judiciary Committee recommended with amendment 1 (004784). Sent to Senate Calendar Committee.

House Status:

03/12/25 - Set for House Children & Family Affairs Subcommittee 03/18/25.

INSURANCE GENERAL**SB394/HB569 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.

Senate Status:

03/13/25 - Set for Senate Commerce & Labor Committee 03/18/25.

House Status:

03/12/25 - Set for House Business & Utilities Subcommittee 03/19/25.

SB696/HB161 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:

03/03/25 - Senate passed.

House Status:

03/10/25 - House passed.

Executive Status:

03/10/25 - Sent to the speakers for signatures.

SB766/HB772 Allows finance companies to impose and collect a convenience fee.*Sponsors:*

Sen. Bailey, Paul , Rep. Powers, Dennis

Summary:

Authorizes a premium finance company to impose and collect a convenience fee from an insured for use of certain payment methods. Authorizes a premium finance company to charge and collect a handling charge for certain payment instruments when the payment instrument is not paid by the financial institution from which the instrument is drawn.

Senate Status:

03/10/25 - Senate passed.

House Status:

03/12/25 - Set for House Banking & Consumer Affairs Subcommittee 03/19/25.

JUDICIARY**SB383/HB374 Actions for declaratory judgments or injunctive relief regarding the legality or constitutionality of a governmental action.***Sponsors:*

Sen. Taylor, Brent , Rep. Zachary, Jason

Summary:

Specifies that certain actions for declaratory judgments or injunctive relief regarding the legality or constitutionality of a governmental action must be brought in state court and that the privileges and immunities afforded to this state, state entities, and state officials under state or federal law are not waived for purposes of such actions.

Senate Status:

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

House Status:

02/05/25 - Referred to House Civil Justice Subcommittee.

SB419/HB5 Amount of compensation an injured plaintiff may receive in a civil action.

Sponsors: Sen. Hensley, Joey , Rep. Bulso, Gino
Summary: Increases the amount of compensation an injured plaintiff in a civil action may receive for noneconomic damages from \$750,000 to \$1,500,000. Increases the amount of compensation an injured plaintiff in a civil action may receive for noneconomic damages, if the injury or loss is catastrophic in nature, from \$1,000,000 to \$2,000,000.
Fiscal Note: (Dated January 3, 2025) NOT SIGNIFICANT
Senate Status: 03/05/25 - Senate sponsor changed from R. Akbari to J. Hensley.
House Status: 03/12/25 - Set for House Civil Justice Subcommittee 03/19/25.

SB806/HB452 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.
Senate Status: 02/12/25 - Referred to Senate Judiciary Committee.
House Status: 03/12/25 - Taken off notice in House Civil Justice Subcommittee.

SB866/HB734 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.
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Introduced in the House

LOCAL GOVERNMENT

SB351/HB337 County and city attorneys required to advise local government officials regarding duties of the officials' offices.

Sponsors: Sen. Harshbarger, Bobby , Rep. Crawford, John
Summary: Requires the county attorney to consult with and advise elected county officials, elected county officials' deputies, and elected county officials' employees as to the proper application and enforcement of federal and state laws. Also requires the city attorney to consult with and advise elected city officials, elected city officials' deputies, and elected city officials' employees as to the proper application and enforcement of federal and state laws. Broadly captioned.
Fiscal Note: (Dated January 25, 2025) NOT SIGNIFICANT
Senate Status: 02/12/25 - Referred to Senate State & Local Government Committee.
House Status: 02/03/25 - Caption bill held on House clerk's desk pending amendment.

SB357/HB335 Report on feasibility of consolidation of multiple counties.

Sponsors: Sen. Harshbarger, Bobby , Rep. Hulse, Bud
Summary: Reduces from 90 to 60 days the time in which a joint consolidation committee must report its findings and recommendations on the feasibility of the consolidation of multiple counties. Broadly captioned.
Fiscal Note: (Dated January 25, 2025) NOT SIGNIFICANT
Senate Status: 02/12/25 - Referred to Senate State & Local Government Committee.
House Status: 03/12/25 - Set for House Cities & Counties Subcommittee 03/19/25.

SB369/HB742 Quotes required by local governments for purchases.

Sponsors: Sen. Briggs, Richard , Rep. McKenzie, Sam
Summary: Allows changes to the \$10,000 threshold that determines when public advertisement and sealed competitive bids or proposals are required through a resolution passed by the governing body. Allows purchases, leases, or lease-purchase agreements that cost less than the competitive sealed bid threshold to be made in the open market without publishing a notice in a newspaper of general circulation. Requires the government to obtain at least three written price quotes to ensure competitive pricing if a purchase falls between 40% of the bid threshold or some lower amount as may be established by the governing body by resolution or ordinance.
Senate Status: 02/12/25 - Referred to Senate State & Local Government Committee.
House Status: 03/12/25 - Set for House Cities & Counties Subcommittee 03/19/25.

SB413 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.
Senate Status: 02/12/25 - Referred to Senate State & Local Government Committee.

SB754/HB79 Courthouse Square Revitalization Act.

Sponsors: Sen. Yager, Ken , Rep. Keisling, Kelly

Summary: Enacts the "Courthouse Square Revitalization Act," which allows a municipality to designate the boundaries of a courthouse square revitalization zone by adoption of an ordinance or resolution and requires sales and use tax revenue for purposes of the courthouse square revitalization zone to be distributed and used by the municipality exclusively for maintaining and improving the viability of the courthouse square through any means deemed appropriate by the governing body of the municipality, including, but not limited to, making loans or grants to the county governing body or any other public or private person, entity, or association for use on infrastructure, marketing, and other purposes related to revitalization. Specifies process for a municipality's application and approval of a proposed courthouse square revitalization zone.

Senate Status: 03/13/25 - Set for Senate Commerce & Labor Committee 03/18/25.

House Status: 03/12/25 - Set for House Cities & Counties Subcommittee 03/19/25.

SB785/HB652 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.

SB1138/HB543 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.

Senate Status: 03/13/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/19/25.

House Status: 03/12/25 - Set for House Agriculture & Natural Resources Subcommittee 03/19/25.

SB1139/HB542 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.

Senate Status: 03/12/25 - Set for Senate State & Local Government Committee 03/18/25.

House Status: 03/12/25 - Set for House Business & Utilities Subcommittee 03/19/25.

SB1386/HB180 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.

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).

SB1404/HB365 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.

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

House Status: 03/12/25 - Set for House Cities & Counties Subcommittee 03/19/25.

PROFESSIONS & LICENSURE

SB569/HB693 Makes changes to the practice of pharmacy.

Sponsors: Sen. Reeves, Shane , Rep. Baum, Charlie

Summary: Makes certain changes to the practice of pharmacy, including removing the present prohibition on requiring a patient to pay an administrative fee for pharmacist-provided hormonal contraceptives when the patient is insured or covered and receives a pharmacy benefit that covers the cost of the hormonal contraceptives.

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

Senate Status: 03/06/25 - Senate passed.

House Status: 03/13/25 - House passed.

Executive Status: 03/13/25 - Sent to the speakers for signatures.

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

Sponsors: Sen. Reeves, Shane , Rep. Burkhardt, 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, House Business & Utilities Subcommittee amendment 1 (003873) changes effective date to January 1, 2026.

Senate Status: 03/13/25 - Senate passed with amendment 1 (003873), which changes effective date to January 1, 2026.

House Status: 03/12/25 - Set for House Commerce Committee 03/19/25.

PROPERTY & HOUSING

SB118/HB54 **Report required by treasurer under the Uniform Unclaimed Property Act.**

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

Summary: 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.

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

Senate Status: 01/15/25 - Referred to Senate Commerce & Labor Committee.

House Status: 01/15/25 - Caption bill held on House clerk's desk.

SB242/HB298 **Homes not Hedge Funds Act.**

Sponsors: Sen. Oliver, Charlane , Rep. Behn, Aftyn

Summary: 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.

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

Senate Status: 03/12/25 - Set for Senate State & Local Government Committee 03/18/25.

House Status: 02/03/25 - Referred to House Cities & Counties Subcommittee.

SB285/HB323 **Property sold at a foreclosure sale for an amount less than the fair market value.**

Sponsors: Sen. Bailey, Paul , Rep. Bricken, Rush

Summary: Changes from a preponderance of the evidence to clear and convincing evidence the burden of proof for a debtor to prove that property sold at a foreclosure sale for an amount materially less than the fair market value in order to rebut the presumption that the foreclosure sale price of the property was equal to the fair market value at the time of sale. Broadly captioned.

Senate Status: 03/11/25 - Senate Judiciary Committee deferred to 03/25/2025.

House Status: 03/04/25 - House sponsor changed from J. Barrett to R. Bricken.

SB292/HB216 **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.

Senate Status: 03/11/25 - Senate Judiciary Committee recommended. Sent to Senate Calendar Committee.

House Status: 03/10/25 - House passed.

SB339/HB512 **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.

SB340/HB1279 **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.

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

House Status: 03/12/25 - Set for House Cities & Counties Subcommittee 03/19/25.

SB350/HB469 **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: 03/13/25 - Set for Senate Commerce & Labor Committee 03/18/25.

House Status: 03/12/25 - Set for House Business & Utilities Subcommittee 03/19/25.

SB365/HB317 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.

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

House Status: 03/12/25 - Set for House State & Local Government Committee 03/19/25.

SB480/HB444 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: 03/06/25 - Senate passed.

House Status: 03/13/25 - Set for House Consent on 03/17/25.

SB488 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

SB519/HB219 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 State & Local Government Committee 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: 03/13/25 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/19/25.

House Status: 03/12/25 - Set for House Government Operations Committee 03/17/25.

SB592/HB648 Single registration form for a multi-dwelling property.

Sponsors: Sen. Walley, Page , Rep. Jones, Renea

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.

Senate Status: 03/13/25 - Set for Senate Commerce & Labor Committee 03/18/25.

House Status: 03/12/25 - Set for House Business & Utilities Subcommittee 03/19/25.

SB605/HB976 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.

SB773/HB735 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.

Senate Status: 03/12/25 - Set for Senate State & Local Government Committee 03/18/25.

House Status: 03/12/25 - Set for House State & Local Government Committee 03/19/25.

SB961/HB955 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: 02/11/25 - Referred to House Cities & Counties Subcommittee.

SB967/HB757 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: 03/13/25 - Set for Senate Commerce & Labor Committee 03/18/25.

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

SB1008/HB1381 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: 03/12/25 - Set for Senate State & Local Government Committee 03/18/25.

House Status: 03/12/25 - Set for House Cities & Counties Subcommittee 03/19/25.

SB1013/HB1069 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.

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.

SB1045/HB608 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.

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

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

SB1079/HB871 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: House Commerce Committee amendment 1, 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: 03/03/25 - Senate passed with amendment 1 (003950).

House Status: 03/05/25 - House Commerce Committee recommended with amendment 1 (003950). Sent to House Calendar & Rules.

SB1088/HB1345 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.

Senate Status: 03/13/25 - Set for Senate Commerce & Labor Committee 03/18/25.

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

SB1092/HB1297 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

SB1313/HB1326 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.

Senate Status: 03/12/25 - Set for Senate State & Local Government Committee 03/18/25.

House Status: 03/12/25 - Set for House State & Local Government Committee 03/19/25.

PUBLIC EMPLOYEES

SB352/HB334 Individuals with disabilities - hiring, advancement, and retention information posted to agency or department website.

Sponsors: Sen. Harshbarger, Bobby , Rep. Crawford, John

Summary: Requires the chief executive officer of a state agency or department to ensure that its policies, practices, and procedures relating to the recruitment, hiring, advancement, and retention of qualified individuals with disabilities are posted on the respective agency or department website. Broadly captioned.

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

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

House Status: 02/03/25 - Caption bill held on House clerk's desk pending amendment.

SB356/HB340 Job performance evaluations report required to be electronic.

Sponsors: Sen. Harshbarger, Bobby , Rep. Crawford, John

Summary: Requires each appointing authority of a state department or agency to electronically report to the commissioner of human resources the job performance evaluations for the employees in the appointing authority's department or state agency. Broadly captioned.

Fiscal Note: (Dated January 24, 2025) NOT SIGNIFICANT

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

House Status: 02/03/25 - Caption bill held on House clerk's desk pending amendment.

PUBLIC FINANCE

SB114/HB136 Debt reporting requirements - state and local governmental entities.

Sponsors: Sen. Harshbarger, Bobby , Rep. Atchley, Fred

Summary: Broadens certain disclosure obligations of state and local governmental entities by requiring their disclosure of covenant violations and credit rating downgrades to the comptroller of the treasury or the comptroller's designee.

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

Senate Status: 03/05/25 - Signed by Senate speaker.

House Status: 03/06/25 - Signed by House speaker.

Executive Status: 03/10/25 - Sent to governor.

SAFETY

SB149 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.

STATE GOVERNMENT

SB317/HB471 Agents of foreign entities - registration statements required.

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

Summary: Prohibits a person from acting as an agent of a hostile foreign principal unless the person has filed a registration statement with the Tennessee Ethics Commission. Requires each foreign-supported political organization to register with the Tennessee Ethics Commission and specifies information required with registration.

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

Senate Status: 03/12/25 - Set for Senate State & Local Government Committee 03/18/25.

House Status: 03/12/25 - Set for House Public Service Subcommittee 03/19/25.

SB329/HB321 Acceptance of electronic transmissions by state departments and agencies.

Sponsors: Sen. Powers, Bill , Rep. Lamberth, William

Summary: Requires each department, agency, office, commission, institution, or instrumentality of the executive branch that could accept a fax or facsimile to accept electronic transmissions. Defines "electronic transmission" to mean any form of communication not directly involving the physical transmission of paper that creates a record that may be retained, retrieved, and reviewed by a recipient of the communication, and that may be directly reproduced in paper form by such a recipient through an automated process including, but not limited to, electronic mail, electronic communication, and internet communication. Clarifies such definition does not include a fax or facsimile. Removes the terms "fax" or "facsimile" in certain statutes and replaces the terms with electronic transmission.

Amendment Summary: House amendment 1 (003840) removes references to the use of "facsimile transmission" or "fax," as an accepted method of transmission of documents and communications within state and local government and substitutes instead the use of "electronic transmission". Defines "electronic transmission" as any form of communication not directly involving the physical transmission of paper that creates a record that may be retained, retrieved, and reviewed by a recipient of the communication, and that may be directly reproduced in paper form by such a recipient through an automated process including, but not limited to, electronic mail, electronic communication, and internet communication and does not include communications by fax or facsimile. Requires each department, agency, office, commission, institution, or instrumentality of the executive branch to accept the electronic transmission of any document that could have been submitted by fax or facsimile. Requires the Supreme Court to develop court rules and procedures to control the process of courts using electronic transmissions of documents. Becomes effective January 1, 2026.

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

Senate Status: 03/10/25 - Senate passed.

House Status: 02/24/25 - House passed with amendment 1 (003840).

Executive Status: 03/10/25 - Sent to the speakers for signatures.

SB354/HB338 Reports filed by head of each administrative department, state treasurer, and secretary of state.

Sponsors: Sen. Harshbarger, Bobby , Rep. Crawford, John

Summary: Authorizes the head of each administrative department, the state treasurer, the secretary of state, and the adjutant general to file electronically with the governor the annual report concerning the functions, management, and financial transactions of such person's department or agency for the preceding fiscal year. Broadly captioned.

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

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

House Status: 02/03/25 - Caption bill held on House clerk's desk pending amendment.

SB355/HB339 TACIR report of recommendations with respect to intergovernmental relations.

Sponsors: Sen. Harshbarger, Bobby , Rep. Crawford, John

Summary: Requires the Tennessee Advisory Commission on Intergovernmental Relations to file its biennial report of its recommendations and findings with respect to intergovernmental relations with the governor. Broadly captioned.

Fiscal Note: (Dated January 24, 2025) NOT SIGNIFICANT

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

House Status: 02/03/25 - Caption bill held on House clerk's desk pending amendment.

SB377/HB548 Tennessee Procurement Protection Act.

Sponsors: Sen. Rose, Paul , Rep. Cochran, Mark

Summary: Creates the Tennessee Procurement Protection Act. Prohibits the public procurement of final products or services from a foreign adversary company, whether those products or services are sold directly by the foreign adversary company or through a third-party vendor. Authorizes the public procurement of products and services from a company that has operations, affiliates, and subsidiaries in a foreign adversary so long as the company is not a foreign adversary company. Prohibits a foreign adversary company from bidding on or submitting a proposal for a contract with a state agency or political subdivision of this state for goods or services. Requires a company that offers to provide final products or services to a state agency or a political subdivision that are manufactured or produced by a foreign adversary company to be considered a foreign adversary company. Mandates a state agency or political subdivision to require a company that submits a bid or proposal for a contract for goods or services to certify that the company is not a foreign adversary company. Allows a state agency to enter into a contract for goods or services produced by a foreign adversary company if there is no other reasonable option for procuring the good or service and the contract is pre-approved by the department of finance and administration. Defines a "foreign adversary company" is defined as any company that meets one or more of the following criteria: it is domiciled, incorporated, issued, or listed in a foreign adversary; its headquarters are located in a foreign adversary; its principal place of business is situated in a foreign adversary; it is controlled by the government or an instrumentality of a foreign adversary; or it is majority-owned or board-controlled by an entity that falls under the jurisdictional control of the government of a foreign adversary.

Amendment Summary: House Public Service Subcommittee amendment 1 (004942) designates the chief procurement officer (CPO) instead of the commissioner of finance and administration as the primary authority responsible for procurement oversight. Requires companies contracting with the state to certify at the time of bid submission, contract entry, renewal, or assignment that they are not a foreign adversary company, with certification records maintained in the procurement file. Establishes that a person or entity that fails to provide or falsifies certification is subject to a civil penalty of \$250,000 or twice the contract amount, whichever is greater, and a 60-month prohibition from state contracts. Grants the attorney general authority to pursue violations and enforce penalties upon receiving proof of noncompliance. Requires contracts terminated due to violations to be terminated "for cause." Clarifies that the act applies to contracts entered into, renewed, or amended on or after July 1, 2025.

Senate Status: 03/12/25 - Set for Senate State & Local Government Committee 03/18/25.

House Status: 03/12/25 - Set for House State & Local Government Committee 03/19/25.

SB847/HB1018 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.

SB867/HB332 Government Serves the People Act.

Sponsors: Sen. Stevens, John , Rep. Baum, Charlie

Summary: Requires the commissioner of finance and administration to designate a state official as the state of Tennessee government service delivery coordinator within the department of finance and administration to improve government service delivery by agencies. The commissioner will designate each agency that must comply, and that agency will select an official to be responsible for the government service delivery of the agency. A report must be submitted annually by the commissioner or commissioner's designee to the governor and the speakers of the senate and the house of representatives on current and future government-wide efforts to improve government service delivery by agencies. Broadly captioned.

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

House Status: 02/04/25 - Referred to House Department & Agencies Subcommittee.

TAXES BUSINESS**SB32/HB477 Tax depreciation deduction.**

Sponsors: Sen. Bailey, Paul , Rep. Vaughan, Kevin

Summary: Allows a taxpayer to annually elect to take a bonus depreciation deduction of 40 percent of the cost of assets purchased on or after January 1, 2026, during the tax year in which the assets were purchased when calculating net earnings or net losses for excise tax purposes. Allows the taxpayer to take the federal depreciation percentage if it exceeds 40 percent.

Amendment Summary: Senate Finance Revenue Subcommittee amendment 1 (003964) allows a taxpayer to annually elect to take a bonus depreciation of 100 percent of the cost of assets purchased on or after January 1 during the tax year in which the assets were purchased when calculating net earnings or net losses for excise tax purposes, if the federal depreciation percentage amount is increased to 100 percent. Requires the department of revenue to publish on its website the year in which federal bonus depreciation rate is increased to one hundred percent.

Senate Status: 03/12/25 - Set for Senate Finance, Ways & Means Committee 03/18/25.

House Status: 03/12/25 - Set for House Finance, Ways & Means Subcommittee 03/19/25.

SB40/HB1047 Employee Ownership, Empowerment, and Expansion Act.

Sponsors: Sen. Walley, Page , Rep. Marsh, Pat

Summary: Enacts the "Employee Ownership, Empowerment, and Expansion Act" to provide an incentive for businesses to establish employee stock ownership plans or employee ownership trusts or to convert to a worker-owned cooperative, which allows companies to share ownership with employees without requiring employees to invest their own money. Also encourages business owners to sell, through three different options, their businesses to the very employees that contributed to their success. Broadly captioned.

Fiscal Note: (Dated February 11, 2025) STATE GOVERNMENT REVENUE General Fund FY26-27 each through FY30-31 (\$600,000) FY31-32 & Subsequent Years (\$50,000) LOCAL GOVERNMENT REVENUE Mandatory FY26-27 & Subsequent Years (\$50,000)

Senate Status: 03/13/25 - Set for Senate Commerce & Labor Committee 03/18/25.

House Status: 03/12/25 - Set for House Business & Utilities Subcommittee 03/19/25.

SB469/HB586 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.

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

House Status: 02/05/25 - Referred to House Finance, Ways & Means Subcommittee.

SB784/HB691 Tax credits for financial institutions.

Sponsors: Sen. Walley, Page , Rep. Baum, Charlie

Summary: Changes the amounts of the franchise and excise tax credits allowed to financial institutions from certain percentages of the unpaid principal balance of certain qualified loans made to eligible housing entities to certain percentages of the month-end average unpaid principal balance of such loans. Makes other related changes.

Amendment Summary: Senate Finance Revenue Subcommittee amendment 1, House Finance Subcommittee amendment 1 (003979) changes effective date to January 1, 2026.

Senate Status: 03/11/25 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation after adopting amendment 1 (003979).

House Status: 02/26/25 - House Finance Subcommittee placed behind the budget after adopting amendment 1 (003979).

SB826/HB1368 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: 02/12/25 - Referred to Senate State & Local Government Committee.

House Status: 02/26/25 - House Finance Subcommittee placed behind the budget.

TAXES GENERAL

SB496/HB560 Monthly list of taxpayers delinquent in paying professional privilege tax.

Sponsors: Sen. Walley, Page , Rep. Capley, Kip
Summary: Clarifies that the monthly list of taxpayers delinquent in paying professional privilege tax that the commissioner of revenue transmits to licensing boards and agencies is subject to such restrictions on use as determined by the commissioner. Broadly captioned.
Fiscal Note: (Dated February 1, 2025) NOT SIGNIFICANT
Senate Status: 02/12/25 - Referred to Senate Finance, Ways & Means Committee.
House Status: 02/05/25 - Caption bill held on House clerk's desk pending amendment.

TAXES PROPERTY

SB220/HB544 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.
Senate Status: 03/12/25 - Set for Senate Government Operations Committee 03/19/25.
House Status: 03/12/25 - Set for House Cities & Counties Subcommittee 03/19/25.

SB247/HB297 Property that qualifies as Greenbelt property.

Sponsors: Sen. Haile, Ferrell , Rep. Lamberth, William
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: 03/13/25 - Senate passed with amendment 2 (005216).
House Status: 02/24/25 - House passed with amendment 1 (002893).

SB327/HB319 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.
Senate Status: 03/12/25 - Set for Senate State & Local Government Committee 03/18/25.
House Status: 03/12/25 - Set for House Cities & Counties Subcommittee 03/19/25.

SB368/HB48 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.
Senate Status: 02/12/25 - Referred to Senate State & Local Government.
House Status: 03/12/25 - Set for House Cities & Counties Subcommittee 03/19/25.

SB473/HB52 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: House Department & Agencies Subcommittee 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.
Senate Status: 02/12/25 - Referred to Senate State & Local Government Committee.
House Status: 03/12/25 - Set for House State & Local Government Committee 03/19/25.

SB539/HB753 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.
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.

SB774/HB766 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.
Senate Status: 02/12/25 - Referred to Senate State & Local Government Committee.
House Status: 03/12/25 - Set for House State & Local Government Committee 03/19/25.

SB986 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.
Senate Status: 02/12/25 - Referred to Senate State & Local Government Committee.

SB1101/HB402 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.
Senate Status: 02/12/25 - Referred to Senate Finance, Ways & Means Committee.
House Status: 02/05/25 - Referred to House Cities & Counties Subcommittee.

SB1173/HB941 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.
Senate Status: 02/12/25 - Referred to Senate State & Local Government Committee.
House Status: 02/06/25 - Referred to House Cities & Counties Subcommittee.

SJR1 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: 03/11/25 - Senate Finance, Ways & Means Committee recommended. Sent to Senate Calendar Committee.

HJR2 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: 03/12/25 - Set for House Cities & Counties Subcommittee 03/19/25.

TAXES SALES

SB2/HB2 End the Grocery Tax by Closing Corporate Loopholes Act.

Sponsors: Sen. Oliver, Charlane , Rep. Behn, Aftyn
Summary: Creates the "End the Grocery Tax by Closing Corporate Loopholes Act," which removes the state sales tax on retail food and food ingredients. Revises the definition of "retail food store" for purposes of sale of wine in retail food stores. Broadly captioned.
Senate Status: 03/12/25 - Set for Senate Finance Revenue Subcommittee 03/18/25.
House Status: 03/12/25 - Set for House Finance, Ways & Means Subcommittee 03/19/25.

SB337/HB308 Rate of local option sales tax increased to pay for new county jail.

Sponsors: Sen. Akbari, Raumesh , Rep. Gillespie, John
Summary: Authorizes Shelby County to levy a local option sales tax at the rate of 3.75 percent, instead of a maximum of 2.75 percent, if the revenue from the increase in such tax is used by the county exclusively for the construction of a new county jail or to retire debt, including principal and interest and related expenses, on such construction.

*Amendment**Summary:*

House Cities & Counties Subcommittee amendment 1 (003787) authorizes, by resolution of the local legislative body, Shelby County to increase its local option sales tax to 3.75 percent, to be used by the county exclusively for the construction of a new county jail or to retire debt, including principal and interest and related expenses, on such construction for a period of eight years from the date collections begin or until the first day of a month occurring at least 30 days after the debt including interest and related expenses is retired, whichever is sooner. Requires, upon the expiration of the increased rate of 3.75 percent, the local option sales tax to revert to 2.75 percent and all subsequent revenue generated from the increase in local option sales tax from 2.25 to 2.75 to be distributed by the county to the County Sheriff's Department for administrative, operational, and capital expenses of the department. Requires Shelby County to furnish a certified copy of the adopted resolution to the Department of Revenue (DOR). Requires the newly authorized tax adjustment to become effective on the first day of the calendar month occurring at least 180 days after DOR receives the certified copy.

Fiscal Note:

(Dated February 6, 2025) LOCAL GOVERNMENT REVENUE Permissive/Shelby County FY25-26 \$114,997,500 FY26-27 each through FY32-33 \$229,994,900 FY33-34 \$117,833,500 FY34-35 & Subsequent Years \$5,672,100 EXPENDITURES Permissive/Shelby County FY25-26 \$1,361,600 OTHER FISCAL IMPACT The additional revenue will be earmarked for the construction of a new county jail and expenses of the Shelby County Sheriff's Office.

Senate Status:

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

House Status:

03/12/25 - Set for House State & Local Government Committee 03/19/25.

SB427/HB330 ECD required to revise and certify population of each county and municipality.*Sponsors:*

Sen. Reeves, Shane , Rep. Stevens, Robert

Summary:

Requires the department of economic and community development to revise and certify the population of each county and municipality, and the aggregate population of the state, prior to July 1 each year during the interim between the regular decennial federal census to ensure equitable allocation and distribution of the local share of state sales tax revenue. Requires the Boyd Center for Business and Economic Research at the University of Tennessee, through the Tennessee state data center, to generate annual population estimates for each county and municipality and provide the estimates to the department of economic and community development for review and certification. Establishes effective date of January 1, 2026.

Senate Status:

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

House Status:

02/03/25 - Referred to House Finance, Ways & Means Subcommittee.

SB1295/HB118 Reporting on sales tax collected on electronic nicotine delivery devices.*Sponsors:*

Sen. Johnson, Jack , Rep. Lamberth, William

Summary:

Extends from 2030 to 2031, the time period in which the department is to submit annual reports to the general assembly regarding sales taxes the department collects on all electronic nicotine delivery devices. Broadly captioned. Part of Administration Package.

Fiscal Note:

(Dated January 14, 2025) NOT SIGNIFICANT

Senate Status:

02/10/25 - Introduced in the Senate

House Status:

01/14/25 - Introduced in the House

SB1367/HB21 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.

Senate

03/12/25 - Set for Senate Finance Revenue Subcommittee 03/18/25.

Status:

House Status: 01/28/25 - Referred to House Finance, Ways & Means Subcommittee.

TORT LIABILITY**SB227/HB811 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.

Fiscal Note:

(Dated January 23, 2025) NOT SIGNIFICANT

Senate Status:

03/13/25 - Set for Senate Judiciary Committee 03/17/25.

House Status:

02/10/25 - Referred to House Civil Justice Subcommittee.

SB418/HB4 Actions brought against a local governmental entity under the TN Governmental Tort Liability Act - recovery amounts.*Sponsors:*

Sen. Akbari, Raumesh , Rep. Bulso, Gino

Summary:

Increases the amount that a person may recover in an action brought against a local governmental entity under the Tennessee Governmental Tort Liability Act for claims brought on or after July 1, 2025, to \$750,000 for the bodily injury or death of a person, \$1,500,000 for the bodily injury or death of all persons in an accident, occurrence, or act, and \$250,000 for the injury or destruction of property of others.

*Amendment**Summary:*

House Insurance Committee amendment 1 (004187) revises the present law by requiring such policies or contracts of insurance to provide increased minimum limits of not less than \$400,000 for bodily injury or death of any one person in any one accident, occurrence, or act, and not less than \$850,000 for bodily injury or death of all persons in any one accident, occurrence, or act, and \$150,000 for injury or destruction of property of others in any one accident, occurrence, or act. Stipulates that this applies to any action arising out of any action arising on or after July 1, 2025, but before July 1, 2027. For actions arising on or after July 1, 2027, requires policies or contracts of insurance to provide increased minimum limits of not less than \$500,000 for bodily injury or death of any one person in any one accident, occurrence, or act, and not less than \$1 million for bodily injury or death of all persons in any one accident, occurrence, or act, and \$200,000 for injury or destruction of property of others in any one accident, occurrence, or act.

Fiscal Note:

(Dated February 8, 2025) LOCAL GOVERNMENT EXPENDITURES Mandatory FY25-26 & Subsequent Years >\$7,359,900 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.

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

House Status: 03/12/25 - Set for House Judiciary Committee 03/19/25.

TRANSPORTATION GENERAL

SB173/HB153 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

SB373/HB352 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.

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

Senate Status: 03/12/25 - Set for Senate Transportation & Safety Committee 03/19/25.

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

UTILITIES

SB162 Prohibits public water system operators from adding fluoride to water systems.

Sponsors: Sen. Hensley, Joey ,

Summary: Prohibits public water system operators from adding fluoride to their water systems.

Senate Status: 01/27/25 - Referred to Senate Energy, Agriculture & Natural Resources Committee.

WORKERS COMPENSATION

SB1309/HB128 Workers' compensation appeals board - terms and age requirements for judge.

Sponsors: Sen. Johnson, Jack , Rep. Lamberth, William

Summary: Increases, from 30 to 35, the minimum age for an individual to serve as a judge on the workers' compensation appeals board. Increases, from two to three, the number of additional terms to which a judge of the workers' compensation appeals board may be reappointed. Makes other changes related to workers' compensation. Part of Administration Package.

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

Senate Status: 03/13/25 - Senate passed.

House Status: 03/03/25 - House passed.

Executive Status: 03/13/25 - Sent to the speakers for signatures.