



TLTA Legislative Report

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: 03/25/25 - Signed by Senate speaker.
House Status: 03/26/25 - Signed by House speaker.
Executive Status: 04/03/25 - Signed by governor.

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: 03/17/25 - House passed.
Executive Status: 03/25/25 - Signed by governor.

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.
Fiscal Note: (Dated March 1, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years NET (\$90,379,100) EXPENDITURES General Fund FY25-26 & Subsequent Years (\$852,800) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years \$152,300
Senate Status: 03/18/25 - Taken off notice in Senate Finance Revenue Subcommittee.
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: 03/24/25 - Signed by Senate speaker.

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

Executive Status: 04/03/25 - Signed by governor.

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: 04/02/25 - House Finance Subcommittee placed behind the budget.

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.

Fiscal Note: (Dated February 27, 2025) NOT SIGNIFICANT

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

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

Executive Status: 04/03/25 - Signed by governor.

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: 03/17/25 - Senate passed.
House Status: 03/03/25 - House passed.
Executive Status: 03/28/25 - Signed by governor.

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: 04/02/25 - Senate State & Local Government Committee recommended. Sent to Senate Calendar Committee.
House Status: 03/31/25 - House passed.

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.
Fiscal Note: (Dated March 10, 2025) NOT SIGNIFICANT
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: 03/17/25 - Senate passed.
House Status: 03/31/25 - House passed.
Executive Status: 03/31/25 - Sent to the speakers for signatures.

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.

Amendment Summary: House Agriculture and Natural Resources Committee amendment 1 (005831) Establishes a grant program for conservation easements. Allows qualified nonprofit organizations to apply for grants to help landowners enroll their land in conservation easements, with specific conditions for maintaining the easements. Clarifies that government entities are not eligible for these grants.

Fiscal Note: (Dated February 16, 2025) STATE GOVERNMENT REVENUE Farmland Preservation Fund FY25-26 \$25,000,000 EXPENDITURES General Fund FY25-26 \$25,000,000 OTHER FISCAL IMPACT The timing and amount of expenditures from the Farmland Preservation Fund for agricultural easements cannot reasonably be estimated. The Governor's proposed FY25-26 budget, on page B-354, recognizes a one-time appropriation of \$25,000,000 to fund the Farmland Preservation Fund within the Department of Agriculture.

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

House Status: 04/02/25 - Set for House Government Operations Committee 04/07/25.

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: 03/26/25 - Taken off notice in House Banking & Consumer Affairs Subcommittee.

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: 03/20/25 - Senate deferred to 04/07/25.

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.
Fiscal Note: (Dated February 28, 2025) NOT SIGNIFICANT
Senate Status: 03/18/25 - Taken off notice in Senate Commerce & Labor Committee.
House Status: 03/26/25 - Taken off notice in House Banking & Consumer Affairs Subcommittee.

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: 03/19/25 - Signed by Senate speaker.
House Status: 03/19/25 - Signed by House speaker.
Executive Status: 03/28/25 - Signed by governor.

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.
Fiscal Note: (Dated February 27, 2025) NOT SIGNIFICANT
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.
Amendment Summary: House amendment 1 (006000) revises the definition of "nonprofit organization" as it relates to the Tennessee Information Protection Act to encompass public utilities organized or regulated under the laws of this state, rather than only those organized under the laws of this state.
Fiscal Note: (Dated February 22, 2025) NOT SIGNIFICANT
Senate Status: 03/31/25 - Senate passed.
House Status: 04/02/25 - Signed by House speaker.
Executive Status: 03/31/25 - Sent to the speakers for signatures.

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: 03/31/25 - House passed.
Executive Status: 03/31/25 - Sent to the speakers for signatures.

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.
Fiscal Note: (Dated March 4, 2025) NOT SIGNIFICANT
Senate Status: 02/12/25 - Referred to Senate Commerce & Labor Committee.
House Status: 03/12/25 - Taken off notice in House Banking & Consumer Affairs Subcommittee.

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

House Status: 03/26/25 - Taken off notice in House Banking & Consumer Affairs Subcommittee.

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.

Fiscal Note: (Dated February 26, 2025) NOT SIGNIFICANT

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.

Fiscal Note: (Dated March 7, 2025) LOCAL GOVERNMENT EXPENDITURES Mandatory FY25-26 \$3,110,000 FY26-27 & Subsequent Years \$1,555,000 Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost.

Senate Status: 03/31/25 - Taken off notice in Senate Judiciary Committee.

House Status: 04/01/25 - Taken off notice in House Criminal Justice Subcommittee.

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 amendment 1 (002041) requires TACIR to report its findings and recommendations, including any proposed legislation, to each member of the general assembly and to provide a copy to the legislative librarian on or before January 31, 2026, instead of January 1, 2026.

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

Senate Status: 03/17/25 - Senate passed with amendment 1 (002041).

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.

Fiscal Note: (Dated March 14, 2025) STATE GOVERNMENTREVENUE General FundFY25-26 & Subsequent Years (\$624,300) LOCAL GOVERNMENTREVENUE MandatoryFY25-26 & Subsequent Years (\$732,800) OTHER FISCAL IMPACTThe extent of any expenditures from the General Fund, corresponding revenue to the SmallBusiness Growth and Empowerment Fund, and subsequent expenditures from the Fund, beginningin FY25-26, cannot be estimated with reasonable certainty.

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

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: 03/31/25 - Senate passed.

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

Executive Status: 03/31/25 - Sent to the speakers for signatures.

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.

Amendment Summary: House amendment 1 (006350) adds that a variance issued pursuant to this bill must not apply to: (1) A sewerage system regulated under the Water Quality Control Act; (2) A subsurface sewage disposal system serving multiple lots; or (3) Any lot containing more than one single-family dwelling with accessory buildings. This amendment defines "accessory buildings" to mean subordinate structures on the same lot as a principal single-family dwelling, including accessory dwelling units, garages, barns, sheds, and similar buildings that are incidental to and support the primary residential use of the property.

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

Senate Status: 04/03/25 - Senate concurred in House amendment 1 (006350).

House Status: 03/31/25 - House passed with amendment 1 (006350).

Executive Status: 04/03/25 - Sent to the speakers for signatures.

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.

Amendment Summary: Senate Energy Agriculture and Natural Resources Committee amendment 1 (006090) Requires anyone seeking to develop real property to request from the commissioner a determination on whether there are wetlands present, their extent, and their category by submitting a wetland resource inventory report that is prepared by a third party. Includes adjustments to the minimum acreage requirement. Allows for adjustments to "an artificial isolated wetland" of any size. Defines multiple terms as they are used in this bill. House Agriculture and Natural Resources Committee amendment 1 (006502) States that alteration of certain isolated wetlands is permitted without notice or mitigation if specific conditions are met. States that for specific sizes of low-quality and moderate-quality wetlands, general permits apply, and extra requirements regarding cumulative impacts or buffers are not needed. Clarifies that an individual permit is necessary for altering high-quality wetlands. Establishes that the criteria for wetland classifications will be established by the board. Establishes that a person wishing to develop real property can request a determination about wetland presence by submitting a third-party wetland report. States if the report meets specified requirements and is certified as correct, the determinations in the report are assumed to be accurate unless the commissioner raises concerns.

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

Senate Status: 03/19/25 - Senate Energy, Agriculture & Natural Resources Committee recommended with amendment 1 (006090). Sent to Senate Finance.

House Status: 04/02/25 - Set for House Finance, Ways & Means Subcommittee 04/09/25.

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.

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

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

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

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.

Fiscal Note: (Dated March 8, 2025) STATE GOVERNMENT REVENUE Environmental Protection Fund FY25-26 & Subsequent Years \$1,613,300

Senate Status: 04/02/25 - Set for Senate Finance, Ways & Means Committee 04/08/25.

House Status: 04/02/25 - Set for House Finance, Ways & Means Subcommittee 04/09/25.

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: 03/31/25 - Senate passed.

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

Executive Status: 03/31/25 - Sent to the speakers for signatures.

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 amendment 1, House Children & Family Affairs Subcommittee amendment 1 (004453) substitutes as one of the members on the task force the commissioner of human services for the commissioner of human resources. Substitutes as one of the public members on the task force one representative from the Tennessee State Court Clerks Association for a representative from either a legal services program or legal aid office in this state or an attorney who contracts with either program or office. Removes the requirement that the task force (i) review the care and management provided by conservators to determine the health, safety, and welfare of individuals under a conservatorship and make recommendations; (ii) determine the amount of assets managed by conservators and review the management of assets by conservators; and (iii) determine a process to provide notification to the court when a conservator is removed for cause. Adds that the bill does not allow for the disclosure of protected health information, and any participating agency or entity must remain bound by state and federal privacy laws that restrict the sharing of protected health information, including regulations established pursuant to the Health Insurance Portability and Accountability Act (HIPAA), without the prior approval of the individual whose health information would be disclosed.

Fiscal Note: (Dated January 25, 2025) NOT SIGNIFICANT

Senate Status: 03/24/25 - Senate passed with amendment 1 (004453).

House Status: 04/03/25 - Set for House Judiciary Committee 04/08/25.

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

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

Executive Status: 03/28/25 - Signed by governor.

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

House Status: 03/18/25 - Taken off notice in House Children & Family Affairs Subcommittee.

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.

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

Senate Status: 03/18/25 - Taken off notice in Senate Commerce & Labor Committee.
House Status: 03/19/25 - Taken off notice in House Business & Utilities Subcommittee.

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: 03/25/25 - Signed by governor.

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.
Fiscal Note: (Dated February 27, 2025) NOT SIGNIFICANT
Senate Status: 03/10/25 - Senate passed.
House Status: 04/03/25 - Re-referred to House Calendar & Rules.

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.
Fiscal Note: (Dated March 20, 2025) NOT SIGNIFICANT
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.
Amendment Summary: House Civil Justice Subcommittee amendment 1 (005443) establishes that a defendant who commits the Class E felony offense of mailing or delivering an abortion-inducing drug to a patient in this state, and such drug results in the death of an unborn child, is strictly liable in the amount of \$5,000,000 in damages for the wrongful death of a person. Specifies that such liability does not apply to a pharmacist, physician, motor carrier, freight forwarder, or an air carrier.
Fiscal Note: (Dated January 3, 2025) NOT SIGNIFICANT
Senate Status: 04/01/25 - Senate Judiciary Committee recommended with amendment 1 (005576). Sent to Senate Calendar Committee.
House Status: 04/03/25 - Set for House Judiciary Committee 04/08/25.

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.
Fiscal Note: (Dated February 20, 2025) NOT SIGNIFICANT
Senate Status: 02/12/25 - Referred to Senate Judiciary Committee.
House Status: 03/12/25 - Taken off notice in House Civil Justice Subcommittee.

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.
Fiscal Note: (Dated March 28, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 02/05/25 - Introduced in the House

LOCAL GOVERNMENT

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

Sponsors: Sen. Taylor, Brent , Rep. Gillespie, 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.
Amendment Summary: Senate State & Local Government Committee amendment 1 (005655) prohibits a local government from adopting or enforcing an ordinance, resolution, regulation, code, requirement, or policy that has the purpose or effect of making a payment to an individual under a guaranteed income program. Defines "guaranteed income program" as: (1) means a program under which an individual is issued an unconditional cash payment on a regular basis to be used for any purpose by the individual; (2) does not include a program under which an individual is required to seek reemployment, perform work, or attend work training as a condition of a cash payment. Defines "local government" as a county, incorporated city or town, metropolitan government, or an agency or unit thereof, or other political subdivision of this state.
Fiscal Note: (Dated January 25, 2025) NOT SIGNIFICANT
Senate Status: 04/01/25 - Senate State & Local Government Committee recommended with amendment 1 (005655). Sent to Senate Calendar Committee.
House Status: 03/25/25 - House sponsor changed from J. Crawford to J. Gillespie.

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

Sponsors: Sen. Harshbarger, Bobby , Rep. Hulsey, 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.
Amendment Summary: Senate State & Local Government Committee amendment 1, House State & Local Government Committee amendment 1 (005992) establishes that members of a utility district board of commissioners in Sullivan County must serve without compensation, unless such board adopts a resolution, authorizing each commissioner to receive per diem payments of \$500 per meeting for no more than 12 meetings per calendar year.
Fiscal Note: (Dated January 25, 2025) NOT SIGNIFICANT
Senate Status: 04/02/25 - Senate State & Local Government Committee recommended with amendment 1 (005992). Sent to Senate Calendar Committee.
House Status: 04/02/25 - Set for House Finance, Ways & Means Committee 04/08/25.

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.
Fiscal Note: (Dated March 13, 2025) NOT SIGNIFICANT
Senate Status: 02/12/25 - Referred to Senate State & Local Government Committee.
House Status: 03/19/25 - Taken off notice in House Cities & Counties Subcommittee.

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.
Fiscal Note: (Dated March 28, 2025) NOT SIGNIFICANT
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.
Amendment Summary: Senate Commerce Committee amendment 1, House Cities & Counties Subcommittee amendment 1 (003681) extends indefinitely, rather than until June 30, 2028, the time period where eligible municipalities continue to receive an allocation of state sales tax revenue pursuant to the now-repealed Courthouse Square Revitalization Pilot Project of 2005. Authorizes up to four additional courthouse square revitalization projects to be created upon application approval by the Department of Finance and Administration (F&A) and the Comptroller of the Treasury (COT). Repeals June 30, 2028. Provides that any of the four municipalities receiving an allocation as of June 1, 2028 will continue to receive an allocation equal to the state tax revenue collected in such zone.
Fiscal Note: (Dated March 13, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years > (\$3,500,000) FY28-29 & Subsequent Years Foregone > \$3,500,000 LOCAL GOVERNMENT REVENUE Permissive FY25-26 & Subsequent Years > \$3,500,000 OTHER FISCAL IMPACT Local revenue loss avoidance exceeding \$3,500,000 in FY28-29 and subsequent years.
Senate Status: 03/25/25 - Senate State & Local Government recommended. Sent to Senate Finance, Ways & Means.
House Status: 04/03/25 - Set for House State & Local Government Committee 04/08/25.

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.

Amendment Summary: Senate Energy, Agriculture, and Natural Resources Committee amendment 1 (004175) Prohibits a city, town, utility district, or municipality that has operated a sewerage system outside of the corporate boundaries of the city or town for 25 years or more from ceasing the operation of such system outside the corporate boundaries so long as the system maintains sufficient capacity, as determined by a study presented to the Tennessee Board of Utility Regulation (TBOUR) to confirm the necessity of the closure. If a landowner has an existing gravity sewer line located on the landowner's property and requests such connection and service, the city, town, utility district, or municipality must provide the connection to the system. House Agriculture and Natural Resources Committee amendment 1 (006361) Prohibits a city, town, utility district, or municipality that has operated a sewerage system outside of the corporate boundaries of the city or town for 25 years or more from ceasing the operation of such system outside the corporate boundaries so long as the system maintains sufficient capacity, as determined by a study presented to the Tennessee Board of Utility Regulation (TBOUR) to confirm the necessity of the closure. If a landowner has an existing gravity sewer line located on the landowner's property and requests such connection and service, the city, town, utility district, or municipality must provide the connection to the system. Requires the governing board of the wastewater utility system to act upon an appeal or complaint filed by an owner within 60 days of its submission. House Agriculture and Natural Resources Committee amendment 2 (006658) Requires city or town with a sewerage system that has been operating outside of its boundaries for 25 years must continue operating as long as it has enough capacity, based on evidence presented to the Tennessee board of utility regulation. Clarifies that this rule does not change rates in existing or future water or wastewater service agreements. Requires a utility district that has operated a sewerage system in unincorporated areas for 25 years must keep operating if it maintains sufficient capacity based on evidence to the Tennessee board of utility regulation. Requires a wastewater utility to connect to a property owner's sewer if an existing line is present and the owner requests it. States that if the utility refuses, the owner may file a complaint to the Tennessee board of utility regulation after appealing to the utility's governing board. Clarifies that existing rates in any agreements are not changed.

Fiscal Note: (Dated March 6, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY25-26 >\$1,000,000 OTHER FISCAL IMPACT Due to multiple unknown variables, any mandatory increases in local revenue or expenditures cannot be determined with reasonable certainty, but are considered significant. Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost.

Senate Status: 04/02/25 - Set for Senate Finance, Ways & Means Committee 04/08/25.

House Status: 04/02/25 - Set for House Finance, Ways & Means Subcommittee 04/09/25.

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.

*Amendment
Summary:*

Senate State & Local Government amendment 2, House Commerce Committee amendment 1 (006399) specifies that in instances in which: (1) a county, metropolitan government, or municipality-owned utility that provides water, wastewater, electric, natural gas, or stormwater management and drainage; or (2) an entity subject to the jurisdiction of the Tennessee Board of Utility Regulation (TBOUR); or (3) a nonprofit cooperative membership corporation (henceforth, collectively "utilities") does not customarily prepare plans and designs for utility infrastructure within a plan of development and requires a customer or customer representative to prepare and submit such plans and designs, the utility must: (1) not charge a fee more than the fee established in a schedule of fees and charges adopted by the utility for review of the plans and designs; and (2) complete the review of the plans and designs within 60 business days of the date the plans and designs are submitted to the utility and are determined by the utility to be complete. Specifies that the 60-business-day timeline does not include the time spent by a state or federal regulatory body to provide any approvals that are required under applicable state or federal regulatory requirements. If any of the aforementioned utilities do not complete any such reviews within 60 business days, the person who submitted the plan is authorized to hire a third-party plans examiner to perform the review and must submit the appropriate fee, if such fee has not been submitted, and a stamped-and sealed copy of all plans that were examined to the utility, in addition to certain information pertaining to the development. Requires the respective utility to, within 10 days of receipt of the fee and plans, to: (1) approve the plans; (2) provide to the person, or the person's designee, a report of deficiencies; or (3) request additional information necessary to ensure compliance with applicable codes. If the utility fails to take any of the aforementioned actions within the 10-day timeframe, the utility must refund any associated plan review fees that were collected and the plans are deemed approved by the utility. If the plan of development is approved after review by a third-party plans examiner and the customer engages an approved contractor to install or construct utility infrastructure, the utility is required to inspect the installation and construction of the utility infrastructure in the development, and the customer or its approved contractor is responsible for the costs of correcting any deficiencies in the installation and construction. Authorizes a utility to charge a fee for such inspections in accordance with a schedule of fees or charges adopted by the utility. Specifies that this act does not apply to types of plans and designs of utility infrastructure that are customarily prepared by the utility for the customer in accordance with standard practice that is in effect at the utility as of July 1, 2025, or a policy that is subsequently adopted by the utility. Requires utilities to allow a customer of the utility or person submitting a plan of development to the utility the option to use an approved contractor or contractors of the customer's choosing for installation of the utility infrastructure. If the customer engages an approved contractor, the customer must provide certain information pertaining to the development and approved contractor. Within 10 business days of receipt of such information, the utility must: (1) confirm the contractor's status as an approved contractor and allow the contractor to proceed as an approved contractor; (2) provide to the customer a report of deficiencies; or (3) request additional information necessary to determine the eligibility of the contractor's status as an approved contractor. If the utility fails to take any of the aforementioned actions with 10 business days, the contractor may proceed as an approved contractor. Requires such utilities to provide a publicly-available list of approved contractors and the process for becoming an approved contractor. Requires the utility to perform inspections of the installation and construction of the utility infrastructure installed by the approved contractor in the development, and the utility may also inspect materials and test the utility infrastructure as part of such inspections. The approved contractor is responsible for correcting any deficiencies associated with its installation or construction, and the utility is not required to accept or commission the utility infrastructure until it determines that the installation and construction complies with all applicable requirements. Authorizes a utility to charge a reasonable fee for such inspection and testing in accordance with a schedule of fees or charges adopted by the utility and made publicly available. Authorizes a utility to require the direct installation or construction of specific utility infrastructure by the utility or by an approved contractor under the direct supervision of the utility where the requirement is necessary to ensure public safety or service reliability of the utility. Authorizes such utilities to provide reasonable construction and manufacturer's specifications for utility infrastructure to any persons, with which a customer has contracted, and if provided, also provide such persons with a schedule of all approved materials for utility infrastructure with specifications for such materials. Prohibits such utilities from requiring that materials or services for the construction of the utility infrastructure be provided by a specific vendor or manufacturer unless using the materials or services by a specific vendor or manufacturer is deemed necessary by the utility for the quality and integrity of the utility's system. Specifies, in the event that an act of God, fire, flood, storm, accident, or similar event constituting force majeure causes a utility to require more time to meet applicable review requirements proposed by this legislation, the timelines set forth must be suspended so long as the utility's operations are impacted by one or more such events. Senate State & Local Government Committee amendment 1 (004176) allows a utility to provide reasonable construction and manufacturer's specifications for utility infrastructure to ensure that the infrastructure is constructed properly and with appropriate materials. Requires a utility that chooses to provide such specifications to provide persons with a schedule of all approved materials for utility infrastructure with specifications for such materials. Prohibits a utility from requiring that materials or services for the construction of the utility infrastructure be provided by a specific vendor or manufacturer. Allows a utility to review the plans and designs of the utility infrastructure to be installed for approval. Requires a utility that performs or requires such review to: 1) not charge a fee of more than \$1,000 for the review plans and designs; 2) complete the review within 30 days of the date the plans and designs are submitted to the utility. Allows the person who submitted the plan or design to hire a third-party plans examiner to review the plans and designs for compliance with all applicable codes if the utility does not complete the review within 30 days. Requires a person who engages a third-party plans examiner to submit the appropriate fee and a stamped and sealed copy of all plans that were examined to the utility and provide all the other required documents. Requires the utility to perform inspections of the installation and construction of the water, wastewater, electric, natural gas, or storm water management infrastructure of the development if the plan of development is approved after review by a third-party plans examiner. Allows the utility to charge a fee for such inspections that must not exceed 2% of the total cost of the development. Defines utility as: 1) an entity subject to the jurisdiction of the board of utility regulation; 2) a cooperative; 3) a county-owned, metropolitan government-owned, or municipal-owned utility that provides water, wastewater, electric, natural gas, or stormwater management and drainage to the public.

Fiscal Note:

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

Senate Status:

04/01/25 - Senate State & Local Government recommended with amendment 2 (006399). Sent to Senate Finance, Ways & Means.

House Status:

04/02/25 - Set for House Finance, Ways & Means Subcommittee 04/09/25.

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.

Fiscal Note:

(Dated March 8, 2025) NOT SIGNIFICANT

Senate Status:

02/10/25 - Introduced in the Senate

House Status:

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

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.
Fiscal Note: (Dated March 8, 2025) OTHER FISCAL IMPACT A precise increase in foregone local revenue and increase in mandatory expenditures cannot be estimated. Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost.
Senate Status: 02/12/25 - Referred to Senate State & Local Government Committee.
House Status: 03/19/25 - Failed in House Cities & Counties Subcommittee.

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: 03/17/25 - Signed by Senate speaker.
House Status: 03/17/25 - Signed by House speaker.
Executive Status: 03/25/25 - Signed by governor.

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 (003873) changes effective date to January 1, 2026.
Fiscal Note: (Dated February 22, 2025) NOT SIGNIFICANT
Senate Status: 03/25/25 - Signed by Senate speaker.
House Status: 03/26/25 - Signed by House speaker.
Executive Status: 04/03/25 - Signed by governor.

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: 03/18/25 - Senate State & Local Government Committee deferred to the first calendar of 2026.
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.
Fiscal Note: (Dated March 6, 2025) NOT SIGNIFICANT
Senate Status: 03/24/25 - Taken off notice in Senate Judiciary Committee.
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.
Fiscal Note: (Dated February 20, 2025) NOT SIGNIFICANT
Senate Status: 03/19/25 - Signed by Senate speaker.
House Status: 03/19/25 - Signed by House speaker.
Executive Status: 03/28/25 - Signed by governor.

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.
Fiscal Note: (Dated March 14, 2025) NOT SIGNIFICANT
Senate Status: 02/10/25 - Introduced in the Senate
House Status: 03/19/25 - Taken off notice in House Cities & Counties Subcommittee.

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: 03/25/25 - Taken off notice in Senate Commerce & Labor Committee.
House Status: 03/19/25 - House Business & Utilities Subcommittee deferred to the second calendar of 2026.

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.
Amendment Summary: Senate amendment 1 (004346) removes the authority of a county or municipal legislative body to opt out of training and continuing education for members of boards of zoning appeals (BZAs) and for each building commissioner, professional planner, or other administrative official who advises the BZA. Requires that training and continuing education courses for members of BZAs include the issues of property rights and constitutional rights. Requires, rather than authorizes, BZAs to adhere to certain general and supplemental rules of procedure. Adds to such rules of procedure, the requirement to include the presentation of relevant proof by parties to the proceedings. Authorizes, rather than requires, that such rules address the inclusion of statements of reasons for the BZA's actions as part of each motion or action, including such findings of fact and statements of material evidence as the BZA may deem pertinent. Requires building commissioners and other administrative officials who grant or deny building permits to inform, in writing, the parties to the proceedings of their right to appeal to the BZA. Requires BZAs, when issuing a decision, to inform, in writing, the parties to the proceedings of their right to seek judicial review of the board's decision.
Fiscal Note: (Dated February 21, 2025) NOT SIGNIFICANT
Senate Status: 03/31/25 - Senate passed with amendment 1 (004346).
House Status: 04/03/25 - Set for House State & Local Government Committee 04/08/25.

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: 03/24/25 - Signed by Senate speaker.
House Status: 03/24/25 - Signed by House speaker.
Executive Status: 04/03/25 - Signed by governor.

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: Senate Energy, Agriculture, and Natural Resources Committee amendment 1, House amendment 1 (003805) requires foreign persons, businesses, and governments who report agricultural land investments to the U.S. Department of Agriculture (USDA) under the Agricultural Foreign Investment Disclosure Act (Act) to also file a copy with the Commissioner of the Department of Agriculture (DOA). Directs the Commissioner to notify the Attorney General (AG) of noncompliance. Authorizes the AG to seek and collect a civil penalty of up to 25 percent of the fair market value of land owned by a foreign entity for failure to file. The provisions of the proposed legislation expire upon the repeal of the Act.
Fiscal Note: (Dated February 16, 2025) NOT SIGNIFICANT
Senate Status: 04/03/25 - Senate deferred to 04/07/25.
House Status: 03/27/25 - House passed with amendment 1 (003805).

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

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

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.
Fiscal Note: (Dated March 8, 2025) NOT SIGNIFICANT
Senate Status: 03/31/25 - Senate passed.
House Status: 04/03/25 - Set for House State & Local Government Committee 04/08/25.

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: 03/18/25 - Taken off notice in Senate Commerce & Labor Committee.
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: 03/18/25 - Taken off notice in Senate State & Local Government Committee after withdrawing amendment 1 (004219).

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

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.

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

Senate Status: 03/11/25 - Failed in Senate Commerce & Labor Committee after failing to secure a second.

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

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

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

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

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

Executive Status: 04/02/25 - Sent to governor.

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.

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

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

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

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.

Fiscal Note: (Dated March 1, 2025) OTHER FISCAL IMPACT The timing and extent of any mandatory increase in local expenditures cannot be estimated with certainty. Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost.

Senate Status: 03/31/25 - Senate passed.

House Status: 03/26/25 - House Finance Subcommittee placed behind the budget.

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: 03/12/25 - Enacted as Public Chapter 0017.

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: 03/18/25 - Senate State & Local Government Committee deferred to the first calendar of 2026.

House Status: 03/19/25 - Taken off notice in House Public Service Subcommittee.

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:

03/19/25 - Signed by Senate speaker.

House Status:

03/19/25 - Signed by House speaker.

Executive Status:

03/28/25 - Signed by governor.

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 State & Local Government Committee amendment 1 (006451) enacts the Tennessee Procurement Protection Act. Prohibits state agencies and political subdivisions from contracting with a foreign adversary company for final products or services, including technology devices and software. Requires the Chief Procurement Officer (CPO) within the Department of General Services (DGS), state agency, or political subdivision to require a person that contracts with the state to certify, at the time the bid is submitted, or the contract is entered into, renewed, or assigned, that the person or assignee is not a foreign adversary company. Establishes that a person or entity that fails to provide a certification or falsifies a certification is liable for a civil penalty in an amount that is equal to the greater of \$250,000 or twice the amount of the contract for which a bid or proposal was submitted, whichever is greater; and is prohibited from bidding on a state contract for 60 months. Requires the CPO, state agency, or political subdivision, upon receiving proof satisfactory that a person or entity is in violation of the required certification to: (1) forward the information to the Attorney General and Reporter (AG), who may file an action in a court of appropriate jurisdiction to recover such civil penalty; and (2) terminate the contract for cause. Authorizes a state agency or political subdivision to enter into a contract for final products or services produced by a foreign adversary company if: (1) there is no other reasonable option for procuring the final product or service; and (2) the contract is approved by the CPO, state agency, or political subdivision after a determination that not procuring the final product or service would pose a greater threat to the state than the threat associated with the final product or service itself. Does not apply to a company, including a third-party vendor, that is in compliance with the federal Secure and Trusted Communications Networks Act of 2019.

Fiscal Note:

(Dated February 27, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY25-26 \$356,800 FY26-27 & Subsequent Years \$349,000 Total Positions Required: 2

Senate Status:

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

House Status:

04/03/25 - Taken off notice in House Calendar & Rules Committee.

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.
Fiscal Note: (Dated April 2, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY25-26 \$1,136,000 FY26-27 \$1,936,000 FY27-28 & Subsequent Years \$436,000 Total Positions Required: 1 OTHER FISCAL IMPACT Passage of this legislation may result in additional increases in state expenditures if there are agencies who are unable to comply with the requirements of the legislation utilizing existing personnel and resources. The extent and timing of any additional increases in state expenditures cannot be reasonably determined. HB 332 - SB 867
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: House Finance Subcommittee amendment 1, 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.
Fiscal Note: (Dated February 28, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 (\$14,400,000) FY26-27 (\$47,520,000) FY27-28 (\$59,616,000) FY28-29 (\$18,892,800) FY29-30 \$28,086,400 FY30-31 \$22,470,400 FY31-32 \$18,080,800 FY32-33 \$15,037,600 FY33-34 \$13,495,200 FY34-35 \$13,105,600 FY35-36 \$12,584,800 FY36-37 \$10,225,600 FY37-38 \$5,768,000 FY38-39 & Subsequent Years \$1,574,400 OTHER FISCAL IMPACT The extent to which authorizing taxpayers to elect a higher deduction based on the federal governments rate of depreciation will impact state excise tax revenue in future years, if any, is dependent on federal action and cannot be reasonably determined at this time. SB 32 - HB 477
Senate Status: 03/25/25 - Senate Finance Committee set behind budget.
House Status: 03/19/25 - House Finance Subcommittee placed behind the budget after adopting amendment 1 (003964).

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: 03/18/25 - Taken off notice in Senate Commerce & Labor Committee.
House Status: 03/19/25 - Taken off notice in House Business & Utilities Subcommittee.

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.
Fiscal Note: (Dated March 27, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years (\$196,098,000) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years \$196,098,000
Senate Status: 04/02/25 - Taken off notice in Senate State & Local Government Committee.
House Status: 04/02/25 - Set for House Finance, Ways & Means Subcommittee 04/09/25.

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.
Fiscal Note: (Dated February 22, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 (\$749,300) FY26-27 & Subsequent Years (\$1,498,500)
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: 04/02/25 - Senate State & Local Government recommended. Sent to Senate Finance, Ways & Means.
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: 03/18/25 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation.
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.
Fiscal Note: (Dated March 15, 2025) STATE GOVERNMENT REVENUE Commercial Development Board FY25-26 & Subsequent Years \$13,200 EXPENDITURES Commercial Development Board FY25-26 & Subsequent Years \$13,200 OTHER FISCAL IMPACT Due to multiple unknown variables, any increase in state revenue or expenditures from the purchase and lease of land by the Commercial Development Board cannot be reasonably determined. Any decrease in local revenue resulting from this legislation is based on multiple unknown factors and cannot be reasonably determined. SB 220 HB 544
Senate Status: 03/19/25 - Senate Government Operations Committee recommended. Sent to Senate State & Local Government Committee.
House Status: 03/19/25 - Taken off notice in House Cities & Counties Subcommittee.

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: 03/26/25 - Signed by Senate speaker.
House Status: 03/26/25 - Signed by House speaker.
Executive Status: 04/03/25 - Signed by governor.

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.
Amendment Summary: House Cities & Counties Subcommittee amendment 1 (005782) redefines residential property for property tax classification and assessment purposes to include: (1) a unique property identified by a distinct map and parcel number, along with any other unique identifiers that allow it to be owned, held for use, or transferred in a fee simple estate as a dwelling, whether the property is occupied by an owner or renter; and (2) real property that is constructed as a dwelling unit in a group of two or more attached dwelling units, and for which property the owner owns the interior, exterior, and portion of land on which the dwelling unit is situated. Removes the provision that all real property used or held for dwelling purposes containing two or more rental units is classified as industrial and commercial property. Requires, on or after the effective date of this act, the governing body of each county or municipality to determine and certify a tax rate that will provide the same ad valorem revenue for the jurisdiction of the respective governing body as was levied during the previous year so that no local government experiences revenue losses or increases resulting from the change in property classification.
Fiscal Note: (Dated March 12, 2025) LOCAL GOVERNMENT REVENUE Mandatory FY26-27 & Subsequent Years > (\$72,886,700)
Senate Status: 03/25/25 - Taken off notice in Senate State & Local Government Committee.
House Status: 03/19/25 - House Cities & Counties Subcommittee deferred to summer study after adopting amendment 1 (005782).

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.

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

Senate Status: 04/01/25 - Senate State & Local Government recommended. Sent to Senate Finance, Ways & Means.

House Status: 04/03/25 - Set for House State & Local Government Committee 04/08/25.

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: Senat State & Local Government Committee amendment 1, House State & Local Government Committee amendment 1 (004944) enacts the Veterans Assistance for Livelihood, Opportunity, and Relief (VALOR) Act. Requires the General Fund to pay or reimburse eligible disabled veterans and surviving spouses for up to \$250,000 of their property taxes on their primary residence. Becomes effective January 1, 2026.

Fiscal Note: (Dated January 1, 2026) STATE GOVERNMENT REVENUE Wildlife Resources Fund FY26-27 (\$57,400) FY27-28 & Subsequent Years (\$114,800) EXPENDITURES General Fund FY26-27 & Subsequent Years Exceeds \$32,798,500 OTHER FISCAL IMPACT The extent of any permissive impact on local government expenditures due to the elimination of property taxes for eligible veterans cannot reasonably be estimated.

Senate Status: 04/02/25 - Senate State & Local Government recommended with amendment 1 (004944). Sent to Senate Finance, Ways & Means.

House Status: 04/02/25 - House Finance Subcommittee placed behind the budget.

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.

Fiscal Note: (Dated February 22, 2025) OTHER FISCAL IMPACT The amount of total recurring foregone local revenue beginning in FY26-27 cannot be quantified with certainty but is reasonably estimated to exceed \$100,000.

Senate Status: 03/11/25 - Taken off notice in Senate State & Local Government Committee.

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

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.

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

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

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

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.

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

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

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.

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

Senate Status: 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.
Fiscal Note: (Dated March 27, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY26-27 & Subsequent Years \$40,323,200 OTHER FISCAL IMPACT The extent of any permissive impact on local government expenditures cannot be reasonably determined.
Senate Status: 02/12/25 - Referred to Senate State & Local Government Committee.
House Status: 02/06/25 - Referred to House Cities & Counties Subcommittee.

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: 03/26/25 - Senate adopted.

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: 04/02/25 - Set for House Finance, Ways & Means Subcommittee 04/09/25.

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.
Amendment Summary: House Finance Subcommittee amendment 1 (003858) rewrites the bill. Creates the "Tennessee Corporate Minimum Tax Act." Applies a minimum state excise tax rate of three percent to corporations with federal taxable income exceeding one hundred million dollars (\$100,000,000). Also creates the "Worldwide Combined Reporting Act."
Fiscal Note: (Dated March 13, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years NET (\$823,846,800) EXPENDITURES General Fund FY25-26 \$500,000 LOCAL GOVERNMENT REVENUE Permissive FY25-26 & Subsequent Years NET (\$525,269,200)
Senate Status: 03/18/25 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation.
House Status: 03/19/25 - House Finance, Ways & Means Subcommittee deferred summer study after adopting amendment 1 (003858).

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 State & Local Government amendment 2 (006047) requires the county to furnish a certified copy of the adopted resolution to the department of revenue. Establishes the tax becomes effective on the first day of the calendar month occurring at least 180 days after the department receives the certified copy. Establishes that a resolution levying a tax does not apply to the occupancy of a hotel or motel or other accommodations for transients and will become effective until approved in an election .
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: 04/02/25 - Senate State & Local Government recommended. Sent to Senate Finance, Ways & Means.
House Status: 04/03/25 - Set for House State & Local Government Committee 04/08/25.

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.
Fiscal Note: (Dated February 27, 2025) STATE GOVERNMENT EXPENDITURES General Fund Another Fund FY25-26 \$326,000 \$13,500 FY26-27 & Subsequent Years - \$27,000
Senate Status: 04/01/25 - Taken off notice in 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: 03/18/25 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation.

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

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.

Fiscal Note: (Dated March 13, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years NET (\$808,302,600) EXPENDITURES General Fund FY25-26 \$500,000 LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years \$11,515,500

Senate Status: 03/18/25 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation.

House Status: 04/02/25 - Set for House Finance, Ways & Means Subcommittee 04/09/25.

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.

Amendment Summary: Senate amendment 1, House Civil Justice Subcommittee amendment 1 (003769) establishes that a charitable organization may be held liable for a loss, damages, injury, or death resulting from a criminal offense committed by a person that is unlawfully present in the United States if: 1) the organization knew the person was unlawfully present in the United States; 2) the person was receiving housing services from the organization when the offense was committed; and 3) the organization's conduct in providing housing constitutes negligence, gross negligence, or willful and wanton misconduct.

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

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

House Status: 04/03/25 - Set for House Judiciary Committee 04/08/25.

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

Sponsors: Sen. Gardenhire, Todd , 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: 04/02/25 - Set for Senate Judiciary Committee 04/08/25.

House Status: 04/03/25 - Set for House Judiciary Committee 04/08/25.

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.

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

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

Senate Status: 03/26/25 - Senate Transportation & Safety Committee recommended with amendment 1 (005257). Sent to Senate Finance.

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.

Fiscal Note: (Dated March 25, 2025) LOCAL GOVERNMENT EXPENDITURES Mandatory FY25-26 & Subsequent Years (\$3,930,800)

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

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

Executive Status: 03/28/25 - Signed by governor.