



TLTA Support

PROPERTY & HOUSING

SB119/HB1142 **Updated definition of manufactured home.**

Sponsors: Sen. Hatcher, Tom , Rep. Boyd, Clark
Summary: Requires this state's definition of manufactured home to automatically update with the definition of manufactured home under title 42 of the United States Code, which currently excludes a self-propelled recreational vehicle.
Fiscal Note: (Dated February 3, 2025) NOT SIGNIFICANT
Senate Status: 03/25/25 - Signed by Senate speaker.
House Status: 03/26/25 - Signed by House speaker.
Executive Status: 04/11/25 - Enacted as Public Chapter 0112, effective July 1, 2025.

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: 03/18/25 - Signed by Senate speaker.
House Status: 03/19/25 - Signed by House speaker.
Executive Status: 04/07/25 - Enacted as Public Chapter 0072, effective March 25, 2025.

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

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

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

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: 04/11/25 - Enacted as Public Chapter 0124, effective January 1, 2026.

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: 03/19/25 - Signed by Senate speaker.
House Status: 03/19/25 - Signed by House speaker.
Executive Status: 04/11/25 - Enacted as Public Chapter 0104, effective July 1, 2025.

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: 04/07/25 - Senate passed.
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: 04/02/25 - Signed by Senate speaker.
House Status: 04/03/25 - Signed by House speaker.
Executive Status: 04/11/25 - Signed by governor.

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

BANKING & CREDIT

SB268/HB145 TRUMP Act.

Sponsors: Sen. Hensley, Joey , Rep. Bulso, Gino

Summary: Establishes the "Tennessee Reduction of Unlawful Migrant Placement Act" or "TRUMP Act." Prohibits a financial institution in this state from sending or transferring funds electronically to a person or account outside of the United States and its territories without verifying the immigration status of the person who intends to send or transfer the funds. Specifies that a financial institution shall comply with this requirement by requesting from the person a valid form of government identification and maintaining a copy of such identification for a period of two years. Defines "government identification" for such purpose. Changes the definition of resident or citizen of this state to mean citizens of the United States and aliens lawfully present in this state. Requires the parent, guardian, or legal custodian of a pupil who is not lawfully residing in this state, but who attends a public school in this state, to pay tuition.

Fiscal Note: (Dated March 10, 2025) OTHER FISCAL IMPACT The proposed legislation may result in a decrease to the Tennessee Investment in Student Achievement allocation to school districts for any local education agency or public charter school that realizes a decrease in enrollment due to students unable to pay the tuition and fees. Any impact will occur in the year following disenrollment, the extent of which cannot be estimated. Additionally, the legislation may result in increased revenue to local governments due to an increase in the number of students paying tuition and fees; however, the extent and timing of such an increase can not be determined with reasonable certainty. HB 145 - SB 268The proposed legislation may jeopardize federal funding to the state and to local governments. However, due to multiple unknown factors, the extent and timing of any decrease in federal funding cannot be determined with any 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: 04/01/25 - Taken off notice in Senate State & Local Government Committee.

House Status: 03/26/25 - Failed in House Banking & Consumer Affairs Subcommittee.

SB410/HB417 Annual nonrefundable supervision fee under the Money Transmission Modernization Act.

Sponsors: Sen. Bailey, Paul , Rep. Sherrell, Paul

Summary: Increases, from November 1 to December 31 to October 15 to December 31, the time frame during which a licensee under the Money Transmission Modernization Act must pay the annual nonrefundable supervision fee and submit its annual renewal report to the department. Broadly captioned.

Fiscal Note: (Dated February 11, 2025) NOT SIGNIFICANT

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

House Status: 02/05/25 - Caption bill held on House clerk's desk.

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.

SB977/HB353 Financial institutions annual report to governor.

Sponsors: Sen. Southerland, Steve , Rep. Powers, Dennis

Summary: Reduces from 60 to 45 days, the time period following the end of each calendar year during which the commissioner of financial institutions must annually report to the governor. Broadly captioned.

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

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

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

SB1279/HB110 Deposit insurance required to be maintained by a state bank.

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

Summary: Authorizes the commissioner of financial institutions to determine the type, amounts, and other characteristics of deposit insurance required to be maintained by each state bank. Describes criteria the commissioner must consider in making the determinations. Part of Administration Package.

Fiscal Note: (Dated January 17, 2025) NOT SIGNIFICANT

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

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

Executive Status: 04/11/25 - Enacted as Public Chapter 0126, effective July 1, 2025.

COMMERCIAL LAW

SB204/HB565 Tennessee Homebuyer Harassment Prevention Act.

Sponsors: Sen. Oliver, Charlane , Rep. Hemmer, Caleb

<i>Summary:</i>	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.
<i>Amendment Summary:</i>	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.
<i>Fiscal Note:</i>	(Dated January 30, 2025) NOT SIGNIFICANT
<i>Senate Status:</i>	03/10/25 - Senate passed with amendment 1 (004390).
<i>House Status:</i>	03/12/25 - Taken off notice in House Banking & Consumer Affairs Subcommittee.

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

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

SB302/HB420 Tennessee Consumer Protection and Subscription Renewal Act.

<i>Sponsors:</i>	Sen. Harshbarger, Bobby , Rep. Rudd, Tim
<i>Summary:</i>	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.
<i>Fiscal Note:</i>	(Dated February 28, 2025) NOT SIGNIFICANT
<i>Senate Status:</i>	03/18/25 - Taken off notice in Senate Commerce & Labor Committee.
<i>House Status:</i>	03/26/25 - Taken off notice in House Banking & Consumer Affairs Subcommittee.

SB306/HB459 Administrative dissolution - entities filing documents with the secretary of state.

<i>Sponsors:</i>	Sen. Briggs, Richard , Rep. Martin, Greg
<i>Summary:</i>	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.
<i>Fiscal Note:</i>	(Dated February 12, 2025) NOT SIGNIFICANT
<i>Senate Status:</i>	03/24/25 - Signed by Senate speaker.
<i>House Status:</i>	03/24/25 - Signed by House speaker.
<i>Executive Status:</i>	04/11/25 - Enacted as Public Chapter 0113, effective April 3, 2025.

SB442/HB499 Registered agents - resigning an agency appointment.

<i>Sponsors:</i>	Sen. Seal, Jessie , Rep. Jones, Renea
<i>Summary:</i>	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.
<i>Fiscal Note:</i>	(Dated February 1, 2025) NOT SIGNIFICANT
<i>Senate Status:</i>	03/19/25 - Signed by Senate speaker.
<i>House Status:</i>	03/19/25 - Signed by House speaker.
<i>Executive Status:</i>	04/10/25 - Enacted as Public Chapter 0097, effective March 28, 2025.

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

<i>Sponsors:</i>	Sen. Walley, Page , Rep. Hulsey, Bud
<i>Summary:</i>	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.
<i>Fiscal Note:</i>	(Dated February 27, 2025) NOT SIGNIFICANT
<i>Senate Status:</i>	03/11/25 - Taken off notice in Senate Commerce & Labor Committee.
<i>House Status:</i>	03/05/25 - Failed in House Banking & Consumer Affairs Subcommittee.

SB529/HB911 Clarification of consumer protection.

<i>Sponsors:</i>	Sen. Stevens, John , Rep. Garrett, Johnny
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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: 04/03/25 - Signed by Senate speaker.

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

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

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

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

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

SB1125/HB1011 Freezing of funds of a user by an online payment system - written notice required.

Sponsors: Sen. Yager, Ken , Rep. Fritts, Monty

Summary: Prohibits an online payment system from freezing the funds of a user without first providing the user with a written notice of the online payment system's intent to freeze the user's funds. Specifies that a violation is an unfair or deceptive act or practice pursuant to the Tennessee Consumer Protection Act of 1977.

Fiscal Note: (Dated February 10, 2025) NOT SIGNIFICANT

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

House Status: 03/19/25 - Failed in House Banking & Consumer Affairs Subcommittee.

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

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

Executive Status: 04/11/25 - Enacted as Public Chapter 0104, effective July 1, 2025.

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.

CONSTRUCTION

SB360/HB293 Construction of certain structures in areas designated as 100-year floodplains.

Sponsors: Sen. Briggs, Richard , Rep. Clemmons, John

Summary: Prohibits the construction of correctional facilities, hospitals, and nursing homes in areas designated as one hundred-year flood plains and applies to all applications for construction permits submitted on or after July 1, 2025. Broadly captioned.

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

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

House Status: 02/12/25 - Failed in House Cities & Counties Subcommittee.

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 (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: 04/21/25 - House passed.
Executive Status: 04/21/25 - Sent to the speakers for signatures.

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.

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

JUDICIARY

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

PROPERTY & HOUSING

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

Fiscal Note: (Dated March 8, 2025) NOT SIGNIFICANT
Senate Status: 04/21/25 - Senate concurred in House amendment 2 (007441).
House Status: 04/16/25 - House passed with amendment 2 (007441).
Executive Status: 04/21/25 - Sent to the speakers for signatures.

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: 03/18/25 - Signed by Senate speaker.
House Status: 03/19/25 - Signed by House speaker.
Executive Status: 04/07/25 - Enacted as Public Chapter 0072, effective March 25, 2025.

PUBLIC 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.

PUBLIC FINANCE

SB165/HB98 Funding of human resource agencies.

Sponsors: Sen. Walley, Page , Rep. Hicks, Gary
Summary: Increases the amount of funding the state is authorized to match local contributions for funding of human resource agencies.
Fiscal Note: (Dated February 19, 2025) OTHER FISCAL IMPACT To the extent the state appropriates the proposed maximum to all human resource agencies in any given year, the increase in state expenditures directly attributable to this legislation will be \$1,980,000 in any such year. In addition, there would be corresponding increases in funding to the human resource agencies. Removing the contribution cap per county may result in a permissive increase in local expenditures. The extent and timing of any permissive increase cannot be reasonably determined.
Senate Status: 04/21/25 - Senate passed.
House Status: 04/16/25 - Set for House Finance, Ways & Means Subcommittee 04/17/25.

STATE GOVERNMENT

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:

04/10/25 - Enacted as Public Chapter 0094, effective January 1, 2026.

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.

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.

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: 04/21/25 - Taken off notice in Senate Finance, Ways & Means Committee.

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

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

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

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

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

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

House Status: 03/19/25 - Taken off notice in House Business & Utilities Subcommittee.

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.

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.

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: 04/09/25 - Enacted as Public Chapter 0086, effective July 1, 2025.