



## TLTA -- Our Bill

Legislative Report 4/10/2024

### INSURANCE GENERAL

#### **SB2698/HB2281 Education requirements for applicants for an insurance producer license.**

*Sponsors:* Sen. Southerland, Steve , Rep. Hawk, David  
*Summary:* Requires an applicant for an insurance producer license for title insurance to complete a pre-licensing course of study that consists of a minimum of 30 hours of course work. Broadly captioned.  
*Amendment Summary:* House amendment 1 (014428) changes effective date to July 1, 2024.  
*Subcommittee Amendments:* Insurance\_Sub\_Amendments\_02.27.2024.pdf  
*Fiscal Note:* (Dated February 22, 2024) NOT SIGNIFICANT  
*Senate Status:* 04/09/24 - Senate passed.  
*House Status:* 03/14/24 - House passed with amendment 1 (014428).  
*Executive Status:* 04/09/24 - Sent to the speakers for signatures.

# TLTA - "Participating"

## PROPERTY & HOUSING

### SB1950/HB2583 **Ownership of real property - foreign-party-controlled businesses prohibited.**

*Sponsors:* Sen. Swann, Art , Rep. Russell, Lowell

*Summary:* Prohibits certain foreign-party-controlled businesses from acquiring an interest in public or private land in this state. Prohibits certain foreign parties from acquiring agricultural land in this state. Requires land acquired in violation of this act to divest such land within two years. Creates a Class E felony for violations of the act.

*Fiscal Note:* (Dated April 4, 2024) Increase State Revenue \$82,000/FY24-25/General Fund \$2,000/FY25-26 and Subsequent Years/General Fund Increase State Expenditures \$152,400/FY24-25/Department of Agriculture \$149,900/FY25-26 and Subsequent Years/ Department of Agriculture Decrease State Expenditures SB 1950 - HB 2583 \$82,000/FY24-25/Secretary of State \$2,000/FY25-26 and Subsequent Years/Secretary of State Other Fiscal Impact This legislation could effectively deter the investments of PFPs and PFPCBs in real estate within this state. Any subsequent fiscal impacts upon state or local tax revenue that would have occurred in the absence of this legislation are dependent upon multiple unknown factors and cannot be determined with reasonable certainty.

*Senate Status:* 01/29/24 - Referred to Senate Commerce & Labor Committee.

*House Status:* 02/07/24 - Referred to House Property & Planning Subcommittee.

### SB2637/HB2805 **Time to file lienor's claim in a creditors' or foreclosure proceeding.**

*Sponsors:* Sen. Niceley, Frank , Rep. Hulsey, Bud

*Summary:* Increases time for a lienor to commence a proceeding or file the lienor's claim in a creditors' or foreclosure proceeding after service of a written demand by the owner, the owner's agent, or a prime contractor of the real property to which the lien is attached to from within 60 days to within 75 days after service. Broadly captioned.

*Fiscal Note:* (Dated February 2, 2024) NOT SIGNIFICANT

*Senate Status:* 03/26/24 - Taken off notice in Senate Judiciary Committee.

*House Status:* 03/12/24 - House Civil Justice Subcommittee deferred to Summer Study.

### SB2639/HB2553 **Foreign-party controlled businesses prohibited from acquiring real property.**

*Sponsors:* Sen. Niceley, Frank , Rep. Reedy, Jay

*Summary:* Restricts certain foreign investments in land located within this state through the creation of two separate prohibitions, one that restricts a prohibited foreign-party-controlled business from acquiring real property and another that restricts a prohibited foreign-party from acquiring agricultural land located within this state. (11pp.). Broadly captioned.

*Amendment Summary:* Senate Commerce & Labor Committee amendment 1 (015023) exempts certain licensed individuals and entities from liability under Tennessee's Real Estate Broker License Act of 1973. Specifically, it provides immunity to licensed real estate brokers, attorneys, title insurance companies and agents, banks and their affiliates, savings and loan associations, credit unions, and licensed mortgage lenders who are involved in transactions where a prohibited foreign party acquires property in violation of the law. Senate Commerce & Labor Committee amendment 2, House Local Government Committee amendment 1 (014859) includes Al-Shabaab, Boko Haram, Hayat Tahir al Sham, ISIS, the Taliban, and the Wagner group in the definition of entities of particular concern. Prohibits prohibited foreign party-controlled businesses from acquiring non-agricultural land in Tennessee. A violation of this act is punishable by fine or confinement. Declares a policy of the state to conserve, protect, and encourage the development and improvement of agricultural and forest lands. Senate Commerce & Labor Committee amendment 3, House State Government Committee amendment 2 (015419) exempts certain persons holding licenses within the State of Tennessee from liability in a transaction in which a prohibited foreign party acquired property in violation of the bill. Senate Commerce & Labor Committee amendment 4 (017433) declares that liability is not imposed on a person involved in a transaction in which a prohibited foreign party acquired property who is licensed under the Tennessee Real Estate Broker License Act of 1973, an attorney licensed in this state or another state and handling a matter governed by this states law, a title insurance company or agent licensed in this state, a state or national bank, bank holding company, a savings and loan association or savings bank, a credit union, an industrial loan or thrift company, or a mortgage lender licensed by the Tennessee department of financial institutions. Excludes prohibited foreign parties or related prohibited foreign party controlled businesses that have previously received a determination that there are no unresolved national security concerns or pending actions concluded with respect to a covered transaction provided that the prohibited foreign party has not undergone a change in control constituting a covered control transaction and the party files all reports otherwise required.

*Fiscal Note:* (Dated February 27, 2024) Increase State Revenue \$82,000/FY24-25/General Fund \$2,000/FY25-26 and Subsequent Years/General Fund Decrease State Expenditures \$82,000/FY24-25/Secretary of State \$2,000/FY25-26 and Subsequent Years/Secretary of State HB 2553 - SB 2639 Other Fiscal Impact This legislation could effectively deter the investments of PFPs and PFPCBs in real estate within this state. Any subsequent fiscal impacts upon state or local tax revenue that would have occurred in the absence of this legislation are dependent upon multiple unknown factors and cannot be determined with reasonable certainty.

*Senate Status:* 03/27/24 - Senate Commerce & Labor Committee recommended with amendment 3 (015419) and amendment 4 (017433). Sent to Senate Finance.

*House Status:* 04/03/24 - House Finance, Ways & Means Subcommittee deferred to 04/17/24.

## ESTATES & TRUSTS

### SB2442/HB2483 **Requires AOC to create standards of practice for guardians and conservators.**

*Sponsors:* Sen. Akbari, Raumesch , Rep. Harris, Torrey  
*Summary:* Requires the administrative office of the courts to create standards of practice for guardians and conservators. Declares that it is the policy of this state that guardians and conservators must abide by the highest ethical standards of decision-making when making decisions for their wards or protected persons. Broadly captioned.  
*Fiscal Note:* (Dated February 16, 2024) Increase State Expenditures Exceeds \$50,000/FY24-25  
*Senate Status:* 02/20/24 - Taken off notice in Senate Judiciary Committee.  
*House Status:* 02/20/24 - Taken off notice in House Children & Family Affairs Subcommittee.

## GOVERNMENT REGULATION

### SB2317/HB2114 **Public notices posted on free websites.**

*Sponsors:* Sen. Yager, Ken , Rep. Powers, Dennis  
*Summary:* Requires, beginning July 1, 2024, public notices that are required to be published in a newspaper of general circulation to also be published on a free-to-access news and information website in the county if the website meets certain requirements. Broadly captioned.  
*Amendment Summary:* House amendment 1 (014690) rewrites the bill to, instead, provide that when legal notices are required to be published in a newspaper of general circulation, the notice must also be published on a news and information website that has a URL, if such a website exists, that: (1) Has been published continuously for the previous 12-month period; (2) Has been published using recognized standards of professional journalism; (3) Must have content revised on a regular basis not less than three times per week; (4) Bears a fixed title or name and date lines and complies with and abides by all copyright laws; (5) Does not serve primarily as a platform to promote the interests or opinions of a special interest group, individual, or cause; (6) Is principally devoted to the dissemination of local or general news with at least 50 percent of all editorial content reported being original, excluding advertisements; and (7) Exists and is registered pursuant to state law with the secretary of state. The news and information website must have an office of publication known to be based in the county in which the notice is required to be published and that is available and open to the public where business is transacted during usual business hours, that maintains a telephone number and email listing, and that includes in each updated publication the contact information of the news and information website.  
*Subcommittee Amendments:* Public\_Service\_02.20.24.PDF  
*Fiscal Note:* (Dated February 9, 2024) NOT SIGNIFICANT  
*Senate Status:* 04/08/24 - Senate passed.  
*House Status:* 04/01/24 - House passed with amendment 1 (014690).  
*Executive Status:* 04/08/24 - Sent to the speakers for signatures.

## JUDICIARY

### SB2314/HB2875 **Drafting of legislation - fonts and colors used.**

*Sponsors:* Sen. Pody, Mark , Rep. Richey, Bryan  
*Summary:* Requires the office of legal services to draft and produce each bill, resolution, amendment, or other legislative proposal offered for debate prior to passage or enactment utilizing a system of a combination of different fonts, colors, or styles of texts to differentiate between the existing law and the new language or proposed deleted or repealed language. Also requires the directors of the office of legal services to select the parameters to be utilized in the system with consult from the leadership of the majority and minority parties or other offices and divisions.  
*Senate Status:* 02/08/24 - Referred to Senate State & Local Government Committee.  
*House Status:* 02/07/24 - Referred to House Public Service Subcommittee.

## TAXES BUSINESS

### SB1841/HB2586 **Suspension of professional privilege tax based on revenue over-collections.**

*Sponsors:* Sen. Walley, Page , Rep. Russell, Lowell  
*Summary:* Suspends the professional privilege tax for any year in which the amount of state general fund tax revenue over-collections during the prior fiscal year exceeded \$500,000,000.  
*Amendment Summary:* House Finance Subcommittee amendment 1 (013977) suspends the professional privilege tax for any year in which the amount of General Fund over-collections during the prior fiscal year exceeded \$500,000,000.  
*Subcommittee Amendments:* Finance\_Sub\_Amendments\_02.21.2024.pdf  
*Fiscal Note:* (Dated February 9, 2024) Other Fiscal Impact In FY24-25 the estimated fiscal impact is not significant. The impact on privilege tax collections beyond FY24-25 is dependent upon the appropriations passed by the General Assembly and revenue collected in future fiscal years and therefore cannot be reasonably determined.  
*Senate Status:* 03/19/24 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation.  
*House Status:* 02/21/24 - House Finance Subcommittee placed behind the budget after adopting amendment 1 (013977).

## TAXES GENERAL

**SB1944/HB2855 Professional privilege tax repeal.**

*Sponsors:* Sen. Crowe, Rusty , Rep. Hill, Timothy  
*Summary:* Repeals the professional privilege tax for the tax year beginning on June 1, 2025.  
*Fiscal Note:* (Dated February 28, 2024) Decrease State Revenue Net Impact \$86,487,900/FY24-25 and Subsequent Years Decrease State Expenditures \$824,400/FY25-26 and Subsequent Years Increase Local Revenue \$149,600/FY24-25 and Subsequent Years  
*Senate Status:* 03/12/24 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation.  
*House Status:* 02/07/24 - Referred to House Finance, Ways & Means Subcommittee.

## INSURANCE GENERAL

**SB2687/HB2629 Continuing education requirement exemption for certain licensed insurance providers.**

*Sponsors:* Sen. White, Dawn , Rep. Baum, Charlie  
*Summary:* Specifies that an individual who has been a licensed insurance producer since January 1, 2004, rather than January 1, 1994, is not required to complete continuing education requirements for renewal of the insurance producer license. Broadly captioned.  
*Fiscal Note:* (Dated February 16, 2024) NOT SIGNIFICANT  
*Senate Status:* 03/12/24 - Taken off notice in Senate Commerce & Labor Committee.  
*House Status:* 03/05/24 - Taken off notice in House Insurance Subcommittee.

## JUDICIARY

**SB2225/HB1652 Subject matter jurisdiction over any legal action challenging rule or procedure of general assembly.**

*Sponsors:* Sen. Lowe, Adam , Rep. Bulso, Gino  
*Summary:* Specifies that no circuit, chancery, or other court has subject matter jurisdiction over any legal action, challenging any rule, regulation, or procedure of the senate or house of representatives. Broadly captioned.  
*Amendment Summary:* House amendment 1 (012889) rewrites this bill to, instead, declare that no circuit, chancery, or other inferior court has subject matter jurisdiction over any legal action challenging any rule of the senate or house of representatives adopted pursuant to Article II, § 12 of the Tennessee Constitution. Article II, § 12 provides that "Each House may determine the rules of its proceedings, punish its members for disorderly behavior, and, with the concurrence of two-thirds, expel a member, but not a second time for the same offence; and shall have all other powers necessary for a branch of the Legislature of a free State."  
*Subcommittee Amendments:* Public\_Service\_02.13.24.pdf  
*Fiscal Note:* (Dated January 17, 2024) NOT SIGNIFICANT  
*Senate Status:* 03/12/24 - Failed in Senate Judiciary Committee.  
*House Status:* 03/04/24 - House passed with amendment 1 (012889).

## PROPERTY &amp; HOUSING

**SB1893/HB2025 Residential Rental Fee Transparency and Junk Fee Prohibition Act**

*Sponsors:* Sen. Oliver, Charlane , Rep. Clemmons, John  
*Summary:* Requires a landlord, leasing company, or management company to disclose all fees charges in addition to the rent during a billing cycle and whether the residential property landlord accepts reusable screening reports prior to the prospective tenant's submission of an application. Creates requirements for an individual to use a reusable tenant screening report in an application for residential rental property. Makes other changes related to the disclosure and charging of fees in connection with residential rental property including prohibiting a landlord from charging a fee that is higher than the actual cost to do business.  
*Fiscal Note:* (Dated March 1, 2024) NOT SIGNIFICANT  
*Senate Status:* 03/12/24 - Taken off notice in Senate Commerce & Labor Committee.  
*House Status:* 03/05/24 - Failed in House Business & Utilities Subcommittee.

**SB2448/HB2215 Real Estate Fraud Reduction Act.**

*Sponsors:* Sen. Akbari, Raumesh , Rep. Parkinson, Antonio  
*Summary:* Enacts the "Real Estate Fraud Reduction Act," which requires county registers of deeds and notaries public to verify the identity of a person recording or notarizing a document relating to certain real estate transactions, as applicable, using a government-issued identification card. Requires such registers and notaries to document and maintain as a permanent record certain personally identifying information of a person recording or notarizing such a document. Specifies penalties for violations by a notary public. Broadly captioned.  
*Amendment Summary:* House Local Government Committee amendment 1 (017469) rewrites the bill to require the Tennessee Advisory Commission on Intergovernmental Relations (TACIR) to conduct a study and compile a report on real estate fraud. The report must investigate different methods used by other states to combat real estate fraud in addition to the prevalence of real estate fraud in Tennessee. The report must provide suggestions and be submitted to the TN general assembly. Senate amendment 1 (017172) enacts the Real Estate Fraud Reduction Act. Allows a register and requires a notary who records a document relating to a real estate transaction, including any type of deed or lien with respect to real property, to require an identification card to verify the identity of the person recording the document and make a physical or electronic copy to be recorded and maintained as a permanent record. Allows the register to record as a permanent record the name and address of the person recording the document and the type of category of identification card with the unique identifying code associated with it. Exempts real estate transactions for a state or local department or agency from providing identification to a register. Clarifies that this only affects counties with a population greater than 900,000 according to the 2020 or a subsequent federal census. Establishes the penalties for if a notary public fails to comply with the first and each subsequent violation requiring a \$500 fine to the secretary of state, the second violation requiring the notary public's commission to be revoked for one year, and the commission to be revoked permanently for a third violation.  
*Fiscal Note:* (Dated February 18, 2024) Increase Local Expenditures Exceeds \$99,100/FY24-25 and Subsequent Years\*

*Senate Status:* 04/09/24 - Senate passed with amendment 1 (017172), which enacts the Real Estate Fraud Reduction Act. Allows a register and requires a notary who records a document relating to a real estate transaction, including any type of deed or lien with respect to real property, to require an identification card to verify the identity of the person recording the document and make a physical or electronic copy to be recorded and maintained as a permanent record. Allows the register to record as a permanent record the name and address of the person recording the document and the type of category of identification card with the unique identifying code associated with it. Exempts real estate transactions for a state or local department or agency from providing identification to a register. Clarifies that this only affects counties with a population greater than 900,000 according to the 2020 or a subsequent federal census. Establishes the penalties for if a notary public fails to comply with the first and each subsequent violation requiring a \$500 fine to the secretary of state, the second violation requiring the notary public's commission to be revoked for one year, and the commission to be revoked permanently for a third violation.

*House Status:* 04/09/24 - House Local Government Committee recommended with amendment 1 (017469). Sent to House Finance.

## STATE GOVERNMENT

### SB1837/HB2075 **Implementation of an electronic lien and title system.**

*Sponsors:* Sen. Johnson, Jack , Rep. Bricken, Rush

*Summary:* Requires the department to, on or before December 31, 2025, procure and implement an electronic lien and title system to be used throughout the state. Broadly captioned.

*Amendment Summary:* House amendment 1 (014689) rewrites the bill to, instead, (i) require the department of revenue to, on or before December 31, 2025, procure an electronic lien and title system to be used throughout the state; and (ii) revise "electronic lien and title system" to mean a program that allows the exchange of lien and title information with lienholders and is used to create, save, alter, and transfer titles to property. Senate amendment 1 (016041) revises the provision that requires the department of revenue to, on or before December 31, 2025, procure an electronic lien and title system to be used throughout the state by changing the date to June 30, 2026.

*Fiscal Note:* (Dated February 19, 2024) NOT SIGNIFICANT

*Senate Status:* 03/25/24 - Senate passed with amendment 1 (016041).

*House Status:* 04/01/24 - House concurred in Senate amendment 1 (016041).

*Executive Status:* 04/01/24 - Sent to the speakers for signatures.

# TLTA - Monitoring

## AGRICULTURE

### SB2099/HB1890 **Agricultural real estate interests.**

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

*Summary:* Establishes a program to allow the department of agriculture to acquire and administer real estate interests in the state, including the administration of grants to preserve farm and forestry land. Creates the Farmland Preservation Fund to be used for the program. Specifies provisions that must be included in an agricultural easement acquired through the program.

*Amendment Summary:* House Agriculture & Natural Resources Subcommittee amendment 1 (014391) establishes a program for the Department of Agriculture's acquisition and administration of agricultural real estate interests in the State, including the administration of grants for the purpose of preserving farm and forestry land and the acquisition of agricultural easements. Creates the Farmland Preservation Fund, within the General Fund, to be administered by the Commissioner of Agriculture for agricultural easements. Specifies that the fund may only consist of funds appropriated from the General Assembly or interest accrued on investments and deposits of the fund. Unexpended funds do not revert to the General Fund, but are carried forward and maintained until expended. Prohibits the department from selling, transferring, or otherwise divesting of any agricultural easement acquired pursuant to the proposed legislation.

*Subcommittee:* Agriculture\_&\_Natural\_Resources\_Subcommittee\_Amendment\_02.13.24.PDF

*Amendments:* Agriculture\_&\_Natural\_Resources\_Subcommittee\_Amendment\_02.27.24.PDF

*Fiscal Note:* (Dated February 10, 2024) Increase State Revenue \$25,000,000/FY24-25/Farmland Preservation Fund Increase State Expenditures \$25,000,000/FY24-25/General Fund 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 FY24-25 budget, on page B-267, recognizes a one-time appropriation of \$25,000,000 to fund the Farmland Conservation Fund within the Department of Environment and Conservation.

*Senate Status:* 04/10/24 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.

*House Status:* 04/09/24 - House Finance, Ways & Means Committee recommended. Sent to House Calendar & Rules.

## ALCOHOLIC BEVERAGES

### SB2636/HB2845 **Prohibits a beer permittee from selling at retail refrigerated or cold beer.**

*Sponsors:* Sen. Rose, Paul , Rep. Gant, Ron

*Summary:* Prohibits a beer permittee from selling at retail refrigerated or cold beer. Broadly captioned.

*Amendment Summary:* House State Government Committee amendment 1 and Senate amendment 1 (015306) rewrites the bill to enact the "Tennessee Prevention of Drunk Driving Act," as described below. No later than September 1, 2024, this amendment requires the speaker of the senate and the speaker of the house of representatives to establish an advisory task force to review impaired driving and boating in Tennessee. The task force must be composed of 12 members, six members to be appointed by the speaker of the senate and six members to be appointed by the speaker of the house of representatives. This amendment requires the task force to study current levels of impaired driving in this state and ways to reduce impaired driving, repeat offenders, and underage offenders. The task force may request and receive assistance from any department, agency, or entity of state government, upon request from the chair. The task force must invite members of the community who have relevant knowledge to testify before the task force. This amendment requires the task force to submit a report of its findings and recommendations, including any suggested legislation, to the general assembly and the governor no later than December 1, 2025. This amendment requires a law enforcement officer investigating a motor vehicle accident resulting in the death of a person, and having probable cause to believe that an operator of a motor vehicle involved in the accident was driving under the influence of alcohol, to investigate whether the operator was served alcoholic beverages or beer at an establishment licensed to sell alcoholic beverages or beer. The alcoholic beverage commission ("commission") must be notified of the investigation within 48 hours of the incident. Beginning in 2025, this amendment requires the commission to submit to the members of the general assembly, by February 15 of each odd-numbered year, a biennial report to prevent underage drinking, drunk driving, and other harmful uses of alcohol. The report must include, but is not limited to, data collected relating to (i) current statistics of violations issued by the commission; (ii) current levels of alcohol-related traffic crashes and boating crashes resulting in death, injury, and property loss within this state; (iii) current levels of alcohol-related arrests for driving or boating under the influence within this state; (iv) current levels of alcohol recovery and treatment admissions within this state; (v) current levels of alcohol-related hospitalizations and alcohol-related emergency room visits within this state; (vi) current levels of alcohol-attributable deaths within this state; (vii) current programs conducted by state agencies to prevent underage alcohol consumption and other high-risk alcohol consumption within this state; and (viii) prevention recommendations for underage alcohol consumption and other high-risk alcohol consumption. This amendment requires all appropriate state departments and agencies to assist the commission with the report required by this section. The commission must produce the report within the existing resources of the commission. Upon request, copies of the report must be provided to other public officials, public agencies, and the public. Electronic copies must be distributed to all members of the general assembly. Present law regarding intoxicating liquors requires each employee and server permit to be valid for five years. Applications for renewal must be made in the same manner as applications for original permits upon forms prescribed by the commission. Employee and server permits are not transferrable. This amendment deletes these provisions and, instead, provides that beginning January 1, 2025, each server permit is valid for two years and each employee permit is valid for five years. Employee and server permits issued prior to January 1, 2025, will expire five years from their issuance date. This amendment requires the impaired driving advisory council (IDAC) of the Tennessee highway safety office to submit to the members of the general assembly by December 1 each year all reports, strategic plans, or recommendations to reduce impaired driving in Tennessee.

*Subcommittee:* Departments\_03.06.24.pdf

*Amendments:*

*Fiscal Note:* (Dated March 1, 2024) Other Fiscal Impact The extent to which beer sales and other alcoholic beverage sales will be impacted is based on multiple unknown variables and any net impact on state and local tax revenue cannot be reasonably determined.

*Senate Status:* 04/08/24 - Senate passed with amendment 1 (015306), which rewrites the bill to enact the "Tennessee Prevention of Drunk Driving Act," as described below. No later than September 1, 2024, this amendment requires the speaker of the senate and the speaker of the house of representatives to establish an advisory task force to review impaired driving and boating in Tennessee. The task force must be composed of 12 members, six members to be appointed by the speaker of the senate and six members to be appointed by the speaker of the house of representatives. This amendment requires the task force to study current levels of impaired driving in this state and ways to reduce impaired driving, repeat offenders, and underage offenders. The task force may request and receive assistance from any department, agency, or entity of state government, upon request from the chair. The task force must invite members of the community who have relevant knowledge to testify before the task force. This amendment requires the task force to submit a report of its findings and recommendations, including any suggested legislation, to the general assembly and the governor no later than December 1, 2025. This amendment requires a law enforcement officer investigating a motor vehicle accident resulting in the death of a person, and having probable cause to believe that an operator of a motor vehicle involved in the accident was driving under the influence of alcohol, to investigate whether the operator was served alcoholic beverages or beer at an establishment licensed to sell alcoholic beverages or beer. The alcoholic beverage commission ("commission") must be notified of the investigation within 48 hours of the incident. Beginning in 2025, this amendment requires the commission to submit to the members of the general assembly, by February 15 of each odd-numbered year, a biennial report to prevent underage drinking, drunk driving, and other harmful uses of alcohol. The report must include, but is not limited to, data collected relating to (i) current statistics of violations issued by the commission; (ii) current levels of alcohol-related traffic crashes and boating crashes resulting in death, injury, and property loss within this state; (iii) current levels of alcohol-related arrests for driving or boating under the influence within this state; (iv) current levels of alcohol recovery and treatment admissions within this state; (v) current levels of alcohol-related hospitalizations and alcohol-related emergency room visits within this state; (vi) current levels of alcohol-attributable deaths within this state; (vii) current programs conducted by state agencies to prevent underage alcohol consumption and other high-risk alcohol consumption within this state; and (viii) prevention recommendations for underage alcohol consumption and other high-risk alcohol consumption. This amendment requires all appropriate state departments and agencies to assist the commission with the report required by this section. The commission must produce the report within the existing resources of the commission. Upon request, copies of the report must be provided to other public officials, public agencies, and the public. Electronic copies must be distributed to all members of the general assembly. Present law regarding intoxicating liquors requires each employee and server permit to be valid for five years. Applications for renewal must be made in the same manner as applications for original permits upon forms prescribed by the commission. Employee and server permits are not transferrable. This amendment deletes these provisions and, instead, provides that beginning January 1, 2025, each server permit is valid for two years and each employee permit is valid for five years. Employee and server permits issued prior to January 1, 2025, will expire five years from their issuance date. This amendment requires the impaired driving advisory council (IDAC) of the Tennessee highway safety office to submit to the members of the general assembly by December 1 each year all reports, strategic plans, or recommendations to reduce impaired driving in Tennessee.

*House Status:* 04/03/24 - House Finance Subcommittee placed behind the budget.

## COMMERCIAL LAW

### SB2707/HB2092 **Changes the definition of "home loan."**

*Sponsors:* Sen. Southerland, Steve , Rep. Vaughan, Kevin

*Summary:* Changes the definition of a "home loan" to a closed-end loan with a term of at least 241 months. Removes existing variable limits on the maximum effective rate of annual interest on home loans of no higher than two points greater than the rate established by the FNMA auction or four points greater than the 30-year treasury bond market yield index, leaving the maximum rate of interest per annum for home loans that may be charged at a fixed 18 percent limit. Broadly captioned.

*Fiscal Note:* (Dated February 9, 2024) NOT SIGNIFICANT

*Senate Status:* 03/12/24 - Taken off notice in Senate Commerce & Labor Committee.

*House Status:* 03/19/24 - Taken off notice in House Banking & Consumer Affairs Subcommittee.

### SB2863/HB2889 **Authorizes registered agent of a foreign corporation to resign the agency appointment by filing info with the secretary of state.**

*Sponsors:* Sen. Roberts, Kerry , Rep. Todd, Chris

*Summary:* Authorizes the registered agent of a foreign corporation to resign the agency appointment by filing information with the secretary of state in an electronic format deemed suitable by the secretary of state. Broadly captioned.



*Amendment**Summary:*

Senate Commerce & Labor Committee amendment 1 (014226) requires a person acting as an agent of a foreign principal from a county of concern (agent) to file a registration statement and supplemental information with the Tennessee Ethics Commission (Commission) within 10 days of becoming an agent. Requires each agent to file a supplemental statement under oath on a form prescribed by the Commission within 30 days after the expiration of each six-month period following a filing. Requires an agent to give notice within 10 days of when information furnished to the Commission changes. Imposes a \$150 registration fee for each agent and each foreign principal from a country of concern. Requires any person who acted as an agent from January 1, 2014 to July 1, 2024 to file a retroactive registration statement and supplemental statements. Establishes various disclosure and reporting requirements for agents. Authorizes a person who willfully violates a provision or rule promulgated pursuant to this act be fined up to \$100,000 and/or imprisoned for up to five years; provided that a violation of filing and labeling of informational materials has a fine up to \$50,000 and/or imprisonment for up to 12 months. Establishes that an alien who is convicted of a violation of, or a conspiracy to violate, this act may be referred to the United State Department of Justices for removal under the Immigration and Nationality Act. Prohibits an agent from being party to a contract or agreement with a foreign principal from a country of concern to which compensation of the agent is contingent upon the success of political activities carried out. Requires the Commission promulgate rules to effectuate this act, and to report to the General Assembly every six months regarding the administration of this act and to make such report publicly available on its website. House State Government Committee amendment 1 (015653) requires a person acting as an agent of a foreign principal from a county of concern (agent) to file a registration statement and supplemental information with the Tennessee Ethics Commission (Commission) within 10 days of becoming an agent. Requires each agent to file a supplemental statement under oath on a form prescribed by the Commission within 30 days after the expiration of each six-month period following a filing. Requires an agent to give notice, within 10 days, of when information furnished to the Commission changes. Imposes a \$150 registration fee for each agent and each foreign principal from a country of concern. Requires any person who acted as an agent from January 1, 2014 to July 1, 2024 to file a retroactive registration statement and supplemental statements. Establishes various disclosure and reporting requirements for agents. Authorizes a person who willfully violates a provision or rule promulgated pursuant to this act be fined up to \$100,000 and/or imprisoned for up to five years; provided that a violation of filing and labeling of informational materials has a fine up to \$50,000 and/or imprisonment for up to 12 months. Establishes that an alien who is convicted of a violation of, or a conspiracy to violate, this act may be referred to the United State Department of Justices for removal under the Immigration and Nationality Act. Prohibits an agent from being party to a contract or agreement with a foreign principal from a country of concern to which compensation of the agent is contingent upon the success of political activities carried out. Requires the Commission promulgate rules to effectuate this act, and to report to the General Assembly every six months regarding the administration of this act and to make such report publicly available on its website.

*Subcommittee**Amendments:*

Public\_Service\_03.05.24.pdf

*Fiscal Note:*

(Dated February 2, 2024) NOT SIGNIFICANT

*Senate Status:*

03/13/24 - Senate Commerce &amp; Labor Committee recommended with amendment 1 (014226). Sent to Senate Finance.

*House Status:*

04/08/24 - House Government Operations Committee recommended. Sent to House Finance.

## CONSTRUCTION

**SB2100/HB1892 Use of third-party examiners, inspectors, or engineers.***Sponsors:*

Sen. Johnson, Jack , Rep. Lamberth, William

*Summary:*

Authorizes the use of certain third-party examiners, inspectors, engineers, and professionals in lieu of a local or state examiner, inspector, engineer, or professional for certain permitted processes and requirements. Establishes procedures and requirements for the use of a third-party examiner, inspector, engineer, or professional in building construction. Part of Administration Package (22 pp.).

*Amendment**Summary:*

Senate amendment 1 (013987) requires a local jurisdiction, which has adopted its building standards and codes authorized in statute, but outside of the minimum state-wide standards, to perform any examinations of construction plans and specifications and inspections within 30 days of a request. Authorizes the State Fire Marshal to require an inspection during construction or alteration of certain types of buildings or structures. Authorizes a person in a local jurisdiction to engage with third-party inspectors or third-party plans examiners to examine plans and specifications prior to construction or to complete locally required building construction inspections and inspection reports during construction, in lieu of examinations or inspections by the local jurisdiction. Clarifies that engaging with a third party is not applicable to state buildings, educational occupancies, or any other occupancy requiring an inspection by the State Fire Marshal for initial licensure, except agencies licensed by the Department of Human Services. Removes the requirement that a local jurisdiction that accepts an electrical engineer inspection by a registered inspector must maintain a record of an inspection performed by an engineer for no less than three audit years. Authorizes a person to engage a third-party water resource engineer to prepare a permit package to install a subsurface sewage disposal system or to inspect the final inspection of a subsurface sewage disposal system in lieu of the Department of Environment and Conservation (TDEC) or contract county. Authorizes a person to engage a third-party water resource engineer to conduct a final inspection or to review engineering reports, plans, and specifications to construct, install, or modify a non-discharging treatment works or sewerage system, including the collection system, treatment facility, and land application components. Authorizes a person to engage a third-party wetland professional to review an application for the alteration of the physical, chemical, radiological, biological, or bacteriological properties of any waters of the state in lieu of TDEC review. Authorizes the third party to submit a permit application review after the applicant has submitted an aquatic resource inventory and TDEC has concurred with this inventory. Creates requirements and guidelines for engaging with each applicable third party under the applicable departments. Prohibits third parties from conducting an inspection, examination, review or permit package if the third-party inspector or third-party examiner has a conflict of interest. Requires any fees charged by the local government or department for a third-party plans examinations, inspection, reviews or permit packaging to be the same amount charged by the local government, or departments to perform the same service. Senate amendment 2 (014959) requires a person who engages a third-party inspector to complete locally required building inspections are required to continue using a third-party inspector for any subsequent inspections. Requires the person to submit the building plans, inspection reports, third-party inspector's name and registration, and a sworn written statement by the third-party inspector stating any deficiencies in the applicable code. House amendment 1 (017076) makes the following changes: (1) Authorizes a soil scientist certified by the department to submit an application for a permit for a subsurface sewage disposal system with a capacity of less than 750 gallons per day that includes the completed application, application fee, proposed design, an appropriate intensity soils map signed by a soil scientist certified by the department, and a completed but unsigned permit for construction of the subsurface disposal system; and (2) When a local jurisdiction or the state fire marshal's office accepts a final inspection under the provisions in the bill summary regarding third-party inspectors, then requires the local jurisdiction to issue a certificate of occupancy.

*Subcommittee**Amendments:*

Business\_Sub\_Amendments\_02.27.24.pdf

*Fiscal Note:*

(Dated February 10, 2024) NOT SIGNIFICANT

*Senate Status:*

04/08/24 - Senate concurred in House amendment 1 (017076).

*House Status:*

03/28/24 - House passed with amendment 1 (017076).

## ENVIRONMENT & NATURE

### SB631/HB1054 **Classification of real property as a wetland.**

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| <i>Sponsors:</i>                | Sen. Taylor, Brent , Rep. Vaughan, Kevin                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>Summary:</i>                 | 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. Broadly captioned.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Amendment Summary:</i>       | House Agriculture & Natural Resources Subcommittee amendment 1 (013341) removes certain wetland property from applicable standards under the Water Quality Control Act (Act). Separates wetlands into the following categories: high-quality wetlands, moderate-quality wetlands, low-quality wetlands, incidental wetlands, and isolated wetlands. Establishes that no permit, authorization, or another requirement related to riparian buffer, cumulative impact analysis, antidegradation, mitigation, or another regulatory purpose or requirement, within the scope of the Act, is required for alterations to a low-quality wetland or incidental wetland. Establishes that a permit is not required for a low-quality wetland, regardless of the size of the low-quality wetland, and that no mitigation requirements apply to such wetland type. Establishes that an alteration to a moderate-quality wetland that is less than four acres in size is regulated by a general permit for aquatic alterations; however, such permit must not impose any requirements related to riparian buffer, cumulative impact analysis, antidegradation, or mitigation, within the scope of the Act, and may only contain requirements to protect downstream riparian uses. Specifies that an application is complete and permit coverage is issued for an aquatic resource alteration general permit (ARAP) if a denial or request for additional information is not received by the applicant within 21 days of the submission of a hydrologic determination. Establishes that mitigation requirements are not required for a moderate-quality wetland that is less than four acres in size, and furthermore, mitigation requirements for a moderate-quality wetland that is above four acres in size must not exceed a 1:1 ratio. Establishes that an individual ARAP is required for a moderate-quality wetland that is four or more acres in size. Unless required by federal law, prohibits a permit or other authorization or requirement related to riparian buffer, cumulative impact analysis, antidegradation, or mitigation from requiring alterations to an incidental wetland, regardless of the wetland's size. Prohibits low-or-moderate-quality wetlands from being considered when determining the cumulative impact of a project. Senate Energy, Agricultural, & Natural Resources Committee amendment 1 (014537) removes certain wetland property from applicable standards under the Water Quality Control Act (Act). Separates wetlands into the following categories: high-quality wetlands, moderate-quality wetlands, low-quality wetlands, and isolated wetlands. Authorizes a person, desiring to develop property, to request a determination from the Tennessee Department of Environment and Conservation (TDEC) regarding the presence, extent, and category of wetland by submitting a wetland resource inventory report prepared by a third-party wetland professional, including delineation and, if applicable, documentation that the wetland is isolated and the quality of the wetland. If such report contains all required information, is prepared accurately, and is certified by a third-party wetland professional, then such determination made in report must be presumed to be true. Establishes that the alteration to a moderate-quality wetland that is one acre or less in size, or a low-quality isolated wetland, regardless of size and by any activity, cannot be considered as part of a cumulative impact or degradation analysis, any impact to such isolated wetlands do not apply to National Pollutant Discharge elimination system (NPDES) permits, and no notice, approval, or compensatory mitigation is required for such alteration, as long as certain conditions are met. Establishes mitigation requirements for a moderate-quality wetland that is more than one acre in size must not exceed a 1:1 ratio for wetland restoration, a 2:1 ration for wetland creation and enhancement, or a 5:1 ration for wetland preservation. Makes changes to current requirements, including timeliness, to which TDEC must adhere in responding to appeals to determinations of whether water in question is a stream or a wet weather conveyance or, as applicable, the presence, extent, status as isolated, and quality of wetlands. |
| <i>Subcommittee Amendments:</i> | Agriculture_&_Natural_Resources_Subcommittee_Amendment_02.06.24.PDF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <i>Fiscal Note:</i>             | (Dated March 2, 2023) NOT SIGNIFICANT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <i>Senate Status:</i>           | 03/06/24 - Senate Energy, Agriculture & Natural Resources Committee deferred to summer study.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>House Status:</i>            | 03/20/24 - House Agriculture & Natural Resources Committee recommended with amendment 1 (013341). Sent to House Finance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

### SB2579/HB2149 **Isolated wetlands defined.**

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| <i>Sponsors:</i>      | Sen. Taylor, Brent , Rep. Vaughan, Kevin                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <i>Summary:</i>       | Clarifies that an ephemeral wet weather conveyance is not a stream under the Water Quality Control Act. Defines "isolated wetlands" and clarifies that isolated wetlands are not waters under the act. Prohibits requiring a permit or other authorization under the act for impacts to isolated wetlands. Makes other related changes including not being subject to a requirement related to riparian buffers, cumulative impact analyses, antidegradation, mitigation, or another regulatory purpose or requirement. Details that a wetland shall not be designated as Exceptional Tennessee Water based solely on the presence of aquatic plants, semi-aquatic plants, or other vegetation. |
| <i>Fiscal Note:</i>   | (Dated April 4, 2024) Decrease State Revenue \$161,500/FY24-25 and Subsequent Years/Environmental Protection Fund Other Fiscal Impact - The net impact on the total number of pre- and post-permitting site visits and the workload of the Division of Water Resources cannot reasonably be determined due to a number of uncertainties. The resulting net impact on division expenditures is unknown. This legislation may result in an increase in aquatic resource alteration permit fees through rulemaking in future years. The timing and extent of any such increase and the impact on total fee revenue cannot be reasonably determined.                                                |
| <i>Senate Status:</i> | 02/05/24 - Referred to Senate Energy, Agriculture & Natural Resources Committee.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <i>House Status:</i>  | 01/31/24 - Referred to House Agriculture & Natural Resources Subcommittee.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

## ESTATES & TRUSTS

### SB1855/HB2136 **Foreclosure notices.**

|                       |                                                                                                                                                                                                                                                                                                 |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Sponsors:</i>      | Sen. Lowe, Adam , Rep. Eldridge, Rick                                                                                                                                                                                                                                                           |
| <i>Summary:</i>       | Requires the first publication for a sale of land to foreclose a deed of trust, mortgage, or other lien securing the payment of money or other thing of value or under judicial orders or process to be at least 30 days, instead of at least 20 days, previous to the sale. Broadly captioned. |
| <i>Fiscal Note:</i>   | (Dated March 8, 2024) NOT SIGNIFICANT                                                                                                                                                                                                                                                           |
| <i>Senate Status:</i> | 01/31/24 - Referred to Senate Judiciary Committee.                                                                                                                                                                                                                                              |
| <i>House Status:</i>  | 03/12/24 - Taken off notice in House Civil Justice Subcommittee.                                                                                                                                                                                                                                |

### SB1921/HB2516 **Creates the office of conservatorship management and registry.**

*Sponsors:* Sen. Akbari, Raumesh , Rep. Harris, Torrey  
*Summary:* creates the office of conservatorship management and registry. Details who may serve on the board and how long. Describes the purpose of the board and how often they meet. Broadly captioned.  
*Fiscal Note:* (Dated February 16, 2024) Increase State Revenue \$1,437,800/FY24-25/Strategic Technology Solutions \$295,500/FY25-26 and Subsequent Years/Strategic Technology Solutions Increase State Expenditures \$2,399,100/FY24-25/General Fund \$1,256,900/FY25-26 and Subsequent Years/General Fund  
*Senate Status:* 02/21/24 - Taken off notice in Senate Government Operations Committee.  
*House Status:* 02/06/24 - Referred to House Children & Family Affairs Subcommittee.

**SB1952/HB2003 Charge for an attorney ad litem in a guardianship or conservatorship proceeding.**

*Sponsors:* Sen. Stevens, John , Rep. Farmer, Andrew  
*Summary:* Allows a court to charge the cost of an attorney ad litem in a guardianship or conservatorship proceeding against the property of the respondent, the petitioner, or any other party or partially to any one or more of them as determined in the court's discretion. Broadly captioned.  
*Amendment Summary:* Senate amendment 1, House Civil Justice Committee amendment 1 (015762) requires the cost of an attorney ad litem to be charged against the assets of the respondent in cases where guardianship or conservatorships are being argued. Grants that the cost of an attorney ad litem be charged against the petitioner if the court dismisses a conservatorship petition because of a finding of fraud, bad faith, or deception by the petitioner. Limits the cost to not exceed \$1,500, except in cases where the case is dismissed based on fraud or deception by the petitioner, which exempts a cap on attorney fees.  
*Subcommittee Amendments:* Children\_and\_Family\_Affairs\_Sub\_03.26.2024.pdf  
*Fiscal Note:* (Dated February 3, 2024) NOT SIGNIFICANT  
*Senate Status:* 04/10/24 - Senate passed with amendment 1 (015762), which requires the cost of an attorney ad litem to be charged against the assets of the respondent in cases where guardianship or conservatorships are being argued. Grants that the cost of an attorney ad litem be charged against the petitioner if the court dismisses a conservatorship petition because of a finding of fraud, bad faith, or deception by the petitioner. Limits the cost to not exceed \$1,500, except in cases where the case is dismissed based on fraud or deception by the petitioner, which exempts a cap on attorney fees.  
*House Status:* 04/10/24 - Set for House Floor 04/11/24.

**SB2227/HB1993 Waiving of an in-person fiduciary oath.**

*Sponsors:* Sen. Rose, Paul , Rep. Stevens, Robert  
*Summary:* Allows the clerk of court to waive an in-person oath by a fiduciary if the fiduciary files with the clerk a written fiduciary oath that contains certain language and is sworn or affirmed by the fiduciary in the presence of a notary public or signed and dated under penalty of perjury. Specifies certain language that a fiduciary oath must contain under various circumstances.  
*Amendment Summary:* House amendment 1 (013691) allows, at the request of the proposed conservator or guardian, the court to waive the requirement that the clerk administer an in-person oath. If the in-person oath is waived, then the fiduciary must file with the clerk a written fiduciary oath that contains all language required pursuant to the bill and is sworn or affirmed by the fiduciary in the presence of a notary public.  
*Fiscal Note:* (Dated February 1, 2024) NOT SIGNIFICANT  
*Senate Status:* 03/07/24 - Signed by Senate speaker.  
*House Status:* 03/06/24 - Signed by House speaker.  
*Executive Status:* 04/03/24 - Enacted as Public Chapter 0582 effective July 1, 2024.

**SB2228/HB1994 Establishing a guardianship or conservatorship transfer process within the court.**

*Sponsors:* Sen. Rose, Paul , Rep. Stevens, Robert  
*Summary:* Establishes a process for the transfer of a guardianship or conservatorship matter from the court appointing the guardian or conservator to a court in another county of this state.  
*Fiscal Note:* (Dated February 2, 2024) NOT SIGNIFICANT  
*Senate Status:* 02/28/24 - Signed by Senate speaker.  
*House Status:* 02/28/24 - Signed by House speaker.  
*Executive Status:* 03/07/24 - Enacted as Public Chapter 0542 effective March 7, 2024.

**SB2254/HB2710 Report related to examination performed on respondent in a conservatorship proceeding.**

*Sponsors:* Sen. Stevens, John , Rep. Garrett, Johnny  
*Summary:* Allows a physician, psychologist, or senior psychological examiner who performs an examination on the respondent in a conservatorship proceeding to submit a report to the court that has been declared under penalty of perjury, rather than a sworn report. Broadly captioned.  
*Fiscal Note:* (Dated February 10, 2024) NOT SIGNIFICANT  
*Senate Status:* 03/19/24 - Signed by Senate speaker.  
*House Status:* 03/18/24 - Signed by House speaker.  
*Executive Status:* 04/02/24 - Enacted as Public Chapter 0630 effective March 27, 2024.

**SB2256/HB2713 Makes various changes on trusts, estates, and partnerships.**

*Sponsors:* Sen. Stevens, John , Rep. Garrett, Johnny  
*Summary:* Makes various changes to present law on trusts, estates, and partnerships. Broadly captioned.  
*Amendment Summary:* Senate amendment 1 (013721) makes the following changes: (1) Revises the bill by also authorizing a grandparent or sibling of an incapacitated adult who has assumed responsibility for the adult as determined by the disinterested trustee in the trustee's own discretion to represent and bind the incapacitated adult if a conservator of the property or of the person has not been appointed and an agent does not have authority to act with respect to the matter in question; (2) Deletes the provision in the bill that authorizes, following the settlor's death, a noncharitable irrevocable trust to be modified upon the unanimous agreement of the trustee and all qualified beneficiaries if the modification does not violate a material purpose of the trust. Additionally, a noncharitable irrevocable trust may be modified upon consent of all of the qualified beneficiaries if the court concludes that modification is not inconsistent with a material purpose of the trust; and (3) Adds to the present law that provides that a person who is the holder of a power of withdrawal is not considered a settlor of the trust by failing to exercise that power of withdrawal or letting that power of withdrawal lapse by also providing that a person who is the holder of a power of withdrawal is not considered a settlor of the trust by or releasing or waiving that power of withdrawal.

*Subcommittee* Banking\_Sub\_Amendment\_03.12.24.PDF  
*Amendments:*  
*Fiscal Note:* (Dated February 15, 2024) NOT SIGNIFICANT  
*Senate Status:* 03/18/24 - Senate passed with amendment 1 (013721).  
*House Status:* 04/01/24 - House passed.  
*Executive Status:* 04/01/24 - Sent to the speakers for signatures.

## GOVERNMENT REGULATION

### SB1735/HB1807 **Building inspection time frame for new construction or renovation.**

*Sponsors:* Sen. Rose, Paul , Rep. Butler, Ed  
*Summary:* Requires the state fire marshal or another state entity that receives an inspection request for new construction or the renovation of an existing building to conduct the inspection within 72 hours of receipt of the request. Broadly captioned.  
*Amendment* House Commerce Committee amendment 1 (012771) requires the State Fire Marshal (SFM) or appropriate state entity to conduct a requested inspection of new construction or the renovation of an existing building within three business days of the receipt of the request. Authorizes the SFM or appropriate state entity who is physically unable to perform the inspection on-site within three business days to instead complete an inspection in the same timeframe by requesting submission of photographs or other appropriate technology for review that allows the SFM to ensure the requirements for the building inspection are met. Requires the Commissioner of the Department of Commerce and Insurance (DCI) to promulgate rules for resolving disputes that arise during the request for such inspections regarding the application of the rules adopted under the official construction safety standards. Senate Commerce & Labor Committee amendment 1, House Commerce Committee amendment 2 (013556) requires the State Fire Marshal (SFM) or appropriate state entity to conduct a requested inspection of new construction or the renovation of an existing building within three business days of the receipt of the request. Requires an inspection done in connection with a certificate of occupancy to be completed within five business days of the receipt of the request. Requires the Commissioner of the Department of Commerce and Insurance (DCI) to promulgate rules for resolving disputes that arise during the request for such inspections regarding the application of the rules adopted under the official construction safety standards.  
*Subcommittee* Business\_Sub\_Amendments\_01.30.24.pdf  
*Amendments:* Business\_Sub\_Amendment\_02.13.24.PDF  
*Fiscal Note:* (Dated January 29, 2024) Increase State Expenditures \$342,500/FY24-25/General Fund \$332,800/FY25-26 and Subsequent Years/General Fund \$358,200/FY24-25/Health Facilities Commission \$348,600/FY25-26 and Subsequent Years/ Health Facilities Commission Other Fiscal Impact To the extent that current revenue is not sufficient to cover the cost of additional expenditures of the Health Facilities Commission, the commission may increase fees to cover the additional expenditures.  
*Senate Status:* 03/12/24 - Senate Commerce & Labor Committee recommended with amendment 1 (013556). Sent to Senate Finance.  
*House Status:* 02/28/24 - House Finance Subcommittee placed behind the budget.

## JUDICIARY

### SB1985/HB2267 **Postponed trial for forcible entry and detainer.**

*Sponsors:* Sen. Swann, Art , Rep. Boyd, Clark  
*Summary:* Decreases from 15 to seven the number of days that a general session judge may postpone a trial for forcible entry and detainer. Also removes the ability to be moved to circuit court by writs of certiorari and superseseas. Broadly captioned.  
*Fiscal Note:* (Dated February 24, 2024) NOT SIGNIFICANT  
*Senate Status:* 04/01/24 - Senate passed.  
*House Status:* 03/11/24 - House passed.  
*Executive Status:* 04/01/24 - Sent to the speakers for signatures.

## LOCAL GOVERNMENT

### SB2105/HB2419 **Public records lawsuit standing.**

*Sponsors:* Sen. Gardenhire, Todd , Rep. Barrett, Jody  
*Summary:* Clarifies that standing to file a judicial review action for the denial of access to state, county, or municipal records is reserved exclusively for individuals who have formally requested a personal inspection and had their request rejected. Additionally, the bill explicitly prohibits the intervention of non-governmental third parties in public records lawsuits.  
*Fiscal Note:* (Dated March 8, 2024) NOT SIGNIFICANT  
*Senate Status:* 03/18/24 - Senate passed.  
*House Status:* 04/10/24 - Set for House Floor 04/11/24.

### SB2137/HB2628 **Disposal of solid waste on one's own land.**

*Sponsors:* Sen. Reeves, Shane , Rep. Baum, Charlie  
*Summary:* Prohibits a county from prohibiting an individual householder from disposing of solid waste from such householder's own household upon such householder's own land as long as the disposal does not create a public nuisance or a hazard to the public health. Broadly captioned.  
*Fiscal Note:* (Dated February 22, 2024) NOT SIGNIFICANT  
*Senate Status:* 03/06/24 - Re-referred to Senate State & Local Government Committee.  
*House Status:* 02/28/24 - Taken off notice in House Cities & Counties Subcommittee.

### SB2430/HB2530 **Local government prohibited from limiting use of products or materials in construction.**

*Sponsors:* Sen. Powers, Bill , Rep. Burkhart, Jeff

*Summary:* Prohibits a local government from limiting or prohibiting the use or installation of products that meet the national codes and standards or materials that meet the national codes and standards for single-family or multi-family housing or commercial construction under four stories. Deletes provision declaring that a denial of a waiver by a local governmental entity about construction materials does not constitute a prohibition of those construction materials.

*Fiscal Note:* (Dated March 8, 2024) NOT SIGNIFICANT

*Senate Status:* 03/27/24 - Taken off notice in Senate Commerce & Labor Committee.

*House Status:* 03/12/24 - Taken off notice in House Business & Utilities Subcommittee.

**SB2512/HB2640 Notice for public meeting related to approval of a payment in lieu of tax agreement.**

*Sponsors:* Sen. Lundberg, Jon , Rep. Crawford, John

*Summary:* Specifies the required notice for a public meeting related to the approval of a payment in lieu of tax agreement of the board of directors of an industrial development corporation that must be published on the website of the corporation or the governing body of the municipality. Broadly captioned.

*Fiscal Note:* (Dated February 4, 2024) NOT SIGNIFICANT

*Senate Status:* 02/05/24 - Referred to Senate State & Local Government Committee.

*House Status:* 02/05/24 - Caption bill held on House clerk's desk.

## PROFESSIONS & LICENSURE

**SB2584/HB2235 Requirements for land surveyors.**

*Sponsors:* Sen. Taylor, Brent , Rep. Hicks, Tim

*Summary:* Requires that each year of progressive practical experience required of an applicant to qualify as a registered land surveyor be spent under the direct supervision of a practicing professional land surveyor rather than just part of the time an applicant receives such experience. Adds requirement that certain applicants be certified as a professional land surveyor in training (PLSIT) as part of the application to qualify as a registered land surveyor.

*Fiscal Note:* (Dated February 24, 2024) NOT SIGNIFICANT

*Senate Status:* 03/20/24 - Signed by Senate speaker.

*House Status:* 03/26/24 - Signed by House speaker.

*Executive Status:* 04/05/24 - Enacted as Public Chapter 0650 effective April 1, 2024.

## PROPERTY & HOUSING

**SB1646/HB2047 Former public officials may contest liens on real property.**

*Sponsors:* Sen. Massey, Becky , Rep. Carringer, Michele

*Summary:* Adds former public officials to the list of officials who may contest liens on real property believed to lack any legal basis.

*Fiscal Note:* (Dated January 18, 2024) NOT SIGNIFICANT

*Senate Status:* 03/28/24 - Senate passed.

*House Status:* 04/04/24 - Signed by House speaker.

*Executive Status:* 03/28/24 - Sent to the speakers for signatures.

**SB1659/HB2054 Increase in acreage for tax jurisdiction purposes.**

*Sponsors:* Sen. Walley, Page , Rep. Eldridge, Rick

*Summary:* Increases from 1,500 to 5,000 the number of acres of land that may be placed within one property tax jurisdiction for purposes of classification and assessment as agricultural, forest, or open space land. Increases from 1,500 to 5,000 the maximum acreage available to a real property owner that may be classified as forest or open space land.

*Amendment Summary:* House Local Government Committee amendment 1 (014703) increases from 1,500 to 3,000 the number of acres of land that may be placed within one property tax jurisdiction for purposes of classification and assessment as agricultural, forest, or open space land. Increases from 1,500 to 3,000 the maximum acreage available to a real property owner that may be classified as forest or open space land.

*Fiscal Note:* (Dated January 17, 2024) Decrease Local Revenue Exceeds \$3,000,000/FY25-26 and Subsequent Years

*Senate Status:* 02/27/24 - Re-referred to Senate Finance, Ways & Means Committee.

*House Status:* 04/10/24 - House Finance Subcommittee placed behind the budget.

**SB2037/HB2150 Public disclosure mandate for redevelopment projects.**

*Sponsors:* Sen. Lundberg, Jon , Rep. Crawford, John

*Summary:* Requires a housing authority adopting a redevelopment plan or urban renewal plan related to a redevelopment project to publicly provide information on the estimated cost of the redevelopment project, the sources of revenue to finance the costs of the project (including the estimated tax increment), an estimate of the total amount of debt to be incurred and expected time to be fully repaid, and an estimate of how the tax increment provision will affect the revenue streams of all taxing locations in the area being developed, at least ten days prior to a public hearing about the project, rather than five. Broadly captioned.

*Fiscal Note:* (Dated January 27, 2024) NOT SIGNIFICANT

*Senate Status:* 01/31/24 - Referred to Senate State & Local Government Committee.

*House Status:* 01/31/24 - Caption bill held on House clerk's desk.

**SB2124/HB2292 Housing development strategies required to be adopted by municipal and metropolitan governments.**

*Sponsors:* Sen. Briggs, Richard , Rep. Behn, Aftyn

*Summary:* Requires each municipal and metropolitan government to adopt, on or before July 1, 2025, certain housing development strategies, including providing for zoning that specifically allows or encourages the development of tiny homes, in addition to other strategies. Provides that a municipal or metropolitan government that does not adopt such housing development strategies is ineligible for certain state grants, including community development block grants and local park and recreation fund grants. Broadly captioned.

*Fiscal Note:* (Dated February 14, 2024) Other Fiscal Impact A mandatory impact to local government revenue and increase in local expenditures cannot be estimated with reasonable certainty. \*

*Senate Status:* 03/19/24 - Taken off notice in Senate State & Local Government Committee.

*House Status:* 02/06/24 - Referred to House Property & Planning Subcommittee.

#### SB2150/HB2249 Declaration subject time frame.

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

*Summary:* Reduces from 30 business days to 30 days, the amount of time that a business entity that is subject to a declaration has to send notice of a change in contact information for the entity or a transfer of the ownership interest in the residential property to the homeowners' association. Broadly captioned.

*Amendment Summary:* Senate amendment 1 (014107) rewrites the bill to add to the law regarding homeowners' associations, as follows: (1) This amendment requires a homeowners' association seeking to levy a special assessment on its members for a nonessential amenity to (i) pass the assessment by at least a two-thirds majority vote of the total members in the homeowners' association; and (ii) provide members with financing or a payment plan over a defined period of time. As used in this amendment, a "nonessential amenity" means an amenity that is not essential to the daily regular operation of the community, including a pool, tennis court, or club house and does not include: (i) a road, utility, or other amenity that is necessary to the daily regular operation of a community; or (ii) an amenity described in the declaration but not yet built; (2) This amendment provides that if a member of the homeowners' association fails to pay a special assessment for a nonessential amenity, then this amendment prohibits the homeowners' association from taking a foreclosure action against the property or the member for failure to pay the special assessment; and (3) This amendment revises the present law that provides that the law regarding multiple ownership of property relevant to homeowners' associations applies to declaration amendments that are enacted on or after May 1, 2021. This amendment clarifies that such present law is not applicable to the provisions in this amendment.

*Fiscal Note:* (Dated January 31, 2024) NOT SIGNIFICANT

*Senate Status:* 04/04/24 - Signed by Senate speaker.

*House Status:* 04/05/24 - Signed by House speaker.

*Executive Status:* 04/05/24 - Sent to governor.

#### SB2237/HB2423 Zoning reform strategies for counties to support housing development.

*Sponsors:* Sen. Yarbro, Jeff , Rep. Shaw, Johnny

*Summary:* Allows for counties to adopt zoning reform strategies that support housing development which qualifies the county to receive from the department of revenue 5% of the revenue collected for each strategy based on transactions in the unincorporated territory of the county with a maximum of 20% of the revenue collected. Broadly captioned.

*Fiscal Note:* (Dated March 16, 2024) Other Fiscal Impact The extent and timing of any increase in state expenditures and corresponding permissive increase in local revenue cannot be reasonably determined. Additionally, a permissive increase in local expenditures cannot be estimated.

*Senate Status:* 03/27/24 - Taken off notice in Senate State & Local Government Committee.

*House Status:* 03/27/24 - Taken off notice in House Property & Planning Subcommittee.

#### SB2281/HB2850 Housing Optimization and Market Empowerment Solutions (HOMES) Act of 2024

*Sponsors:* Sen. Briggs, Richard , Rep. Hill, Timothy

*Summary:* Enacts the Housing Optimization and Market Empowerment Solutions Act of 2024 which can be adopted by the local governments or voted in by a simple majority of people which would prohibit the local government from limiting or prohibiting a person's ability to use commercial property, owner-occupied property, or renter-occupied property as a short-term rental unit and allows for the local government to impose restrictions on the use of the property and to enforce certain requirements for the owners to use the property as a short-term rental unit. Broadly captioned.

*Fiscal Note:* (Dated March 16, 2024) NOT SIGNIFICANT

*Senate Status:* 03/27/24 - Taken off notice in Senate State & Local Government Committee.

*House Status:* 03/27/24 - Taken off notice in House Property & Planning Subcommittee.

#### SB2523/HB2353 Foreign adversary designation.

*Sponsors:* Sen. Niceley, Frank , Rep. Reedy, Jay

*Summary:* Redesignates sanctioned foreign governmental and business entities and persons connected with such entities as foreign adversaries. Restates the order in which proceeds from the sale of property acquired illegally are disbursed by requiring that the attorney general and bona fide lien holders be reimbursed from such proceeds prior to any remaining funds being paid to the restricted foreign entity. Adds banks, credit unions, and those licensed by the department of financial institutions to the list of persons and entities that are exempt from liability under this part.

*Fiscal Note:* (Dated March 10, 2024) NOT SIGNIFICANT

*Senate Status:* 03/06/24 - Set for Senate Commerce & Labor Committee 03/12/24.

*House Status:* 02/06/24 - Referred to House Property & Planning Subcommittee.

#### SB2591/HB2567 Neighborhood Preservation Act revisions.

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

*Summary:* Makes certain revisions to the Neighborhood Preservation Act including costs, public nuisances, stabilization plans, and property tax liens with possible sales or auctions.

*Amendment Summary:* House amendment 1 (014716) makes the following changes: (1) Establishes that a "receiver's lien" means a first priority lien in favor of the receiver against the subject parcel of land that, with regard to the subject parcel, upon approval of the court, secures any and all reasonable expenses and costs incurred by the receiver, including reasonable attorney's fees and costs; (2) Clarifies that if a subject parcel is found to be a public nuisance, then the finding must take place after a hearing, and the court must issue an order of compliance requiring the owner of the subject parcel to produce a plan for the abatement of the public nuisance; and (3) If the court deems a plan submitted by any certified person appointed by the court for the purpose of preserving or improving the subject parcel ("receiver") to be sufficient and appropriate, authorizes the court to empower the receiver to pay all outstanding municipal fines, penalties, expenditures, and assessments and all amounts attributable to state and local taxes and assessments, including all outstanding amounts secured by delinquent property tax liens; however, within 30 days of being appointed, a receiver is required to fully satisfy all outstanding amounts secured by delinquent property tax liens.

*Fiscal Note:* (Dated March 10, 2024) NOT SIGNIFICANT

*Senate Status:* 04/04/24 - Senate passed.

*House Status:* 03/28/24 - House passed with amendment 1 (014716).

*Executive Status:* 04/04/24 - Sent to the speakers for signatures.

**SB2692/HB2072 Land surveyors requirements.**

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

*Summary:* Requires a description of real property by metes and bounds contained within any deed of conveyance of real property of any property not previously described in a recorded instrument to be prepared by a registered land surveyor. Broadly captioned.

*Fiscal Note:* (Dated March 3, 2024) NOT SIGNIFICANT

*Senate Status:* 03/05/24 - Taken off notice in Senate Commerce & Labor Committee.

*House Status:* 01/30/24 - Referred to House Business & Utilities Subcommittee.

**SB2702/HB2688 Failing to register with the secretary of state an interest in real property.**

*Sponsors:* Sen. Southerland, Steve , Rep. Doggett, Clay

*Summary:* Increases from \$2,000 to \$3,000, the amount per violation assessed by the secretary of state as a civil penalty against a sanctioned nonresident alien, sanctioned foreign business, sanctioned foreign government, or agent, trustee, or other fiduciary thereof, for failing to timely register with the secretary of state an interest in real property in this state on or after July 1, 2023, held by such individual or entity. Broadly captioned.

*Fiscal Note:* (Dated March 25, 2024) NOT SIGNIFICANT

*Senate Status:* 02/05/24 - Referred to Senate Commerce & Labor Committee.

*House Status:* 02/05/24 - Caption bill held on House clerk's desk.

**SB2895/HB2071 Referendum for annexation of territory.**

*Sponsors:* Sen. Bailey, Paul , Rep. Williams, Ryan

*Summary:* Specifies circumstances in which a referendum will not be required to effectuate annexation of territory. Removes repealer provision for exceptions to the referendum requirement.

*Fiscal Note:* (Dated February 2, 2024) Other Fiscal Impact A precise impact to local government revenue and expenditures cannot be reasonably quantified. Municipalities may also experience permissive cost avoidances associated with referendums.

*Senate Status:* 02/05/24 - Referred to Senate State & Local Government Committee.

*House Status:* 03/05/24 - Failed in House Local Government Committee.

## PUBLIC EMPLOYEES

**SB2313/HB2271 Quitclaim deeds - notification required by register of deeds.**

*Sponsors:* Sen. Johnson, Jack , Rep. Slater, William

*Summary:* Requires a register of deeds to consult with a county assessor of property when a quitclaim deed is recorded and send a postcard notification of the recording to the address of the person or entity that paid the property taxes on the property that is the subject of the quitclaim deed for the previous tax year. Broadly captioned.

*Fiscal Note:* (Dated March 15, 2024) Increase Local Expenditures Exceeds \$43,100/FY24-25 and Subsequent Years \*

*Senate Status:* 03/27/24 - Taken off notice in Senate State & Local Government Committee.

*House Status:* 02/01/24 - Caption bill held on House clerk's desk.

**SB2741/HB2934 Agenda for public meetings.**

*Sponsors:* Sen. Gardenhire, Todd , Rep. Bricken, Rush

*Summary:* Requires a state or local governing body to make the agenda for a regular meeting available to the public at a place accessible to the public, including on its website, if available, not less than 48 hours prior to the meeting. Clarifies that a state or local governing body may deliberate or act upon matters not listed on the agenda of its regular meeting if the body follows its bylaws or properly adopted rules and procedures and complies with all other applicable state laws.

*Amendment Summary:* Senate amendment 1 (013910) rewrites the bill to, instead, do the following: (1) At least 48 hours prior to a regular meeting, require a state governing body or a local government legislative body to make available to the public, at no charge, the agenda for the upcoming regular meeting in a place accessible to the public. The agenda must reasonably describe the matters to be deliberated or acted upon during the public meeting; (2) Authorize a state governing body or a local government legislative body to deliberate or act upon matters not listed on the agenda of its regular meeting if the body follows its bylaws or properly adopted rules and procedures and complies with all other applicable state laws; (3) Prohibit a state governing body or a local government legislative body from circumventing the spirit or requirements of the bill by withholding items from an agenda for the purpose of avoiding public disclosure of business to be considered by the state governing body or a local government legislative body; and (4) Authorize a state governing body or a local government legislative body that maintains a website to make an agenda available to the public through the website. The website is considered a place that is accessible to the public for purposes of compliance with (1) above.

*Fiscal Note:* (Dated March 8, 2024) NOT SIGNIFICANT

*Senate Status:* 03/18/24 - Senate passed with amendment 1 (013910).

*House Status:* 04/01/24 - House passed.

*Executive Status:* 04/01/24 - Sent to the speakers for signatures.

## STATE GOVERNMENT

**SB2102/HB1889 State of Tennessee Real Estate Asset Management (STREAM) Act.**

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

*Summary:* Enacts the "State of Tennessee Real Estate Asset Management (STREAM) Act" which authorizes the commissioner to perform certain activities related to the management of real property owned by this state including general custodial care and decision-making responsibility. Increases the cost threshold for major maintenance contracts for state departments, colleges of applied technology, and public two-year institutions of higher learning above which the state building commission must approve and supervise the contract. Broadly captioned. Part of Administration Package.

*Amendment**Summary:*

House Public Service Subcommittee amendment 1 (014281) establishes the State of Tennessee Real Estate Asset Management (STREAM) Act. Authorizes the Commissioner of the Department of General Services (DGS) to do the following: Administer general custodial care and decision-making responsibility for all executive branch leases, acquisitions, and disposals of real property, and exercise responsibility for agency compliance with State Building Commission (SBC) policy requirements on land and lease acquisitions and disposals; Provide state executive branch agencies with additional support services for real property that are not otherwise assigned by law to other departments or divisions; Notwithstanding another law or policy to the contrary, approve financial incentives for the early completion of capital projects under budget and in accordance with agreed upon construction schedules; and Promulgate rules in accordance with the Uniform Administrative Procedures Act, compiled in chapter 5 of this title, and establish policies to effectuate the purposes of this section. Increases the cost thresholds, from \$250,000 to \$1,000,000, for a structure, and \$1,000,000 to \$3,000,000, for a project, with regards to what constitutes a major maintenance contract for state departments and thus must be approved by the SBC.

*Subcommittee**Amendments:*

Public\_Service\_02.27.24.pdf

*Fiscal Note:*

(Dated February 19, 2024) NOT SIGNIFICANT

*Senate Status:*

03/19/24 - Taken off notice in Senate State & Local Government Committee.

*House Status:*

03/20/24 - Taken off notice in House State Government Committee.

**SB2462/HB2342 Grant program for first-time home buyers.***Sponsors:*

Sen. Akbari, Raumesh , Rep. Pearson, Justin

*Summary:*

Requires the department of finance and administration, in conjunction with assistance from the department of revenue and the Tennessee Housing Development Agency, to promulgate rules to establish a grant program to render assistance to first-time home buyers, utilizing federal funds allocated and state funds appropriated for such purposes. Broadly captioned.

*Fiscal Note:*

(Dated March 11, 2024) Increase State Expenditures Exceeds \$5,557,100/FY24-25 Exceeds \$5,533,100/FY25-26 and Subsequent Years Other Fiscal Impact The extent to which federal funding will be available for these purposes is unknown.

*Senate Status:*

02/01/24 - Referred to Senate Finance, Ways & Means Committee.

*House Status:*

03/13/24 - Failed in House Property & Planning Subcommittee for lack of second.

**TAXES BUSINESS****SB1710/HB1629 Recordation tax - revenue distributed to counties for school debt and school capital projects.***Sponsors:*

Sen. Hensley, Joey , Rep. Cepicky, Scott

*Summary:*

Requires half of the unencumbered revenue from the recordation tax to be distributed to counties for school debt and school capital projects.

*Fiscal Note:*

(Dated February 4, 2024) Decrease State Revenue \$105,012,000/Each Year FY24-25 through FY28-29 Increase Local Revenue \$105,012,000/Each Year FY24-25 through FY28-29

*Senate Status:*

03/19/24 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation.

*House Status:*

02/14/24 - House Finance Subcommittee placed behind the budget.

**SB2526/HB2671 Percentage of voters required to file a petition calling for a referendum.***Sponsors:*

Sen. Niceley, Frank , Rep. Farmer, Andrew

*Summary:*

Increases from 10 percent to 15 percent, the minimum number of qualified voters who voted in the last gubernatorial election that is required to file a petition calling for a referendum on the question of whether a privilege tax should be imposed on businesses making sales in a tourism development zone. Requires the petition to be filed within 45 days, rather than 30 days, of final approval of an ordinance authorizing the privilege tax.

*Fiscal Note:*

(Dated March 5, 2024) NOT SIGNIFICANT

*Senate Status:*

02/13/24 - Referred to Senate Finance Revenue Subcommittee.

*House Status:*

02/05/24 - Caption bill held on House clerk's desk.

**TAXES PROPERTY****SB1733/HB2021 Tax exemptions for tree canopy cover.***Sponsors:*

Sen. Niceley, Frank , Rep. Marsh, Pat

*Summary:*

Creates tax exemption for portions of property that provide tree canopy cover in certain counties, subject to the approval of the local governing body in such counties. Broadly captioned.

*Fiscal Note:*

(Dated January 20, 2024) 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 \$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 increase in local expenditures, both of which cannot be quantified but are considered permissive.

*Senate Status:*

01/29/24 - Referred to Senate State & Local Government Committee.

*House Status:*

01/30/24 - Referred to House Property & Planning Subcommittee.

**SB1772/HB1941 Property tax relief for disabled veteran homeowners.***Sponsors:*

Sen. Lundberg, Jon , Rep. Reedy, Jay

*Summary:*

Changes the amount of reimbursement for property taxes for disabled veteran homeowners from payment on the first \$175,000 of full market value to the first \$300,000 of full market value.

*Fiscal Note:*

(Dated February 14, 2024) Increase State Expenditures Exceeds \$13,318,600/FY24-25 and Subsequent Years Other Fiscal Impact The extent of any permissive impact on local government expenditures cannot reasonably be determined.

*Senate Status:*

02/20/24 - Senate State & Local Government Committee recommended. Sent to Senate Finance.

*House Status:*

02/28/24 - Taken off notice in House Property & Planning Subcommittee.

**SB1777/HB1734 Classification of agricultural land under the greenbelt law.***Sponsors:*

Sen. Swann, Art , Rep. Moon, Jerome



*Summary:* Revises the minimum size requirements for one of two noncontiguous tracts of property to qualify as agricultural land under the greenbelt law, from a size of at least 10 acres to less than 15 acres.

*Fiscal Note:* (Dated January 18, 2024) Other Fiscal Impact Due to the lack of available data regarding noncontiguous tracts of land, a mandatory recurring decrease in local revenue beginning in FY25-26 cannot be quantified.

*Senate Status:* 03/05/24 - Taken off notice in Senate State & Local Government Committee.

*House Status:* 03/20/24 - Taken off notice in House Agriculture & Natural Resources Committee.

**SB1778/HB1646 Minimum size requirements for property to qualify as agricultural land under the greenbelt law.**

*Sponsors:* Sen. Swann, Art , Rep. Moon, Jerome

*Summary:* Reduces, from 15 acres to 12 acres, the minimum size requirements for property to qualify as agricultural land under the greenbelt law.

*Fiscal Note:* (Dated January 18, 2024) Other Fiscal Impact Due to multiple unknown variables, a precise mandatory recurring decrease in local government revenue beginning in FY25-26 cannot be reasonably determined.

*Senate Status:* 01/29/24 - Referred to Senate State & Local Government Committee.

*House Status:* 01/10/24 - Referred to House Agriculture & Natural Resources Committee.

**SB1900/HB1715 Property tax relief for veterans with disabilities.**

*Sponsors:* Sen. Oliver, Charlane , Rep. Freeman, Bob

*Summary:* Requires the state to reimburse veterans with permanent and total disabilities for 100% of the local property taxes paid on their residences. Removes the limitations that such reimbursement be a partial payment and that it be paid on the first \$175,000 of the full market value of the residence.

*Fiscal Note:* (Dated January 31, 2024) Increase State Expenditures \$20,454,000/FY24-25 Exceeds \$22,908,500/FY25-26 and Subsequent Years Other Fiscal Impact The extent of any permissive impact on local government expenditures cannot reasonably be estimated.

*Senate Status:* 03/27/24 - Taken off notice in Senate State & Local Government Committee.

*House Status:* 03/20/24 - House Property & Planning Subcommittee deferred to Summer Study.

**SB2033/HB2162 Preemption on local governments enacting new or additional development taxes.**

*Sponsors:* Sen. Hensley, Joey , Rep. Capley, Kip

*Summary:* Clarifies that the preemption on local governments enacting new or additional development taxes after June 20, 2006, under the County Powers Relief Act applies only to residential development.

*Fiscal Note:* (Dated March 9, 2024) Other Fiscal Impact A precise, permissive increase in local revenue cannot be estimated with certainty.

*Senate Status:* 03/12/24 - Taken off notice in Senate State & Local Government Committee.

*House Status:* 01/31/24 - Referred to House Property & Planning Subcommittee.

**SB2111/HB2217 Tax formula for calculating tax relief on real property owned by disabled veterans.**

*Sponsors:* Sen. Lundberg, Jon , Rep. Crawford, John

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

*Fiscal Note:* (Dated March 1, 2024) Increase State Expenditures Exceeds \$2,366,500/FY25-26 and Subsequent Years Other Fiscal Impact The extent of any permissive increase in local government expenditures cannot reasonably be determined.

*Senate Status:* 03/13/24 - Set for Senate State & Local Government Committee 03/19/24.

*House Status:* 03/20/24 - House Property & Planning Subcommittee deferred to Summer Study.

**SB2172/HB2312 Acceptance of partial payments of delinquent property taxes.**

*Sponsors:* Sen. Hensley, Joey , Rep. Baum, Charlie

*Summary:* Authorizes municipal tax collectors and taxing entities to also accept partial payments of delinquent property taxes in the same manner as county trustees. Requires such officials to include in their plan for accepting partial payments a description of the accounting system technology or manual processes to be used to record partial payments of delinquent property taxes and a statement indicating that funds received as partial payments on delinquent property taxes will reduce the amount of delinquent property tax, interest, statutory fees, and court costs, by relative amounts on a pro-rata basis.

*Amendment Summary:* House amendment 1 (014462) clarifies that the bill does not authorize a clerk of a court in which a proceeding is pending to accept a partial payment of delinquent taxes, interest, or court costs, except pursuant to the law regarding waiver relevant to property taxes, payment of a personal judgment for delinquent personal property taxes in installments, or a payment distribution plan approved in a bankruptcy proceeding. Senate amendment 1 (017595) makes the following changes, in the context of partial payments of delinquent property taxes that must be applied on a pro-rata basis to the delinquent property tax, interest, statutory fees, and court costs due, as follows: (1) Requires that the application of payment of interest on a partial payment be calculated by the amount of the partial payment multiplied by the quotient of the interest due prior to the partial payment and the sum of the delinquent property tax, interest, statutory fees, and court costs due prior to the partial payment; (2) Requires that the application of payment of statutory fees on a partial payment be calculated by the amount of the partial payment multiplied by the quotient of the fees due prior to the partial payment and the sum of the delinquent property tax, interest, statutory fees, and court costs due prior to the partial payment; (3) Requires that the application of payment of court costs on a partial payment be calculated by the amount of the partial payment multiplied by the quotient of the court costs due prior to the partial payment and the sum of the delinquent property tax, interest, statutory fees, and court costs due prior to the partial payment; and (4) Authorizes a rounding difference between the total of the individual applications of amounts due and the partial payment amount to be applied to any of the amounts due to make the total of the individual applications equal to the partial payment amount.

*Fiscal Note:* (Dated February 10, 2024) NOT SIGNIFICANT

**Senate Status:** 04/08/24 - Senate passed with amendment 1 (017595), which makes the following changes, in the context of partial payments of delinquent property taxes that must be applied on a pro-rata basis to the delinquent property tax, interest, statutory fees, and court costs due, as follows: (1) Requires that the application of payment of interest on a partial payment be calculated by the amount of the partial payment multiplied by the quotient of the interest due prior to the partial payment and the sum of the delinquent property tax, interest, statutory fees, and court costs due prior to the partial payment; (2) Requires that the application of payment of statutory fees on a partial payment be calculated by the amount of the partial payment multiplied by the quotient of the fees due prior to the partial payment and the sum of the delinquent property tax, interest, statutory fees, and court costs due prior to the partial payment; (3) Requires that the application of payment of court costs on a partial payment be calculated by the amount of the partial payment multiplied by the quotient of the court costs due prior to the partial payment and the sum of the delinquent property tax, interest, statutory fees, and court costs due prior to the partial payment; and (4) Authorizes a rounding difference between the total of the individual applications of amounts due and the partial payment amount to be applied to any of the amounts due to make the total of the individual applications equal to the partial payment amount.

**House Status:** 03/25/24 - House passed with amendment 1 (014462).

#### **SB2174/HB2250 Changes to the County Powers Relief Act.**

**Sponsors:** Sen. Hensley, Joey , Rep. Cepicky, Scott

**Summary:** Changes the number of days a municipal or county official has to forward a copy of the form signed by a building permit applicant to the county official or employee who has been designated by the county legislative body to collect the tax when a building permit is issued under the County Powers Relief Act from 30 days to 30 business days.

**Fiscal Note:** (Dated January 31, 2024) NOT SIGNIFICANT

**Senate Status:** 03/20/24 - Taken off notice in Senate State & Local Government Committee.

**House Status:** 02/01/24 - Caption bill held on House clerk's desk.

#### **SB2208/HB2319 Creates tax exemption for portions of property that provide tree canopy cover.**

**Sponsors:** Sen. Niceley, Frank , Rep. Marsh, Pat

**Summary:** Creates tax exemption for portions of property that provide tree canopy cover in counties whose local governing bodies elect to create the exemption by two-thirds majority vote.

**Fiscal Note:** (Dated February 8, 2024) 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 \$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 increase in local expenditures, both of which cannot be quantified but are considered permissive.

**Senate Status:** 02/01/24 - Referred to Senate State & Local Government Committee.

**House Status:** 02/28/24 - Taken off notice in House Property & Planning Subcommittee.

#### **SB2218/HB1902 Payment of greenbelt rollback taxes.**

**Sponsors:** Sen. Powers, Bill , Rep. Burkhart, Jeff

**Summary:** Requires the payment of greenbelt rollback taxes in full at closing when greenbelt property is sold.

**Amendment Summary:** Amendment 1 (13990) clarifies that if the seller is paying the rollback tax, they must pay the rollback tax at the time of selling.

**Subcommittee Amendments:** Agriculture\_&\_Natural\_Resources\_Subcommittee\_Amendment\_02.20.24.PDF

**Fiscal Note:** (Dated February 7, 2024) Other Fiscal Impact A mandatory increase in local revenue beginning in FY24-25 cannot be precisely quantified.

**Senate Status:** 03/19/24 - Taken off notice in Senate State & Local Government Committee.

**House Status:** 03/06/24 - House Agriculture & Natural Resources Committee deferred to 03/20/24.

#### **SB2238/HB2467 Classification of the property as zoning-exempt property.**

**Sponsors:** Sen. Yarbro, Jeff , Rep. Stevens, Robert

**Summary:** Authorizes a county to create a program by which an owner of real property in the county may apply for a classification of the property as zoning-exempt property, which values the property based on the zoning classification that existed at the time the owner came into possession of the property and its current use.

**Amendment Summary:** House Property & Planning Subcommittee amendment 1 (014490) changes the classification from "zoning-exempt property" to "present use-exempt property."

**Fiscal Note:** (Dated March 1, 2024) Increase State Expenditures - \$92,500/FY24-25/Comptroller of the Treasury Other Fiscal Impact The proposed legislation will result in a recurring decrease in local revenue and increase in local expenditures, both of which cannot be quantified with reasonable certainty but are considered permissive.

**Senate Status:** 03/27/24 - Senate State & Local Government recommended with amendment 1 (017538). Sent to Senate Finance, Ways & Means.

**House Status:** 04/10/24 - House Finance, Ways & Means Subcommittee deferred to 04/17/24.

#### **SB2248/HB1968 Report filed on tax sale by court clerk.**

**Sponsors:** Sen. Stevens, John , Rep. Williams, Ryan

**Summary:** Extends, from five business days to 10 calendar days after the conclusion of a tax sale, the deadline by which a court clerk must file a report of sale or other notice reflecting the results of the tax sale, prior to the confirmation of the sale by the court. Broadly captioned.

**Fiscal Note:** (Dated January 30, 2024) NOT SIGNIFICANT

**Senate Status:** 03/19/24 - Taken off notice in Senate State & Local Government Committee.

**House Status:** 03/27/24 - Taken off notice in House Property & Planning Subcommittee.

#### **SB2417/HB2581 Payment in lieu of tax agreements to be approved by a majority vote of the city or county legislative body.**

**Sponsors:** Sen. Swann, Art , Rep. Russell, Lowell

**Summary:** Requires, in counties with a population of 60,000 or less, payment in lieu of tax agreements to be approved by a majority vote of the city or county legislative body of each affected taxing jurisdiction before an industrial development corporation, housing authority, or health, educational, and housing facility corporation negotiates the agreement. Broadly captioned.

*Fiscal Note:* (Dated March 5, 2024) NOT SIGNIFICANT  
*Senate Status:* 02/01/24 - Referred to Senate State & Local Government Committee.  
*House Status:* 02/05/24 - Held on House clerk's desk.

**SB2490/HB2210 End Hedge Fund Control of Tennessee Homes Act.**

*Sponsors:* Sen. Lamar, London , Rep. Jones, Justin  
*Summary:* Enacts the "End Hedge Fund Control of Tennessee Homes Act," which levies a privilege tax on real estate investors who own more than 100 homes in this state. Specifies that the privilege tax is \$20,000 per home that the investor owns in excess of 100 homes. Allocates revenues from the privilege tax to be deposited into a fund managed by the Tennessee Housing Development Agency (THDA). Specifies that THDA is to use the moneys in the fund to issue grants or provide financial assistance to individuals or families for purposes of making a down payment on the purchase of a home.  
*Fiscal Note:* (Dated April 4, 2024) Increase State Revenue \$56,140,000/FY24-25/THDA Grant Fund \$18,720,000/FY25-26 and Subsequent Years/ THDA Grant Fund Increase State Expenditures 56,140,000/FY24-25/THDA Grant Fund \$18,720,000/FY25-26 and Subsequent Years/ THDA Grant Fund HB 2210 - SB 2490  
*Senate Status:* 02/01/24 - Set for Senate Commerce & Labor Committee.  
*House Status:* 01/31/24 - Referred to House Business & Utilities Subcommittee.

**SB2550/HB2624 Revises current law regarding property tax liens and delinquent property taxes.**

*Sponsors:* Sen. Swann, Art , Rep. Carr, Dale  
*Summary:* Grants first priority to property tax liens relative to receiver's liens and other liens established under the Neighborhood Preservation Act and the Tennessee Local Land Bank Program. Clarifies that various provisions governing judicial sales do not apply to property tax proceedings. Makes various revisions to laws governing property tax liens, delinquent property taxes, and property tax proceedings. (21pp.). Broadly captioned.  
*Amendment Summary:* Senate State and Local Government Committee amendment 1, House Property & Planning Subcommittee amendment 1 (016386) makes changes regarding local banks and bids for the acquisition of real property. If a local bank submits a bid equal to or greater than the highest bidder within two business days from the close of the tax sale auction, then the local bank is the prevailing bidder. Cleans up the bill. Authorizes a negotiated sale if a second sale is not permissible for a real property.  
*Fiscal Note:* (Dated March 16, 2024) Other Fiscal Impact A precise impact to local revenue and mandatory expenditures cannot be estimated with certainty. \*  
*Senate Status:* 03/19/24 - Senate State & Local Government Committee recommended with amendment 1 (016386). Sent to Senate Calendar Committee.  
*House Status:* 04/10/24 - House Finance Subcommittee placed behind the budget.

## TRANSPORTATION VEHICLES

**SB2250/HB2429 Authorization for use of alternative facilities for incarceration of first-time DUI offender.**

*Sponsors:* Sen. Stevens, John , Rep. Farmer, Andrew  
*Summary:* States that the court, rather than the sheriff or administrative officer of a local jail, may authorize the use of alternative facilities for the incarceration of an offender convicted of a first-time offense of driving under the influence.  
*Fiscal Note:* (Dated February 29, 2024) NOT SIGNIFICANT  
*Senate Status:* 03/14/24 - Senate passed.  
*House Status:* 04/08/24 - House passed.  
*Executive Status:* 04/08/24 - Sent to the speakers for signatures.

**SB2434/HB2512 Parking of a vehicle on a road or street in a residential district.**

*Sponsors:* Sen. Akbari, Raumesh , Rep. Harris, Torrey  
*Summary:* Prohibits a person from parking a vehicle upon a road, street, or highway in a residential district in such a manner or under such conditions as to leave available less than 12 feet of an unobstructed width of the roadway opposite the parked vehicle for the free passage of other vehicles. Broadly captioned.  
*Fiscal Note:* (Dated February 25, 2024) NOT SIGNIFICANT  
*Senate Status:* 02/01/24 - Referred to Senate Transportation & Safety Committee.  
*House Status:* 02/28/24 - Taken off notice in House Transportation Subcommittee.

## BANKING &amp; CREDIT

**SB1091/HB728 Tennessee Fair Access to Financial Services Act.**

*Sponsors:* Sen. Bowling, Janice , Rep. Hulsey, Bud  
*Summary:* Enacts the "Tennessee Fair Access to Financial Services Act," which requires financial institutions to distribute capital on a non-discriminatory basis with regarding to risk and specific reasons for detail of services. Details fines and punishments if violations occur. Broadly captioned.  
*Fiscal Note:* (Dated March 12, 2023) Increase State Expenditures \$115,900/FY23-24/Department of Financial Institutions \$115,100/FY24-25 and Subsequent Years/Department of Financial Institutions  
*Senate Status:* 03/14/23 - Failed in Senate Commerce & Labor Committee for lack of a second.  
*House Status:* 03/21/23 - Taken off notice in House Banking & Consumer Affairs Subcommittee.

**SB1257/HB1172 Homeowner Bill of Rights.**

*Sponsors:* Sen. Akbari, Raumesh , Rep. Dixie, Vincent  
*Summary:* Enacts the "Homeowner Bill of Rights," which details the pre-foreclosure procedures to notify the delinquent property owner, commencing foreclosure sales, assess the borrower's financial situation, and explore options for the borrower to avoid a foreclosure sale. States different avenues for the borrower to get out of foreclosure and implement foreclosure prevention. Details that sales and litigation are final after 90 days. Broadly captioned.  
*Senate Status:* 02/06/23 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/07/23 - Referred to House Banking & Consumer Affairs Subcommittee.

**SB1286/HB1062 Disclosure requirements - state banks and securities broker-dealers.**

*Sponsors:* Sen. Bailey, Paul , Rep. Vaughan, Kevin  
*Summary:* Removes a reference to a repealed provision of law that required state banks and certain securities broker-dealers to adhere to certain disclosure requirements of the federal deposit insurance corporation. Broadly captioned.  
*Amendment Summary:* Senate amendment 1, House Commerce Committee amendment 1 (015575) authorizes state-chartered credit unions to purchase a participation interest from a bank, another credit union, or another other eligible organization, without requiring membership of the borrower.  
*Subcommittee Amendments:* Banking\_Sub\_Amendments\_03.19.24.pdf  
*Fiscal Note:* (Dated February 6, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/21/24 - Senate passed with amendment 1 (015575).  
*House Status:* 04/10/24 - Set for House Floor 04/11/24.

**SB1293/HB1241 Certificate of authority for state banks.**

*Sponsors:* Sen. Bailey, Paul , Rep. Powers, Dennis  
*Summary:* Extends from 30 to 45 days the time in which the commissioner of financial institutions has to approve a proposed state bank's application for a certificate of authority. Broadly captioned.  
*Amendment Summary:* Senate amendment 1 (014418) rewrites the bill to make the following additions to the present law relevant to acquisition, formation, or control of banks and savings institutions: (1) Authorizes a bank chartered by the state to, with the approval of the commissioner of financial institutions ("commissioner"), sell or transfer all, or substantially all, of its assets and liabilities to another bank, banking institution, or entity, in a transaction approved by the shareholders; so long as the buyer or transferee is a financial institution insured by the federal deposit insurance corporation. However, this does not apply to a transaction arising out of an agreement that was originally executed prior to January 1, 2024, or to any subsequent amendment or modification to such agreement; and (2) Authorizes a savings institution chartered by the state to, with the approval of the commissioner, sell or transfer all or substantially all, of its assets and liabilities to another savings institution or other entity, in a transaction approved by the shareholders or members; so long as the buyer or transferee is a financial institution insured by the federal deposit insurance corporation. However, this does not apply to a transaction arising out of an agreement that was originally executed prior to January 1, 2024, or to any subsequent amendment or modification to such agreement.  
*Subcommittee Amendments:* Banking\_Sub\_Amendments\_03.19.24.pdf  
*Fiscal Note:* (Dated February 5, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/04/24 - Senate passed with amendment 1 (014418).  
*House Status:* 04/01/24 - House passed.  
*Executive Status:* 04/01/24 - Sent to the speakers for signatures.

**SB1379/HB965 Account holder permission required to release account balance or transaction activity.**

*Sponsors:* Sen. Southerland, Steve , Rep. Fritts, Monty  
*Summary:* Prohibits a financial institution from releasing or providing a person's account balance or transaction history to someone other than the account holder without express written consent from the account owner or a warrant issued by a judicial officer.  
*Amendment Summary:* House Banking & Consumer Affairs Subcommittee amendment 1 (005540) prohibits a financial institution to release or provide a person's account balance or transaction activity to a person other than the account owner without express written consent from the account owner or the account owner's attorney-in-fact, conservator, or guardian, or a warrant issued by a judicial officer located in this state. Creates a Class C misdemeanor for violation.  
*Subcommittee Amendments:* Banking\_Sub\_Amendments\_03.14.23.pdf  
*Fiscal Note:* (Dated March 10, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/20/23 - Taken off notice in Senate Commerce & Labor Committee.  
*House Status:* 03/19/24 - Returned to House clerk's desk.

**SB1386/HB679 Annual report by commissioner of financial institutions submitted to governor.**

*Sponsors:* Sen. Southerland, Steve , Rep. Powers, Dennis  
*Summary:* Reduces, from 60 days to 45 days, the time within which, after the end of the calendar year, the commissioner of financial institutions must submit the department's annual report to the governor. Broadly captioned.  
*Fiscal Note:* (Dated January 28, 2023) NOT SIGNIFICANT  
*Senate Status:* 02/06/23 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/01/23 - Caption bill held on House clerk's desk.

**HB894 Hours for title pledge lenders.**

*Sponsors:* Rep. Hurt, Chris  
*Summary:* Changes from 6:00 p.m. to 7:30 p.m. the time at which title pledge lender offices must close for business certain days of the year. Allows title pledge lender offices to open on Sundays. Allows a title pledge lender to pursue a judgment to recover from a pledgor a balance that remains outstanding following the application of proceeds from a sale of titled personal property due to the pledgor's default or failure to redeem. Permits deferred presentment agreements to provide for an extension of the agreed-upon payment of the fee by the maker of the check.  
*Fiscal Note:* (Dated April 10, 2023) NOT SIGNIFICANT  
*House Status:* 02/07/23 - Referred to House Banking & Consumer Affairs Subcommittee.

**HB1468 Restrictions on the release of personal account information by a bank.**

*Sponsors:* Rep. Towns Jr., Joe  
*Summary:* Prohibits a bank from releasing or providing the account balance or transaction activity of an account to a person without first obtaining the account holder's express permission, unless the disclosure is required under federal law. Broadly captioned.  
*Fiscal Note:* (Dated March 17, 2023) NOT SIGNIFICANT  
*House Status:* 03/21/23 - Taken off notice in House Banking & Consumer Affairs Subcommittee.

## CAMPAIGNS & LOBBYING

**SB176/HB169 Nonresident property owners voting rights - members of an LLC.**

*Sponsors:* Sen. Massey, Becky , Rep. Wright, Dave  
*Summary:* Authorizes up to two members of an LLC that owns property in a municipality to vote in the municipality's elections if the municipality's charter provides nonresident property owners voting rights.  
*Amendment Summary:* House Elections & Campaign Finance Subcommittee amendment 1 (004547) requires that if the voting of property rights by a municipal charter is provided, the members of a limited liability corporation charter that own property in the municipality must be allowed to vote if only two of the members can vote, must be residents of Tennessee, and that the individual can only vote once.  
*Subcommittee Amendments:* ElectionsSubAmendments03.15.23.pdf  
*Fiscal Note:* (Dated January 20, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/21/23 - Taken off notice in Senate State & Local Government Committee.  
*House Status:* 03/15/23 - Failed in House Elections & Campaign Finance Subcommittee after adopting amendment 1 (004547).

**SB286/HB302 Badges required for lobbyists engaged in lobbying the general assembly.**

*Sponsors:* Sen. Oliver, Charlane , Rep. Camper, Karen  
*Summary:* Requires each lobbyist registered in the state to wear a badge while engaged in lobbying the general assembly that displays the name of the lobbyist and the lobbyist's employer. Requires the Tennessee ethics commission to design and produce the badges and authorizes the commission to charge a lobbyist for the actual cost of producing the badge.  
*Fiscal Note:* (Dated February 17, 2023) Increase State Revenue \$5,700/FY23-24/Ethics Commission \$700/FY24-25 and Subsequent Years/Ethics Commission Increase State Expenditures \$5,700/FY23-24/Ethics Commission \$700/FY24-25 and Subsequent Years/Ethics Commission  
*Senate Status:* 01/21/23 - Referred to Senate State & Local Government Committee.  
*House Status:* 03/28/23 - Failed in House Public Service Subcommittee.

**SB1411/HB173 Questions related to legalization of marijuana to be on November 2024 ballot.**

*Sponsors:* Sen. Akbari, Raumesh , Rep. Chism, Jesse  
*Summary:* Requires county election commissions to include three non-binding questions related to the legalization of marijuana on the November 2024 ballot. Requires the secretary of state to compile the results of the public policy opinion poll and forward the results to each member of the general assembly.  
*Fiscal Note:* (Dated February 15, 2023) Increase Local Expenditures Up to \$9,400/FY24-25\*  
*Senate Status:* 02/06/23 - Referred to Senate State & Local Government Committee.  
*House Status:* 02/22/23 - Failed in House Elections & Campaign Finance Subcommittee.

## COMMERCIAL LAW

**SB344/HB810 Protection of digital information.**

*Sponsors:* Sen. Campbell, Heidi , Rep. Hakeem, Yusuf  
*Summary:* Reduces from 45 days to 30 days, the time within which an information holder must notify a resident of this state, or owner or licensee of the information, of a breach of system security. Broadly captioned.  
*Fiscal Note:* (Dated January 24, 2023) NOT SIGNIFICANT  
*Senate Status:* 01/26/23 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/02/23 - Caption bill held on House clerk's desk.

**SB876/HB1396 Including record of civil action on consumer report.**

*Sponsors:* Sen. Akbari, Raumesh , Rep. Harris, Torrey  
*Summary:* Prohibits consumer reporting agencies from including on a consumer report a record of a civil action that is filed in this state, if the action is dismissed or any judgment issued in the action is satisfied. Broadly captioned.  
*Fiscal Note:* (Dated March 8, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/21/23 - Taken off notice in Senate Commerce & Labor Committee.  
*House Status:* 02/07/23 - Referred to House Banking & Consumer Affairs Subcommittee.

**SB1284/HB1061 Unlawful representation as a licensed contractor.**

*Sponsors:* Sen. Niceley, Frank , Rep. Faison, Jeremy  
*Summary:* Specifies it is unlawful for a person, firm, or corporation to represent itself as a licensed contractor or to act in the capacity of a contractor while not licensed. Broadly captioned.  
*Amendment Summary:* Senate amendment 1 (006129) requires, before transacting any business with this state or a political subdivision of this state, a domestic corporation, a foreign corporation, an LLC, a foreign LLC, a partnership, a registered limited liability partnership, a foreign registered limited liability partnership, a limited partnership or, a foreign limited partnership, that uses an assumed corporate name, to file with the Secretary of State a disclosure setting forth the true identity of each incorporator, partner, or member of the corporation.  
*Fiscal Note:* (Dated February 3, 2023) NOT SIGNIFICANT  
*Senate Status:* 04/10/23 - Senate passed with amendment 1 (006129).  
*House Status:* 03/22/23 - Referred to House Business & Utilities Subcommittee.

**SB1291/HB602 Timeframe for placing security freeze on consumer report.**

*Sponsors:* Sen. Bailey, Paul , Rep. Powell, Jason  
*Summary:* Increases, from three to five days, the number of days a consumer reporting agency has to place a security freeze on a consumer report after receiving the written or electronic request from the Tennessee consumer. Broadly captioned.  
*Fiscal Note:* (Dated January 28, 2023) NOT SIGNIFICANT  
*Senate Status:* 02/06/23 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/01/23 - Caption bill held on House clerk's desk.

**SB1299/HB1504 Requirement for social media platforms to provide certain information.**

*Sponsors:* Sen. Bailey, Paul , Rep. Fritts, Monty  
*Summary:* Requires a social media platform to provide certain information about its content and data management, business practices, and acceptable use policy. Prohibits a social media platform from censoring the expression of a user who resides in this state based on viewpoint or geographic location. Imposes other related requirements and prohibitions including federal statutes and bringing suit against social media platforms. (11pp). Broadly captioned.  
*Fiscal Note:* (Dated March 8, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/20/23 - Taken off notice in Senate Commerce & Labor Committee.  
*House Status:* 03/14/23 - Failed in House Banking & Consumer Affairs Subcommittee.

## CRIMINAL LAW

**SB1036/HB1068 Address changes for handgun carry permit holders.**

*Sponsors:* Sen. Stevens, John , Rep. Barrett, Jody  
*Summary:* Requires a handgun carry permit holder to notify the department of a change of address within 30 days, rather than 60 days. Broadly captioned.  
*Fiscal Note:* (Dated February 1, 2023) NOT SIGNIFICANT  
*Senate Status:* 02/06/23 - Referred to Senate Judiciary Committee.  
*House Status:* 02/02/23 - Caption bill held on House clerk's desk.

**SB1072/HB309 Decriminalizes the possession of certain amounts of marijuana.**

*Sponsors:* Sen. Yarbro, Jeff , Rep. Chism, Jesse  
*Summary:* Prohibits arrest and criminal prosecution for the possession of certain amounts of marijuana considered personal use quantities. Makes such possession by an offender aged 18 or older a civil violation punishable by a \$25 fine or community service. Requires offenders under age 18 to perform community service or complete a drug awareness program, or both. Defines personal use quantities as one ounce or less of marijuana, five grams or less of resins extracted from marijuana and infused products containing 1,000 milligrams or less of delta-9-tetrahydrocannabinol (THC). Stipulates that the odor of marijuana does not constitute probable cause to support a stop of search of a person or motor vehicle. Makes provisions for testing for impairment. Removes language related to marijuana from description of drug paraphernalia.  
*Fiscal Note:* (Dated February 19, 2023) Increase State Expenditures \$100,000/FY23-24 \$30,000/FY24-25 and Subsequent Years Decrease State Expenditures \$142,100/FY23-24 Incarceration \$143,500/FY24-25 Incarceration \$144,900/FY25-26 Incarceration Decrease Local Expenditures \$14,931,700/FY23-24 and Subsequent Years  
*Senate Status:* 02/21/23 - Failed in Senate Judiciary Committee.  
*House Status:* 02/28/23 - Taken off notice in House Criminal Justice Subcommittee.

**SB1251/HB1465 Critical Infrastructure Identification, Prioritization, and Protection Act.**

*Sponsors:* Sen. Akbari, Raumesh , Rep. Towns Jr., Joe  
*Summary:* Enacts the "Critical Infrastructure Identification, Prioritization, and Protection Act." Cites critical infrastructure and key resources as potential terrorist targets owned and operated by the private sector and state or local governments. Provides that the new law would establish a state policy for departments, agencies and political subdivisions to identify and prioritize critical infrastructure and key resources and to protect them from terrorist attacks. Defines relevant terms. Broadly captioned.

*Fiscal Note:* (Dated March 17, 2023) Increase State Expenditures \$200,000/FY23-24/Highway Fund \$2,646,400/FY23-24/General Fund \$1,425,800/FY24-25 and Subsequent Years/General Fund

*Senate Status:* 03/28/23 - Taken off notice in Senate Judiciary Committee.

*House Status:* 03/22/23 - Taken off notice in House Department & Agencies Subcommittee.

## ENERGY & MINING

### SB962/HB1037 **TACIR study on state's power grid.**

*Sponsors:* Sen. Lamar, London , Rep. Miller, Larry

*Summary:* Directs TACIR to study the reliability of the power grid on which this state relies for electricity. Specifies that the study must assess the grid's reliability in extreme weather scenarios, examine precautions taken by municipal utilities, electric cooperatives, and other similar entities to mitigate the potential impact of extreme weather scenarios, and determine whether municipal utilities, electric cooperatives, and other similar entities have the capability of doing an annual assessment of the grid's reliability in extreme weather scenarios. Broadly captioned.

*Fiscal Note:* (Dated February 11, 2023) Increase State Expenditures \$200,000/FY23-24

*Senate Status:* 02/15/23 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.

*House Status:* 02/07/23 - Referred to House Business & Utilities Subcommittee.

## ENVIRONMENT & NATURE

### SB91/HB18 **Classification of wetlands.**

*Sponsors:* Sen. Hensley, Joey , Rep. Cepicky, Scott

*Summary:* Prohibits the department of environment and conservation from applying certain criteria that would result in the classification of real property as a wetland where the property is classified as prior converted cropland exempt from classification of a wetland by federal law.

*Fiscal Note:* (Dated February 17, 2023) NOT SIGNIFICANT

*Senate Status:* 03/08/23 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.

*House Status:* 01/12/23 - Referred to House Agriculture & Natural Resources Subcommittee.

### SB587/HB923 **Annual report to the water and wastewater financing board in an electronic format.**

*Sponsors:* Sen. Pody, Mark , Rep. Rudd, Tim

*Summary:* Authorizes a water system or wastewater facility to submit to the water and wastewater financing board by the first day of the system or facility's fiscal year an annual report in an electronic format. Broadly captioned.

*Fiscal Note:* (Dated January 26, 2023) NOT SIGNIFICANT

*Senate Status:* 01/30/23 - Referred to Senate State & Local Government Committee.

*House Status:* 02/02/23 - Caption bill held on House clerk's desk.

### SB631/HB1054 **Classification of real 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. Broadly captioned.

*Amendment Summary:* House Agriculture & Natural Resources Subcommittee amendment 1 (013341) removes certain wetland property from applicable standards under the Water Quality Control Act (Act). Separates wetlands into the following categories: high-quality wetlands, moderate-quality wetlands, low-quality wetlands, incidental wetlands, and isolated wetlands. Establishes that no permit, authorization, or another requirement related to riparian buffer, cumulative impact analysis, antidegradation, mitigation, or another regulatory purpose or requirement, within the scope of the Act, is required for alterations to a low-quality wetland or incidental wetland. Establishes that a permit is not required for a low-quality wetland, regardless of the size of the low-quality wetland, and that no mitigation requirements apply to such wetland type. Establishes that an alteration to a moderate-quality wetland that is less than four acres in size is regulated by a general permit for aquatic alterations; however, such permit must not impose any requirements related to riparian buffer, cumulative impact analysis, antidegradation, or mitigation, within the scope of the Act, and may only contain requirements to protect downstream riparian uses. Specifies that an application is complete and permit coverage is issued for an aquatic resource alteration general permit (ARAP) if a denial or request for additional information is not received by the applicant within 21 days of the submission of a hydrologic determination. Establishes that mitigation requirements are not required for a moderate-quality wetland that is less than four acres in size, and furthermore, mitigation requirements for a moderate-quality wetland that is above four acres in size must not exceed a 1:1 ratio. Establishes that an individual ARAP is required for a moderate-quality wetland that is four or more acres in size. Unless required by federal law, prohibits a permit or other authorization or requirement related to riparian buffer, cumulative impact analysis, antidegradation, or mitigation from requiring alterations to an incidental wetland, regardless of the wetland's size. Prohibits low-or-moderate-quality wetlands from being considered when determining the cumulative impact of a project. Senate Energy, Agricultural, & Natural Resources Committee amendment 1 (014537) removes certain wetland property from applicable standards under the Water Quality Control Act (Act). Separates wetlands into the following categories: high-quality wetlands, moderate-quality wetlands, low-quality wetlands, and isolated wetlands. Authorizes a person, desiring to develop property, to request a determination from the Tennessee Department of Environment and Conservation (TDEC) regarding the presence, extent, and category of wetland by submitting a wetland resource inventory report prepared by a third-party wetland professional, including delineation and, if applicable, documentation that the wetland is isolated and the quality of the wetland. If such report contains all required information, is prepared accurately, and is certified by a third-party wetland professional, then such determination made in report must be presumed to be true. Establishes that the alteration to a moderate-quality wetland that is one acre or less in size, or a low-quality isolated wetland, regardless of size and by any activity, cannot be considered as part of a cumulative impact or degradation analysis, any impact to such isolated wetlands do not apply to National Pollutant Discharge elimination system (NPDES) permits, and no notice, approval, or compensatory mitigation is required for such alteration, as long as certain conditions are met. Establishes mitigation requirements for a moderate-quality wetland that is more than one acre in size must not exceed a 1:1 ratio for wetland restoration, a 2:1 ration for wetland creation and enhancement, or a 5:1 ration for wetland preservation. Makes changes to current requirements, including timeliness, to which TDEC must adhere in responding to appeals to determinations of whether water in question is a stream or a wet weather conveyance or, as applicable, the presence, extent, status as isolated, and quality of wetlands.

*Subcommittee* Agriculture\_&\_Natural\_Resources\_Subcommittee\_Amendment\_02.06.24.PDF  
*Amendments:*  
*Fiscal Note:* (Dated March 2, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/06/24 - Senate Energy, Agriculture & Natural Resources Committee deferred to summer study.  
*House Status:* 03/20/24 - House Agriculture & Natural Resources Committee recommended with amendment 1 (013341). Sent to House Finance.

## ESTATES & TRUSTS

### SB811/HB1258 **Serving copies of claims filed against an estate.**

*Sponsors:* Sen. Gardenhire, Todd , Rep. Vital, Greg  
*Summary:* Requires a personal representative for an estate to serve a copy of each claim filed against the estate, within five days of receipt, to any known party interested in the estate, including creditors, distributees, and heirs. Broadly captioned.  
*Amendment Summary:* House Civil Justice Committee amendment 1 (017861) requires the personal representative of an estate, within 60 days after entering on the administration, to notify each residuary distributee of a testate decedent whose will has been admitted to probate, and each of those of an intestate decedent, of the right to file a creditor's claim. Authorizes a creditor's claim against an estate, each claiming creditor to file an exception to the claim of any other claiming creditor. Establishes further requirements related to these processes, which includes specifying deadlines, documentation requirements, and the personal representative's responsibilities to ensure compliance throughout the estate administration process.  
*Subcommittee* Children\_and\_Family\_Affairs\_Sub\_03.19.2024.pdf  
*Amendments:* Children\_and\_Family\_Affairs\_Sub\_03.26.2024.pdf  
*Fiscal Note:* (Dated February 17, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/02/23 - Senate passed.  
*House Status:* 04/10/24 - Set for House Floor 04/11/24.

### SB1346/HB1477 **Resignation notice requirement for trustees.**

*Sponsors:* Sen. Stevens, John , Rep. Hulsey, Bud  
*Summary:* Increases, from 30 to 35, the number of days in advance that a trustee seeking to resign is required to provide notice to the qualified beneficiaries, the settlor, if living, and all cotrustees. Broadly captioned.  
*Fiscal Note:* (Dated February 1, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/22/23 - Senate Judiciary Committee deferred to 03/28/23.  
*House Status:* 03/21/23 - Taken off notice in House Banking & Consumer Affairs Subcommittee.

## GOVERNMENT CONTRACTS

### SB124/HB176 **Required document specifications.**

*Sponsors:* Sen. Walley, Page , Rep. Carr, Dale  
*Summary:* Requires documents submitted to the county register for registration to be in Times New Roman font with a minimum twelve-point font size.  
*Amendment Summary:* Senate amendment 1 (002667) requires documents submitted to the county register of deeds for registration to be written using a minimum 12-point font size.  
*Fiscal Note:* (Dated January 19, 2023) NOT SIGNIFICANT  
*Senate Status:* 02/13/23 - Senate passed with amendment 1 (002667).  
*House Status:* 02/21/23 - Taken off notice in House Local Government Committee.

## HEALTH CARE

### SB1461/HB172 **Tennessee Medical Cannabis Act.**

*Sponsors:* Sen. Lamar, London , Rep. Chism, Jesse  
*Summary:* Enacts the Tennessee Medical Cannabis Act to enable citizens of the state of Tennessee to legally access and utilize cannabis for certain medical purposes under certain conditions. Clarifies that government medical assistance programs and private insurers are not required to reimburse a person for costs associated with medical use of cannabis. Allows a person, property owner or employer to prohibit its use by guests, clients, customers or other visitors on that property. States that employers are not obligated to exempt an employee from discipline for ingesting cannabis in the workplace or for working under its influence. Allows a landlord to prohibit the cultivation of cannabis on the rental property. Equates the authorized use of medical cannabis with any other prescribed medication for the purposes of prohibiting discrimination in certain situations such as organ transplants, custody and visitation rights and certain employment practices. Outlines qualification requirements of patients and practitioners and defines relevant terms and conditions for the authorized use of medical cannabis. Includes a list of debilitating medical conditions which qualify a patient for medical cannabis. (46 pp.)  
*Fiscal Note:* (Dated February 20, 2023) Increase State Revenue \$1,715,700/FY23-24/General Fund \$16,293,500/FY24-25/General Fund \$23,308,700/FY25-26/General Fund \$30,474,700/FY26-27 and Subsequent Years/General Fund \$300/FY23-24/Secretary of State \$200/FY24-25 and Subsequent Years/Secretary of State \$18,600/FY23-24/TBI \$9,300/FY24-25 and Subsequent Years/TBI Increase State Expenditures \$1,495,100/FY23-24/General Fund \$1,467,500/FY24-25 and Subsequent Years/General Fund \$12,000/FY23-24/TBI \$6,000/FY24-25 and Subsequent Years/TBI Decrease State Expenditures - \$71,100/FY23-24/Incarceration \$143,500/FY24-25/Incarceration \$144,900/FY25-26 and Subsequent Years/Incarceration Increase Local Revenue - \$5,108,400/FY24-25 \$7,662,500/FY25-26 \$10,662,500/FY26-27 and Subsequent Years Decrease Local Expenditures - \$10,525,800/FY23-24 \$21,051,600/FY24-25 and Subsequent Years Other Fiscal Impact To the extent that Medical Cannabis Establishments will claim tax deductions equal to all ordinary and necessary expenses incurred, and HB 172 - SB 1461 2 reduce state revenue is unknown and cannot be determined with reasonable certainty.The Department of Health will need additional resources including, but not limited to,employing additional staff. The extent and timing of the needed resources will be dependenton the promulgation of rules and the growth of the program and cannot be reasonablyquantified at this time. Any additional expenditures incurred will be covered through therevenue collected in the General Fund.  
*Senate Status:* 02/21/23 - Taken off notice in Senate Judiciary Committee.  
*House Status:* 02/21/23 - Taken off notice in House Health Subcommittee.



## INSURANCE AUTOMOBILES

### SB180 **Removal of automobile declared a total loss from repair facility's property.**

*Sponsors:* Sen. Massey, Becky ,

*Summary:* Requires an insurer or insured individual to remove an automobile deemed a total loss from a repair facility's property within five business days of the date upon which the automobile is deemed a total loss. Specifies additional requirements and penalties related to the requirement. Broadly captioned.

*Fiscal Note:* (Dated March 23, 2023) NOT SIGNIFICANT

*Senate Status:* 01/21/23 - Referred to Senate Commerce & Labor Committee.

## INSURANCE GENERAL

### SB836/HB991 **Restrictions on insurers of homeowner's or renter's insurance.**

*Sponsors:* Sen. Lundberg, Jon ,

*Summary:* Prohibits an insurer of homeowner's insurance, renter's insurance, or insurance that covers a manufactured or mobile home from making certain changes to or refusing to issue a policy based solely on the specific breed or mixture of breeds of a dog that lives or is otherwise cared for on the property to which the policy applies.

*Fiscal Note:* (Dated March 23, 2023) NOT SIGNIFICANT

*Senate Status:* 02/06/23 - Referred to Senate Commerce & Labor Committee.

*House Status:* 02/07/23 - Referred to House Insurance Subcommittee.

## INSURANCE HEALTH

### SB1287/HB188 **Managed health insurer prohibited from contacting patient of physician's practice to change referral for services to another provider.**

*Sponsors:* Sen. Bailey, Paul , Rep. Kumar, Sabi

*Summary:* Removes a reference to a repealed provision of law that established an exception to the prohibition of managed health insurance issuers contacting or employing an agent to directly contact a patient of a physician's practice in an effort to change a referral for services to another provider if the managed health insurance issuer has contracted with the physician directly. Broadly captioned.

*Fiscal Note:* (Dated February 14, 2023) NOT SIGNIFICANT

*Senate Status:* 03/13/24 - Taken off notice in Senate Commerce & Labor Committee.

*House Status:* 01/21/23 - Caption bill held on House clerk's desk.

## JUDICIARY

### SB873/HB541 **Petitions for the removal and destruction of records by party to civil litigation.**

*Sponsors:* Sen. Akbari, Raumesh , Rep. Harris, Torrey

*Summary:* Authorizes a party to civil litigation to petition the court for removal and destruction of records under certain circumstances. Defines "public records" to mean trial court records. Clarifies that the definition of "public records" does not include appellate court records or appellate court opinions.

*Fiscal Note:* (Dated March 17, 2023) Increase Local Revenue Exceeds \$1,260,900/FY23-24 Exceeds \$1,519,100/FY24-25 and Subsequent Years

*Senate Status:* 03/22/23 - Taken off notice in Senate Judiciary Committee.

*House Status:* 02/01/23 - Referred to House Civil Justice Subcommittee.

### HB542 **Record of civil action on a consumer report prohibited.**

*Sponsors:* Rep. Harris, Torrey

*Summary:* Prohibits consumer reporting agencies from including on a consumer report a record of a civil action that is filed in this state. Broadly captioned.

*Fiscal Note:* (Dated January 27, 2023) NOT SIGNIFICANT

*House Status:* 01/30/23 - Introduced in the House

## LOCAL GOVERNMENT

### SB75/HB28 **Adoption of comprehensive growth plan prior to annexation.**

*Sponsors:* Sen. Watson, Bo , Rep. Lamberth, William

*Summary:* Deletes requirement that municipalities adopt a comprehensive growth plan and have an approved urban growth boundary prior to annexing unincorporated territory. Requires all counties and municipalities that have an effective flood insurance rate map or flood hazard boundary map published by FEMA that identifies a special flood hazard area within the political boundaries of the county or municipality to meet the requirements for participation in the national flood insurance program administered by FEMA. Gives a county or municipality that does not currently have an effective flood insurance rate map or flood hazard boundary map published by FEMA that identifies a special flood hazard area within the political boundaries of the county or municipality 24 months from the effective date of any future flood insurance rate map or flood hazard boundary map published by the FEMA to meet the requirements for participation in the national flood insurance program.

*Amendment**Summary:*

House Local Government Committee amendment 1 (006368) prohibits a municipal planning commission or regional planning commission (Planning Commission) from adopting a development plan (Plan) that vests a municipality with the authority to exercise planning or zoning authority over property outside of the jurisdictional boundaries of the municipality, until and unless such property is annexed by a municipality. Provides that if a Plan vesting a municipality with such powers over unincorporated territory was adopted prior to this act, then a municipality is required to comply strictly with the parameters of the Plan. Requires a municipality's jurisdiction over such territory to cease to exist once the municipality has fulfilled its obligations under a Plan, until and unless such property is annexed by the municipality. Permits a CLB to adopt the following provisions by resolution: (1) a municipality must send a copy of the annexation resolution by certified mail to the chair of the county legislative body (CLB) and the annexation process is delayed until such notice is received; (2) a municipality shall not act on an annexation proposal until the applicable CLB approves the annexation by resolution; and (3) a municipality shall not approve an annexation proposal if the applicable CLB disapproves the annexation by resolution or if the municipality does not receive the resolution of CLB approval within 60 days of the county receiving notice of the proposed annexation.

*Subcommittee**Amendments:*

Property\_&\_Planning\_Sub\_Amendments\_03.08.23.pdf

*Fiscal Note:*

(Dated March 2, 2023) Other Fiscal Impact The extent of any decrease in local expenditures associated with funding for economic and community development boards cannot reasonably be determined.

*Senate Status:*

03/29/23 - Senate State & Local Government Committee deferred to the first calendar of 2024.

*House Status:*

01/24/24 - House Finance Subcommittee placed behind the budget.

**SB399/HB1178 City of Goodlettsville - hotel/motel tax.***Sponsors:*

Sen. Haile, Ferrell , Rep. Garrett, Johnny

*Summary:*

Clarifies that certain privilege taxes imposed by Davidson County on the privilege of occupancy in a hotel do not apply to hotels located within the City of Goodlettsville, which has previously imposed an occupancy tax.

*Fiscal Note:*

(Dated February 5, 2023) Decrease Local Revenue \$830,600/Each FY23-24 through FY25-26/Davidson County \$664,400/FY26-27 and Subsequent Years/Davidson County Forgone Local Revenue \$359,300/FY23-24 and Subsequent Years/Davidson County

*Senate Status:*

02/21/23 - Taken off notice in Senate State & Local Government Committee.

*House Status:*

02/07/23 - Referred to House Property & Planning Subcommittee.

**SB413/HB361 Grant program for nonprofit organizations that rent property below market rate.***Sponsors:*

Sen. Yarbro, Jeff , Rep. Love Jr., Harold

*Summary:*

Allows local governments to create a program to provide grants to eligible nonprofit organizations that own residential property and rent the property for at least 25 percent below market rate. Requires the local government to set a maximum amount of grant money available to each nonprofit organization. Requires the local government to obtain approval for the program by the comptroller of the treasury prior to implementing a program. Broadly captioned.

*Fiscal Note:*

(Dated March 9, 2023) Increase State Expenditures - \$117,700/FY23-24 \$115,200/FY24-25 and Subsequent Years Other Fiscal Impact The extent of any permissive increase in local government expenditures cannot reasonably be determined.

*Senate Status:*

04/21/23 - Senate Finance, Ways & Means Committee deferred to 2024.

*House Status:*

04/18/23 - Taken off notice in House Finance, Ways & Means Subcommittee.

**SB430/HB473 Required posted notice for county vacancies.***Sponsors:*

Sen. Lundberg, Jon , Rep. Crawford, John

*Summary:*

Requires the presiding officer of a county legislative body to post public notice in a newspaper of general circulation in the county of at least 10 days prior to a meeting to fill a vacancy in an office.

*Fiscal Note:*

(Dated January 26, 2023) NOT SIGNIFICANT

*Senate Status:*

01/26/23 - Referred to Senate State & Local Government Committee.

*House Status:*

02/01/23 - Caption bill held on House clerk's desk.

**SB1095/HB1343 TPUC - approval of a state-issued certificate of franchise authority.***Sponsors:*

Sen. Bowling, Janice , Rep. Warner, Todd

*Summary:*

Specifies that the Tennessee public utility commission shall deem an applicant to have satisfied all requirements necessary for approval of a state-issued certificate of franchise authority if the applicant has provided fiber-to-the-premises (FTTP) to at least 1,000 customers for a period of at least one year prior to the application.

*Fiscal Note:*

(Dated March 1, 2023) NOT SIGNIFICANT

*Senate Status:*

03/14/23 - Taken off notice in Senate Commerce & Labor Committee.

*House Status:*

02/07/23 - Referred to House Business & Utilities Subcommittee.

**SB1373/HB287 Reporting on state funds paid to acquire property through eminent domain.***Sponsors:*

Sen. Southerland, Steve , Rep. Russell, Lowell

*Summary:*

Requires the commissioner of finance and administration to report the total amount of state funds paid to acquire property through eminent domain in the 2021-2022 year to the chairs of the finance, ways and means committees of the senate and the house and the office of legislative budget analysis by January 1, 2024. Broadly captioned.

*Fiscal Note:*

(Dated January 20, 2023) NOT SIGNIFICANT

*Senate Status:*

03/21/23 - Taken off notice in Senate Judiciary Committee.

*House Status:*

03/21/23 - Taken off notice in House Civil Justice Subcommittee.

**SB1380/HB1525 Establishing central business improvement district - notice required.***Sponsors:*

Sen. Southerland, Steve , Rep. Carringer, Michele

*Summary:*

Increases, from 3 weeks to 4 weeks, the amount of time that a notice of a public hearing to determine establishing a central business improvement district must be posted in a newspaper of general circulation. Broadly captioned.

*Fiscal Note:*

(Dated February 1, 2023) NOT SIGNIFICANT

*Senate Status:*

03/21/23 - Taken off notice in Senate State & Local Government Committee.

## MEDIA & PUBLISHING

### SB215/HB811 Notification to county assessor regarding release of records.

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

*Summary:* Requires a state agency releasing records that originated in the office of a county assessor to notify the appropriate assessor of property of the records released and the name and address of the person or firm receiving the records within ten days of releasing the public records, rather than 20 days. Broadly captioned.

*Amendment Summary:* Senate State & Local Government amendment 1 (004988) prohibits medical records, law enforcement investigative reports, 911 call recordings, photographs, and any other recordings relating to a death held by any governmental agency to not be released to the public if the death was ruled a suicide. Allows a person to seek an order from a court of competent jurisdiction to release the records if the release is necessary for the public evaluation of governmental performance, the seriousness of the intrusion into the privacy of the family, whether the release will cause the family of the deceased person to experience distress, and whether the release is the least intrusive means possible.

*Fiscal Note:* (Dated January 18, 2023) NOT SIGNIFICANT

*Senate Status:* 03/07/23 - Senate State & Local Government Committee deferred to summer study after adopting amendment 1 (004988).

*House Status:* 02/02/23 - Caption bill held on House clerk's desk.

### SB525/HB300 Public notices by county governments may be published on county websites.

*Sponsors:* Sen. Briggs, Richard , Rep. Zachary, Jason

*Summary:* Authorizes county governments to publish required public notices on the county's website in lieu of publication in a newspaper of general circulation as long as such publication complies with all other requirements for publication, including the period for publication. Broadly captioned.

*Fiscal Note:* (Dated March 16, 2023) Decrease Local Expenditures Exceeds \$34,200/FY23-24 and Subsequent Years/Permissive

*Senate Status:* 01/30/23 - Referred to Senate State & Local Government Committee.

*House Status:* 01/23/24 - Taken off notice in House Public Service Subcommittee.

## PROPERTY & HOUSING

### SB234/HB528 Number of times an entity is permitted to contact property owner to make an unsolicited offer.

*Sponsors:* Sen. Oliver, Charlane , Rep. Thompson, Dwayne

*Summary:* 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. Allows a property owner who believes a developer has violated the limitation to submit a complaint to the consumer affairs division in the office of the attorney general. Adds additional requirements and penalties for a violation. Broadly captioned.

*Amendment Summary:* Senate amendment 1 (005363) 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 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, provide written notice of the investigation to the property owner and send written notice to the property owner upon completion of the review describing the findings of the review, including whether the individual who contacted the property owner is a licensed real estate agent, and the actions, if any, as a result of the findings. Authorizes a court to assess a fine up to \$1,500 per violation as well as other reasonable costs and expense. Establishes this legislation does not apply to an individual who is licensed as a real estate agent in the state in which the real property about which the individual contacted the property owner is located. House Banking & Consumer Affairs Subcommittee amendment 1 (013332) 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 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. Establishes that if contact between a person and a property owner is part of an ongoing negotiation between the person and the property owner, such contact is not an unsolicited request until the property owner states that the property owner does not want to continue the negotiations, or, in the case of negotiations occurring through text message, writes that the property owner does not want to continue negotiations. Requires a person who makes an offer to purchase a property owner's property to offer to provide the appraised value of the property or encourage the property owner to obtain an appraisal prior to deciding whether to accept the person's 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, provide written notice of the investigation to the property owner and send written notice to the property owner upon completion of the review describing the findings of the review, including whether the individual who contacted the property owner is a licensed real estate agent, and the actions, if any, as a result of the findings. Authorizes a court to assess a fine up to \$1,500 per violation as well as other reasonable costs and expense. Establishes this legislation does not apply to an individual who is licensed as a real estate agent in the state in which the real property about which the individual contacted the property owner is located.

*Subcommittee Amendments:* Banking\_Sub\_Amendments\_03.21.23.pdf

*Fiscal Note:* (Dated February 14, 2023) NOT SIGNIFICANT

*Senate Status:* 03/20/23 - Senate passed with amendment 1 (005363).

*House Status:* 03/19/24 - Failed in House Banking & Consumer Affairs Subcommittee.

### SB337/HB97 Establishes a property fraud alert program.

*Sponsors:* Sen. Oliver, Charlane , Rep. Hardaway, G.A.

*Summary:* Requires each county office of register of deeds to offer a no-cost property fraud alert program to property owners. Stipulates that the program must allow property owners to register the property owner's name and address and must notify property owners when a document is recorded with this information. Provides that the county office of register of deeds is only required to provide this program if the county's legislative body appropriates funds to pay the full cost of the program. Creates a Class D felony for unlawfully drawing property transfer documents without interest in the property but clarifies that penalties for violations may only be applied to prohibited conduct on or after July 1, 2023.

*Fiscal Note:* (Dated February 17, 2023) Increase Local Expenditures \$6,000/FY23-24/Permissive \$800/FY24-25 and Subsequent Years/Permissive  
*Senate Status:* 03/28/23 - Taken off notice in Senate State & Local Government Committee.  
*House Status:* 03/22/23 - House Property & Planning Subcommittee deferred to first calendar of 2025.

**SB427/HB476 Historic zoning commission recommendations.**

*Sponsors:* Sen. Lundberg, Jon , Rep. Crawford, John  
*Summary:* Requires that the recommendations submitted by a regional historic zoning commission to a county or municipal legislative body regarding the creation of a historic district or zone identify the statutory criteria or criterion met by the proposed historic zone or district. Broadly captioned.  
*Fiscal Note:* (Dated January 28, 2023) NOT SIGNIFICANT  
*Senate Status:* 01/26/23 - Referred to Senate State & Local Government Committee.  
*House Status:* 02/01/23 - Caption bill held on House clerk's desk.

**SB490/HB560 Private Property Protection Act.**

*Sponsors:* Sen. Stevens, John , Rep. Todd, Chris  
*Summary:* Provides a method for a property owner to seek just compensation for a diminution in value of the property caused by the enactment or enforcement of land use regulations on the property.  
*Fiscal Note:* (Dated January 31, 2023) Increase Local Expenditures Exceeds \$10,000/FY23-24 and Subsequent Years\* Other Fiscal Impact Due to multiple unknown factors, the extent of any additional impacts on local government revenue and expenditures cannot be reasonably determined.  
*Senate Status:* 03/21/23 - Taken off notice in Senate Judiciary Committee.  
*House Status:* 02/08/23 - Referred to House Civil Justice Subcommittee.

**SB642/HB833 Manufactured home connection to septic system.**

*Sponsors:* Sen. Powers, Bill , Rep. Burkhart, Jeff  
*Summary:* Requires an affidavit of affixation for a manufactured home affixed to a parcel of real property to contain a statement that the manufactured home is permanently connected to a functioning septic system, not just a septic system. Broadly captioned.  
*Fiscal Note:* (Dated March 8, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/20/23 - Senate Commerce & Labor Committee deferred to the first calendar of 2024.  
*House Status:* 03/21/23 - House Agriculture & Natural Resources Subcommittee deferred to 2024.

**SB658/HB623 Discloser of sinkholes on properties.**

*Sponsors:* Sen. Pody, Mark , Rep. Jernigan, Darren  
*Summary:* Specifies that a seller of residential property is required to disclose the presence of a known sinkhole on the property prior to entering into a contract with a buyer regardless of whether the sinkhole is indicated through the contour lines on the property's recorded plat map.  
*Amendment Summary:* Senate amendment 1 (011610) changes the date from July 1, 2023, to July 1, 2024.  
*Fiscal Note:* (Dated February 16, 2023) NOT SIGNIFICANT  
*Senate Status:* 02/05/24 - Signed by Senate speaker.  
*House Status:* 01/31/24 - Signed by House speaker.  
*Executive Status:* 03/15/24 - Enacted as Public Chapter 0510 effective July 1, 2024.

**SB732/HB733 Directory of brokers licensed by TN real estate commission on commission website.**

*Sponsors:* Sen. Rose, Paul , Rep. Rudd, Tim  
*Summary:* Requires the Tennessee real estate commission to provide on its website at no cost to users any directory of all brokers and affiliate brokers licensed by the commission if the commission publishes such a directory. Broadly captioned.  
*Fiscal Note:* (Dated January 31, 2023) NOT SIGNIFICANT  
*Senate Status:* 02/06/23 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/01/23 - Caption bill held on House clerk's desk.

**SB795/HB1259 Transfer of a possibility of reverter or right of entry by a holder other than the original grantor.**

*Sponsors:* Sen. Gardenhire, Todd , Rep. Rudd, Tim  
*Summary:* Removes ambiguous language and clarifies that a transfer of a possibility of reverter or right of entry by a holder other than the original grantor is invalid unless the validity of the future interest was determined by a final judgment in a judicial proceeding, or by a settlement among interested persons, prior to July 1, 2015. Broadly captioned.  
*Amendment Summary:* Senate amendment 1 (003741) clarifies that a tenancy by the entirety in real property cannot be assigned or severed, or a spouse's interest in a real property conveyed, to a third party without the written consent of both spouses or a court order. House Civil Justice Committee amendment 1 (017426) establishes a process by which a property owner may file a complaint to request the sheriff remove an unlawful occupant of a residential dwelling under certain conditions. Requires the sheriff to: (1) investigate the complaint; and (2) serve a notice to immediately vacate on all unlawful occupants. Authorizes the sheriff to arrest any person in the dwelling for trespass, outstanding warrants, or any other legal cause. Entitles the sheriff to a fee for service of the notice to immediately vacate and authorizes the sheriff to charge a reasonable hourly rate should the property owner request the sheriff to be on standby as the locks are changed and an unlawful occupant's personal property is removed. Authorizes a person to bring a civil action if they are wrongfully removed from a dwelling and requires the court to expedite such hearing.  
*Fiscal Note:* (Dated February 16, 2023) NOT SIGNIFICANT  
*Senate Status:* 02/27/23 - Senate passed with amendment 1 (003741).  
*House Status:* 04/10/24 - House deferred to next available calendar.

**SB954/HB674 TACIR study on gated neighborhoods related to crime.**

*Sponsors:* Sen. Johnson, Jack , Rep. Bulso, Gino

**Summary:** Requires the Tennessee advisory commission on intergovernmental relations (TACIR) to perform a study of the deterrent effect of gates blocking ingress and egress into communities as it relates to the rates of neighborhood crimes. Requires the study to be submitted to the general assembly no later than December 31, 2023.

**Amendment Summary:** House Property & Planning Subcommittee amendment 1 (005734) rewrites the bill and applies to gated communities in counties with populations in excess of 247,000 people according to the 2020 U.S. census. Requires HOAs in such gated communities to conduct a security assessment every three years and to report its findings. Requires the HOA to notify homeowners in gated communities of crimes committed within the gated community within seven days of an incident. Senate Judiciary Committee amendment 1 (006289) requires certain homeowner's associations (HOAs) to obtain a written assessment of the subdivision's security vulnerabilities and to provide each household in the subdivision with a copy of the assessment, on or before July 1, 2024, and every three years thereafter. Requires such HOAs to notify each household in the subdivision of any crime committed or reported within the subdivision.

**Subcommittee Amendments:** 03.22.23.pdf

**Fiscal Note:** (Dated March 16, 2023) NOT SIGNIFICANT

**Senate Status:** 03/21/23 - Senate Judiciary Committee recommended with amendment 1 (006289). Sent to Senate Calendar Committee.

**House Status:** 03/22/23 - Failed in House Property & Planning Subcommittee after adopting 1 (005734).

#### SB1000/HB1046 **THDA - votes required to approve the operation of financial assistance programs.**

**Sponsors:** Sen. Yager, Ken , Rep. Vaughan, Kevin

**Summary:** Decreases, from nine to eight, the number of affirmative votes required by members of the Tennessee Housing Development Agency's board of directors in order for the agency to approve the operation of its financial assistance programs, which support the financing of residential housing construction for lower and moderate income persons and families. Broadly captioned.

**Amendment Summary:** Senate State & Local Government Committee amendment 1, House Local Government Committee amendment 1 (006168) creates the Tennessee Rural and Workforce Housing Act. Authorizes the owner of a qualified project to claim a tax credit (credit) against a taxpayer liability for a state fee, premium, tax or other charge in an amount not to exceed the federal housing tax credit for which the qualified project received. Defines a qualified project as a low-income building located in this state and placed in service after January 1, 2025, that receives a federal housing tax credit allocation from the Tennessee Housing Development Agency (THDA). Authorizes the credit to be allocated among partners, members, or shareholders of the business entity or association owning a qualified project regardless of whether such business entities or associations are allocated or allowed any portion of the federal housing tax credit with respect to the qualified project. Prohibits the credit amount from exceeding the amount of the taxpayer's liability. Authorizes any unused tax credit to be carried forward to the taxpayer's next five years of liability but prohibits the credit from applying against prior tax years. Requires the credit amount allocated to such owners of a qualified project to equal the proportion the taxpayer received for the federal housing tax credit. Prohibits the total credit amount allocated in any fiscal year from exceeding \$17,000,000 plus the total of all unallocated credits, if any, for any preceding years, and the total amount of any previously allocated tax credits that have been recaptured, revoked, canceled, or otherwise recovered but not otherwise reallocated. Requires THDA to create rules and operate the new credit program and requires the THDA to allocate the credit to promote the highest value for greatest public benefit, provided that at least 50 percent of the credits are allocated to qualified projects in an eligible rural area as designated by the United States Department of Agriculture.

**Subcommittee Amendments:** 03.22.23.pdf

**Fiscal Note:** (Dated January 31, 2023) NOT SIGNIFICANT

**Senate Status:** 04/21/23 - Senate Finance, Ways & Means Committee deferred to 2024.

**House Status:** 04/17/23 - House Government Operations Committee recommended. Sent to House Finance.

#### SB1030/HB35 **Notice to HOAs regarding transfer of ownership of property.**

**Sponsors:** Sen. Yarbrow, Jeff , Rep. Thompson, Dwayne

**Summary:** Increases, from 30 to 35, the number of business days a business entity that owns residential property in this state that is subject to a declaration has to send to the homeowners' association a change in contact information for the business entity or a transfer of the ownership interest in the residential property. Broadly captioned.

**Fiscal Note:** (Dated January 12, 2023) NOT SIGNIFICANT

**Senate Status:** 02/06/23 - Referred to Senate Commerce & Labor Committee.

**House Status:** 01/12/23 - Caption bill held on House clerk's desk.

#### SB1082/HB1344 **Preparing and filing deed for the conveyance of real property.**

**Sponsors:** Sen. Kyle, Sara ,

**Summary:** Requires that a deed for the conveyance of real property be prepared and filed by a licensed attorney, title insurance agent, or the owner of the property. Requires the county register to verify that an affidavit on a deed of conveyance of real property was duly signed and notarized stating under oath the name and address of the preparer. Requires the register to refuse to register any deed of conveyance of a real property that is not prepared by a licensed attorney, title insurance agent, or the owner of the real property. Broadly captioned.

**Fiscal Note:** (Dated March 16, 2023) NOT SIGNIFICANT

**Senate Status:** 03/21/23 - Taken off notice in Senate Judiciary Committee.

**House Status:** 02/07/23 - Referred to House Property & Planning Subcommittee.

#### SB1128/HB1240 **Notice required prior to enacting a zoning ordinance.**

**Sponsors:** Sen. Campbell, Heidi , Rep. Jernigan, Darren

**Summary:** Requires the chief legislative body of a municipality, before enacting a zoning ordinance or any amendment thereto, to publish notice of the public hearing to consider the ordinance or amendment on its website, if available, at least 15 days in advance of the hearing. Broadly captioned.

**Fiscal Note:** (Dated March 19, 2023) NOT SIGNIFICANT

**Senate Status:** 02/06/23 - Referred to Senate State & Local Government Committee.

**House Status:** 02/02/23 - Caption bill held on House clerk's desk.

#### SB1137/HB1229 **Notifications to THDA related to metro government that creates escrow account to provide funding for low income housing.**

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

*Summary:* Requires a county having a metropolitan form of government that creates a special escrow account earmarked for the sole purpose of generating revenue to provide low income persons with safe and affordable housing to notify the Tennessee housing development agency and the chairs of the local government committee of the house of representatives and the state and local government committee of the senate. Broadly captioned.

*Amendment Summary:* Senate State & Local Government Committee amendment 1, House Property & Planning Subcommittee amendment 1 (015287) allows for a municipality to aid or otherwise provide assistance to a corporation, including without limitation, by granting, contributing, or pledging to or for the benefit of the corporation revenues from any source except revenues from ad valorem property taxes, for a portion of any project owned by the corporation and consists of any multifamily housing facility to be occupied by persons of low or moderate income, elderly, or handicapped persons for such term or terms and upon such conditions as may be determined by the governing body of the municipality. House Local Government Committee amendment 1 (017688) rewrites the bill and creates a new section regarding operations and powers of industrial development corporations. Grants municipalities the right to aid or provide assistance to corporations by pledging revenues to corporations except revenues derived from property taxes or portion of taxes for a project owned by the corporation. Sets requirements for associations to create a plan for assistance to submit to the comptroller. A plan is deemed approved if the written determination of the comptroller is not rendered within 60 days of the comptroller's receipt. This act takes effect upon becoming a law.

*Fiscal Note:* (Dated February 1, 2023) NOT SIGNIFICANT

*Senate Status:* 03/28/24 - Re-referred to Senate Calendar Committee.

*House Status:* 04/09/24 - House Local Government Committee recommended with amendment 1 (017688). Sent to House Finance.

#### **SB1151/HB1247 Housing of illegal aliens on real property owned by the state.**

*Sponsors:* Sen. Haile, Ferrell , Rep. Powers, Dennis

*Summary:* Prohibits an illegal alien from being housed on real property owned by this state or a political subdivision of this state. Specifies that this does not apply to the housing of an illegal alien in a jail, prison, or other correctional institution. Broadly captioned.

*Amendment Summary:* House State Government Committee amendment 1 (007028) prohibits an illegal alien from being knowingly housed on real property owned by a state or local governmental entity. Provides exceptions for: the housing or hospitalization of an illegal alien in a hospital or facility, jail, prison, or other correctional institution; an illegal alien in the legal custody or under the guardianship of the Department of Children's Services; an illegal alien residing at a special school operated by the Department of Education; and an individual who lacks a fixed adequate residence staying in a supervised facility that is designed to provide temporary living accommodations for not more than 30 consecutive days. Prohibits a local housing authority from executing a lease agreement with an illegal alien.

*Subcommittee Amendments:* Departments\_03.15.23.pdf

*Fiscal Note:* (Dated February 20, 2023) Increase State Expenditures \$1,337,600/FY23-24 and Subsequent Years Other Fiscal Impact Passage of the proposed legislation could result in the loss of federal funds to the Department of Education. It may also result in significant monetary penalties on the Department of Mental Health and Substance Abuse Services Regional Mental Health Institutes.

*Senate Status:* 03/29/23 - Senate State & Local Government Committee deferred to the first calendar of 2024.

*House Status:* 03/27/24 - Taken off notice in House State Government Committee.

#### **SB1184/HB1116 Fee requirement for the transfer of real property within communities governed by certain nonprofit property owners' associations.**

*Sponsors:* Sen. Swann, Art , Rep. Russell, Lowell

*Summary:* Requires payment of a \$2,500 fee for the transfer of real property located within communities governed by certain nonprofit property owners' associations. Adds other related requirements including fee collection, reporting, and how to use the collected fees.

*Fiscal Note:* (Dated March 30, 2023) NOT SIGNIFICANT

*Senate Status:* 02/06/23 - Referred to Senate Commerce & Labor Committee.

*House Status:* 02/07/23 - Referred to House Property & Planning Subcommittee.

#### **SB1185 Notice to lender required for pending eviction of mobile home.**

*Sponsors:* Sen. Swann, Art ,

*Summary:* Requires a mobile home lot owner to provide notice to the lender of financing for the mobile home of a pending eviction. Authorizes the mobile home lot owner to seek payment of rent for the mobile home if the lender does not move it within 10 days of the eviction. Requires that the charged rent must not exceed the average rent for a comparable lot in the county where the property is located. Allows the lot owner to pursue a civil suit for payment. Provides remedies for the lot owner if the mobile home is deemed to be abandoned according to certain outlined criteria.

*Fiscal Note:* (Dated April 10, 2023) NOT SIGNIFICANT

*Senate Status:* 02/06/23 - Referred to Senate Commerce & Labor Committee.

#### **SB1188/HB171 Fuel Gas Detector Act.**

*Sponsors:* Sen. Lamar, London , Rep. Chism, Jesse

*Summary:* Enacts the "Fuel Gas Detector Act." Requires a building owner to install or cause to be installed at least one fuel gas detector in every room containing an appliance fueled by propane, natural gas, or a liquefied petroleum gas in each unit in a building of multi-family occupancy and any residential property under a lease agreement and intended for single-family use. Specifies penalties for violations of this Act (10 pp.).

*Fiscal Note:* (Dated March 10, 2024) Increase State Expenditures \$29,200/FY24-25/Locally Governed Institutions \$17,500/FY24-25/University of Tennessee System

*Senate Status:* 02/06/23 - Referred to Senate Commerce & Labor Committee.

*House Status:* 03/12/24 - Taken off notice in House Business & Utilities Subcommittee.

#### **SB1201/HB1276 Circumstances under which a contractor can seek early release of a retainage.**

*Sponsors:* Sen. Johnson, Jack , Rep. Boyd, Clark

*Summary:* Specifies circumstances under which a contractor can seek early release of a retainage held by a party with which the contractor has a written contract. Makes other changes related to retainages for contractors including permits, use of, or ability to use, the remote contractor's work, and certificate of substantial completion. Broadly captioned.

*Amendment**Summary:*

Senate Commerce & Labor Committee amendment 1 (006120) revises various provisions related to retainage in contracts. Effective January 1, 2024. Applies to contracts entered into, amended, or renewed on or after that date. Senate Commerce & Labor Committee amendment 2 (016068) introduces stricter regulations regarding the withholding and release of retainage funds in construction contracts. Owners who fail to release retained funds as required will be liable to pay an additional \$500 per day as damages after the ninetieth day of the specified events outlined in the subsection. Prime contractors or remote contractors must pay a similar penalty if they fail to release retained funds within ten days of receipt, accruing from the tenth day after receipt. These provisions are enacted immediately upon becoming law and apply to contracts executed, amended, or renewed thereafter, aiming to ensure prompt and fair payment practices within the construction industry in Tennessee. House Commerce Committee amendment 1 (013935) increases, from \$300 per day to \$500 per day, the amount required to be paid as damages by a party to a contract that is withholding retained funds to the owner of the retained funds, for failing to deposit the funds into an escrow account in accordance with state law. Requires a party that is withholding retained funds in accordance with a contract and fails to pay or otherwise release the retainage as required, to pay each owner of the retained funds an additional \$500 per day as damages for each day that the retained funds are not paid or otherwise released. Requires a prime or remote contractor that fails to pay or otherwise release retained funds within 10 days after receipt to pay each owner of the retained funds an additional \$500 per day as damages for each day that the funds are withheld after the tenth day of the contractor's receipt of the retainage. Specifies when damages begin to accrue for these provisions. Effective upon becoming a law. Applies to contracts entered into, amended, or renewed after the act takes effect.

*Subcommittee**Amendments:**Fiscal Note:**Senate Status:**House Status:*

Business\_Sub\_Amendments\_03.21.23.pdf

(Dated March 9, 2023) NOT SIGNIFICANT

03/21/24 - Re-referred to Senate Calendar Committee.

04/09/24 - Returned to House clerk's desk.

**SB1256/HB34 Shelby County - landlord registration.***Sponsors:**Summary:**Fiscal Note:**Senate Status:**House Status:*

Sen. Akbari, Raumesh , Rep. Thompson, Dwayne

Requires residential landlords in Shelby County to furnish certain information to the agency or department of local government that is responsible for enforcing building codes in the jurisdiction where the dwelling units are located.

(Dated March 1, 2023) Increase Local Revenue \$27,300/FY23-24 and Subsequent Years/Permissive/Shelby County

03/19/24 - Taken off notice in Senate Finance, Ways &amp; Means Committee.

03/12/24 - Failed in House Business &amp; Utilities Subcommittee.

**SB1276/HB1305 Landlord disclosures to residential tenants.***Sponsors:**Summary:**Amendment**Summary:**Subcommittee**Amendments:**Fiscal Note:**Senate Status:**House Status:*

Sen. Yarbro, Jeff , Rep. Thompson, Dwayne

Requires a landlord, or another person authorized to enter into a rental agreement on the landlord's behalf, to disclose to a residential tenant certain contact information for the agent authorized to manage the premises and an owner of the premises, or a person or agent authorized to act for and on behalf of the owner for the acceptance of service of process and for receipt of notices and demands.

House Business &amp; Utilities Subcommittee amendment 1 (006178) requires a landlord, or another person authorized to enter into a rental agreement on the landlord's behalf, to disclose certain information to a residential tenant. Authorizes a tenant who requests such information in writing to bring a cause of action if the information is not provided within 10 days of the tenant submitting the request. Requires the court to order the information be provided and award the tenant reasonable costs and attorneys' fees, if the court finds that the landlord or the landlord's agent failed to comply.

Business\_Sub\_Amendments\_03.21.23.pdf

(Dated March 9, 2023) NOT SIGNIFICANT

03/21/23 - Taken off notice in Senate Commerce &amp; Labor Committee.

03/21/23 - Failed in House Business &amp; Utilities Subcommittee after adopting amendment 1 (006178).

**SB1296/HB52 Notice requirement for land surveyors conducting boundary surveys.***Sponsors:**Summary:**Fiscal Note:**Senate Status:**House Status:*

Sen. Bailey, Paul , Rep. Hale, Michael

Expands notice requirement for land surveyors conducting boundary surveys by requiring them to notify all adjoining landowners of the survey rather than just when the surveyor discovers or reasonably should have discovered discrepancies between the deed descriptions of the adjoining owners. Specifies that notice be sent by certified mail to the current address used for mailing property tax notices within five business days of the completion of the survey.

(Dated January 28, 2023) NOT SIGNIFICANT

03/20/23 - Taken off notice in Senate Commerce &amp; Labor Committee.

03/21/23 - Taken off notice in House Business &amp; Utilities Subcommittee.

**SB1324/HB1355 Public notice requirements for a foreclosure sale of real property.***Sponsors:**Summary:**Fiscal Note:**Senate Status:**House Status:*

Sen. Bailey, Paul , Rep. Farmer, Andrew

Updates requirements regarding public notice for a foreclosure sale of real property, including a requirement that public notice is posted on the secretary of state's website.

(Dated February 9, 2023) Increase State Revenue \$488,900/FY23-24 \$977,800/FY24-25 and Subsequent Years Increase State Expenditures \$146,000/FY23-24 \$56,000/FY24-25 and Subsequent Years

03/21/23 - Taken off notice in Senate State &amp; Local Government Committee.

04/05/23 - Returned to House clerk's desk.

**SB1334/HB1192 Establishment of secure campsites for short-term housing needs.***Sponsors:**Summary:**Amendment**Summary:*

Sen. Bailey, Paul , Rep. Williams, Ryan

Authorizes the Tennessee housing development agency to establish secure campsites to assist those with short-term housing needs for up to two years. Revises provisions relating to outpatient mental health treatment programs.

House Property &amp; Planning Subcommittee amendment 1 (004138) authorizes the Tennessee housing development agency to establish secure campsites to assist those with short-term housing needs for up to two years. Removes the revisions to provisions relating to outpatient mental health treatment programs.

*Subcommittee*

*Amendments:*

Property&PlanningSubAmendments03.15.23.pdf

*Fiscal Note:*

(Dated March 15, 2023) Increase State Expenditures \$56,023,000/FY23-24/General Fund \$37,418,800/FY24-25 and Subsequent Years/ General Fund Exceeds \$10,000,000/FY23-24 and Subsequent Years/ Housing Trust Fund Increase Federal Expenditures - \$11,843,500/FY23-24 \$7,420,500/FY24-25 and Subsequent Years Other Fiscal Impact - This legislation may result in an unknown decrease in state and local expenditures for incarcerating homeless persons. The amount of any such decrease is based on multiple unknown factors and cannot be determined with reasonable certainty.

*Senate Status:*

03/21/23 - Taken off notice in Senate State & Local Government Committee.

*House Status:*

03/15/23 - Failed in House Property & Planning Subcommittee after adopting amendment 1 (004138).

**HB105 Fee limits under the Uniform Residential Landlord and Tenant Act.**

*Sponsors:*

Rep. Thompson, Dwayne

*Summary:*

Increases from \$10 to \$250 per year, the limit on the fee that an agency or department of local government responsible for enforcing building codes in the jurisdiction where the landlord's dwelling units are located may charge the landlord for registering with the agency or government. Increases from \$50 to \$100 per week, the fine that a landlord who fails to register.

*Fiscal Note:*

(Dated January 22, 2023) Increase Local Revenue \$504,500/FY23-24 and Subsequent Years/Permissive/Davidson County

*House Status:*

01/30/23 - Withdrawn in House.

**HJR139 Home affordability and impact fees.**

*Sponsors:*

Rep. Sparks, Mike

*Summary:*

Directs TACIR to review home affordability and rising costs of impact fees.

*House*

04/19/23 - House adopted.

*Status:*

## PUBLIC EMPLOYEES

**SB754/HB1354 TACIR study on fees assessed by registers.**

*Sponsors:*

Sen. Briggs, Richard , Rep. Farmer, Andrew

*Summary:*

Requires the Tennessee advisory commission on intergovernmental relations (TACIR) to study the fees assessed by registers pursuant to present law, including, at a minimum, the amount in fees collected, the amount in fees not collected, the method by which the fees are collected, and a comparison of such fees to similar fees assessed in neighboring states. Requires TACIR to report its findings to the chair of the senate judiciary committee, the chair of the civil justice committee of the house of representatives, and the legislative librarian by January 1, 2024.

*Fiscal Note:*

(Dated March 19, 2023) NOT SIGNIFICANT

*Senate Status:*

02/06/23 - Referred to Senate State & Local Government Committee.

*House Status:*

02/02/23 - Caption bill held on House clerk's desk.

**SB1493/HB1012 Notification of the election or appointment of a constable.**

*Sponsors:*

Sen. Jackson, Ed , Rep. Grills, Rusty

*Summary:*

Authorizes a county election council to notify the Tennessee Constable Association, the Tennessee Constable Council, and the East Tennessee Constables Association of the election or appointment of a constable by electronic means.

*Amendment*

House amendment 1, Senate Judiciary Committee amendment 1 (004596) rewrites this bill to make changes relative to certain fees collected by sheriffs and constables, as described below. This amendment authorizes a county legislative body to adopt a resolution to increase the fees that a constable is entitled to receive under this bill, or to generally supplement the pay of a constable who is an officer of the county. This amendment requires a fee increase or pay supplement to be commensurate with the nature of the work, services provided, and experience of the constable. Present law provides that the sheriff or constable is entitled to \$40 as a fee for providing service in person regardless of whether the process was issued by a clerk for any court. This amendment increases this fee to \$50. Present law provides that, for a levy of an execution on property or levy of an attachment or other process to seize property for the purpose of securing satisfaction of a judgment yet to be rendered or for executing a writ of replevin or writ of possession, the sheriff or constable is entitled to demand and receive a fee of \$40. This amendment increases this fee to \$50. Present law provides that the sheriff or constable is entitled to demand and receive a fee of \$20 for collecting money to satisfy a judgment, whether by execution, fieri facias, garnishment or other process, in civil cases each time collection is attempted. This amendment increases this fee to \$40.

*Fiscal Note:*

(Dated February 1, 2023) NOT SIGNIFICANT

*Senate Status:*

04/08/24 - Set for Senate Finance, Ways & Means Committee 04/10/24.

*House Status:*

04/06/23 - House passed with amendment 1 (004596).

## PUBLIC FINANCE

**SB114/HB153 Grant payments for nursing home care.**

*Sponsors:*

Sen. Watson, Bo , Rep. Hazlewood, Patsy

*Summary:*

Authorizes grant payments under the grant assistance program for nursing home care to be made either monthly or quarterly. Payments are payable only to the individual or the individual's legally authorized representative. Broadly captioned.

*Fiscal Note:*

(Dated January 12, 2023) NOT SIGNIFICANT

*Senate Status:*

04/18/23 - Taken off notice in Senate Finance, Ways & Means Committee.

*House Status:*

01/24/23 - Referred to House Finance, Ways & Means Subcommittee.

## TAXES PROPERTY

**SB25/HB12 County Powers Relief Act tax rate for residential development increased.**

*Sponsors:*

Sen. Hensley, Joey , Rep. Cepicky, Scott



**Summary:** Raises the initial tax rate authorized by the County Powers Relief Act for residential development from \$1 per square foot to \$3 per square foot. Prohibits a county from increasing the tax rate within a 4-year period of the last tax raise. Allows a county to raise the tax rate to a maximum of 10% following the 4-year period.

**Senate Status:** 01/20/23 - Referred to Senate State & Local Government Committee.

**House Status:** 01/20/23 - Withdrawn in House.

### **SB121 Tax exemptions for tree canopy cover.**

**Sponsors:** Sen. Niceley, Frank ,

**Summary:** Creates tax exemption for portions of property that provide tree canopy cover in certain counties, subject to the approval of the local governing body in such counties.

**Fiscal Note:** (Dated March 30, 2023) Other Fiscal Impact The fiscal impact of the proposed legislation is dependent upon whether Davidson County elects to come under its provisions. If Davidson County does elect to, there will be a one-time increase to state expenditures of \$10,000 for modifications to the online exemption application; any subsequent recurring increase to state revenue cannot be estimated. The proposed legislation would also result in a recurring decrease to local revenue and increase to local expenditures, both of which cannot be quantified but are considered permissive.

**Senate Status:** 01/20/23 - Referred to Senate State & Local Government Committee.

### **SB171/HB565 Referendum to approve a property tax increase that exceeds specified thresholds.**

**Sponsors:** Sen. Stevens, John , Rep. Todd, Chris

**Summary:** Requires a local governmental entity to hold a referendum to approve a property tax increase that would cause the local government to realize an increase in total revenue exceeding inflation plus two percent or would cause the local government to realize an increase in total revenue exceeding inflation plus six percent over the preceding three tax years.

**Fiscal Note:** (Dated March 24, 2023) Forgone Local Revenue Exceeds \$1,000,000/FY23-24 and Subsequent Years

**Senate Status:** 01/21/23 - Referred to Senate State & Local Government Committee.

**House Status:** 02/01/23 - Referred to House Property & Planning Subcommittee.

### **SB207/HB254 Tax relief for elderly, low-income homeowners.**

**Sponsors:** Sen. Lowe, Adam , Rep. Raper, Kevin

**Summary:** Increases, from \$27,000 to \$50,000, the maximum market value on which property tax relief is calculated for elderly, low-income homeowners.

**Amendment Summary:** House amendment 1 (004659) increases the property value threshold for determining the extent of any property relief payments to low-income, elderly or disabled, taxpayers from \$27,000 of the full market value of the property to \$40,000 of the full market value of the property.

**Subcommittee Amendments:** Property&PlanningSubAmendments03.15.23.pdf

**Fiscal Note:** (Dated February 2, 2023) Increase State Expenditures \$7,720,000/FY24-25 and Subsequent Years Other Fiscal Impact The extent of any permissive increase on local government expenditures cannot reasonably be determined.

**Senate Status:** 04/21/23 - Senate Finance, Ways & Means Committee deferred to 2024.

**House Status:** 04/21/23 - House passed with amendment 1 (004659).

### **SB518/HB1052 Annual report from division of property assessment.**

**Sponsors:** Sen. Niceley, Frank , Rep. Vaughan, Kevin

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

**Fiscal Note:** (Dated January 25, 2023) NOT SIGNIFICANT

**Senate Status:** 03/28/23 - Senate State & Local Government Committee deferred to 03/29/23.

**House Status:** 02/02/23 - Caption bill held on House clerk's desk.

### **SB793/HB1450 Exemption - lots purchased for construction of single family residence for low-income household.**

**Sponsors:** Sen. Stevens, John , Rep. Faison, Jeremy

**Summary:** Increases from 18 to 24 months the period of exemption from real property taxes to which a charitable organization is entitled for the first lot purchased or developed by the organization for the construction of a single family residence for a low-income household. Broadly captioned.

**Amendment Summary:** House Local Government Committee amendment 1 (011122) establish the process for assessment and valuation of low-income housing properties for property tax purposes. Applies to residential property and projects developed on or after January 1, 2025.

**Fiscal Note:** (Dated March 30, 2023) Other Fiscal Impact The extent and timing of any permissive decrease to local property tax revenue cannot be estimated.

**Senate Status:** 03/27/24 - Failed in Senate State & Local Government Committee after adopting amendment 1 (015573).

**House Status:** 03/28/24 - Taken off notice in House Calendar & Rules Committee.

### **SB1192/HB1209 Time for eligible taxpayers to apply for refund or present a credit voucher for credit on taxes.**

**Sponsors:** Sen. McNally, Randy , Rep. Sexton, Cameron

**Summary:** Extends the time eligible taxpayers may apply for a refund or present a credit voucher for credit on their taxes from within 35 days from the date taxes in the jurisdiction become delinquent for that year to within 40 days from that date. Broadly captioned.

**Amendment Summary:** House Property & Planning Subcommittee amendment 1 (005794) creates a property tax study committee to study property tax rates; methods of valuing and appraising property for purposes of levying property taxes; and policies and methods regarding statutory limits on tax increases, including an evaluation of such policies and methods and any expected effects in the short-term and long-term with the committee consisting of ten (10) members. Requires the committee to study the current method of valuing and appraising property for purposes of levying residential property taxes in this state and similarly situated states and to study examples of states that have enacted limits on property tax increases, including, but not limited to, creating a statewide property tax rate, capping rate increases at a certain percent, or locking in property values to the purchase price or the market value at the time of transfer or material improvement to the property. Requires the committee to report its findings on or before February 1, 2024.

**Subcommittee Amendments:** Property&PlanningSubAmendments03.15.23.pdf

**Fiscal Note:** (Dated February 1, 2023) NOT SIGNIFICANT

*Senate Status:* 03/21/23 - Taken off notice in Senate State & Local Government Committee.

*House Status:* 03/28/23 - Taken off notice in House Local Government Committee.

**SB1244/HB935 Local property tax reimbursement for disabled veterans.**

*Sponsors:* Sen. Akbari, Raumesh , Rep. McKenzie, Sam

*Summary:* Expands property tax relief for disabled veterans by reimbursing veterans who have acquired a disability rating of 100 percent for a permanent and total service-connected disability for all of the local property taxes paid on property that the disabled veteran owned and used as the disabled veteran's residence.

*Fiscal Note:* (Dated March 30, 2023) Increase State Expenditures \$180,500/FY23-24 Exceeds \$12,706,100/FY24-25 and Subsequent Years Other Fiscal Impact Due to the lack of data concerning percentages of disability for veterans, a precise impact to state expenditures cannot be reasonably determined. Additionally, the extent of any permissive impact on local government expenditures cannot reasonably be estimated.

*Senate Status:* 02/06/23 - Referred to Senate State & Local Government Committee.

*House Status:* 02/07/23 - Referred to House Property & Planning Subcommittee.

**SB1277/HB969 Redefines "industrial and commercial property."**

*Sponsors:* Sen. Yarbro, Jeff , Rep. Thompson, Dwayne

*Summary:* Redefines "industrial and commercial property" for assessment and classification purposes to include real property that is used, or held for use, for dwelling purposes in which 50 or more single family, residential properties are owned by one individual, entity, or association, including, but not limited to, investor groups, within one county and used, or held for use, as rental property. Broadly captioned.

*Fiscal Note:* (Dated March 4, 2023) Increase Local Revenue Exceeds \$2,903,100/FY24-25 and Subsequent Years

*Senate Status:* 02/06/23 - Referred to Senate State & Local Government Committee.

*House Status:* 02/07/24 - Taken off notice in House Property & Planning Subcommittee.

**SB1332/HB341 Extension to property assessment notice publication.**

*Sponsors:* Sen. Bailey, Paul , Rep. Reedy, Jay

*Summary:* Extends, from 20 days to 30 days after the date the division of property assessments publishes notice of the availability of the proposed use value schedule in a newspaper, the deadline by which a petition must be filed by owners of agricultural, forest, or open space land to convene a hearing of the state board of equalization.

*Fiscal Note:* (Dated January 22, 2023) NOT SIGNIFICANT

*Senate Status:* 02/06/23 - Referred to Senate State & Local Government Committee.

*House Status:* 01/30/23 - Caption bill held on House clerk's desk.

**SB1340/HB1509 Informal review of property assessment or county reappraisal.**

*Sponsors:* Sen. Lamar, London , Rep. Dixie, Vincent

*Summary:* Shortens the timeline, from 10 days to 7 days, before a county of board of equalization adjourns before a property assessor may provide taxpayers with an informal review of a property assessment or reappraisal.

*Fiscal Note:* (Dated January 1, 2023) NOT SIGNIFICANT

*Senate Status:* 03/21/23 - Taken off notice in Senate State & Local Government Committee.

*House Status:* 03/22/23 - Taken off notice in House Property & Planning Subcommittee.

**SB1367/HB1361 Increase in the full market value of a disabled veteran's residence for calculation of property tax reimbursement.**

*Sponsors:* Sen. Southerland, Steve , Rep. Farmer, Andrew

*Summary:* Increases the maximum full market value, from \$175,000 to \$210,000, of a disabled veteran's residence that is to be used in calculating reimbursement for property tax paid by the disabled veteran.

*Fiscal Note:* (Dated March 3, 2023) Increase State Expenditures Exceeds \$4,618,100/FY24-25 and Subsequent Years Other Fiscal Impact The extent of any permissive impact on local government expenditures cannot reasonably be determined.

*Senate Status:* 04/21/23 - Senate Finance, Ways & Means Committee deferred to 2024.

*House Status:* 04/18/23 - Taken off notice in House Finance, Ways & Means Subcommittee.

**SB1383/HB955 Bank designated by county trustee to act as a collection agent for trustee - requirements.**

*Sponsors:* Sen. Southerland, Steve ,

*Summary:* Requires a bank designated by the county trustee to act as a collection agent for the trustee and accept the deposit of county and municipal property taxes, to provide to the county trustee such evidence of the taxes deposited into the account and a copy of the deposit forms at least every five business days, instead of every three business days. Broadly captioned.

*Amendment Summary:* House Finance Subcommittee amendment 1 (004166) requires that the tax levied on the retail sale of non-exempt dyed diesel fuel is only levied on the first \$3.68 of each gallon sold. Requires that the cap specified must be adjusted proportionally to account for fractional amounts sold.

*Subcommittee Amendments:* Finance\_Sub\_Amendments\_03.01.2023.pdf

*Fiscal Note:* (Dated February 14, 2023) NOT SIGNIFICANT

*Senate Status:* 03/21/23 - Taken off notice in Senate State & Local Government Committee.

*House Status:* 04/18/23 - Taken off notice in House Finance, Ways & Means Subcommittee.

**SB1399/HB1250 Providing of estimates of annual income limit for eligibility in the property tax relief program.**

*Sponsors:* Sen. Reeves, Shane , Rep. Martin, Brock

*Summary:* Adds the directors of the office of legislative budget analysis to the list of persons to whom the comptroller must provide the estimates of the annual income limit for eligibility in the property tax relief program that is likely to maintain the program at a constant level of expenditure.

*Fiscal Note:* (Dated February 1, 2023) NOT SIGNIFICANT

*Senate Status:* 03/21/23 - Taken off notice in Senate State & Local Government Committee.

House Status: 02/02/23 - Caption bill held on House clerk's desk.

**SB1439/HB880 Timeframe for county mayor to give notice regarding reappraisal program not being completed timely.**

*Sponsors:* Sen. Roberts, Kerry , Rep. Martin, Greg

*Summary:* Changes from December 1 to November 15, the time by which the county mayor must notify in writing the executive secretary to the state board of equalization of the possibility that the reappraisal program may not be completed timely and the reasons therefor. Broadly captioned.

*Fiscal Note:* (Dated January 31, 2023) NOT SIGNIFICANT

*Senate Status:* 03/14/23 - Taken off notice in Senate State & Local Government Committee.

*House Status:* 02/02/23 - Caption bill held on House clerk's desk.

**SB1470/HB1265 County board of equalization hearings.**

*Sponsors:* Sen. Johnson, Jack , Rep. Warner, Todd

*Summary:* Changes who has the discretion to determine whether a hearing on a complaint before a county board of equalization will be held virtually from the board to the taxpayer or owner.

*Fiscal Note:* (Dated March 14, 2023) NOT SIGNIFICANT

*Senate Status:* 03/21/23 - Taken off notice in Senate State & Local Government Committee.

*House Status:* 03/22/23 - Taken off notice in House Property & Planning Subcommittee.

**SB1536/HB1535 Coffee County - acquiring of property at tax sale.**

*Sponsors:* Sen. Bowling, Janice , Rep. Bricken, Rush

*Summary:* Provides that whenever Coffee County acquires property at a tax sale, any non-governmental entity holding a vested and duly recorded contractual right to the payment of fees or assessments secured by the property retains such right. Further provides that Coffee County will be liable for the payment of such fees and assessments if the county makes actual use of the property purchased at the tax sale.

*Amendment Summary:* House amendment 1 (013374) provides that whenever Coffee County acquires property at a delinquent property tax sale, any non-governmental entity may enforce its contractual rights to such property only through the exercise of a lien. Requires Coffee County to pay contractual fees assessed against such property by the non-governmental entity if the county makes actual use of the property purchased at the tax sale.

*Fiscal Note:* (Dated April 5, 2023) NOT SIGNIFICANT

*Senate Status:* 03/25/24 - Senate passed.

*House Status:* 04/02/24 - Signed by House speaker.

*Executive Status:* 03/25/24 - Sent to the speakers for signatures.

**SJR158 Constitutional Amendments - state tax on property.**

*Sponsors:* Sen. Niceley, Frank ,

*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:* 02/06/23 - Referred to Senate Judiciary Committee.

**HB244 Property tax relief for elderly low-income homeowners.**

*Sponsors:* Rep. Hale, Michael

*Summary:* Increases income eligibility limits for property tax relief for elderly low-income homeowners and disabled homeowners from \$24,000 to \$36,600 beginning tax year 2024. Increases income eligibility limits for property tax relief for elderly low-income homeowners under the Property Tax Freeze Act to \$36,600. Increases the full market value limit on which property tax reimbursement is calculated for eligible elderly low-income homeowners and disabled homeowners to \$35,000. Increases the full market value limit on which property tax reimbursement is calculated for disabled veteran and surviving spouse homeowners to \$200,000.

*Fiscal Note:* (Dated March 24, 2023) Increase State Expenditures Exceeds \$5,120,900/FY24-25 and Subsequent Years Other Fiscal Impact The extent of any permissive impact on local government expenditures cannot reasonably be determined.

*House Status:* 01/24/23 - Referred to House Property & Planning Subcommittee.

**HJR81 Constitutional amendment - state tax on property.**

*Sponsors:* Rep. Darby, Tandy

*Summary:* Proposes an amendment to Article II, Section 28 of the Constitution of Tennessee, to prohibit taxation of property by the State.

*Senate Status:* 03/28/24 - Senate concurred.

*House Status:* 04/21/23 - House adopted on third reading.

*Executive Status:* 03/28/24 - Sent to the speakers for signatures.

## TRANSPORTATION GENERAL

**SB78/HB141 Transportation project completion dates to be included in commissioner's report.**

*Sponsors:* Sen. Crowe, Rusty , Rep. Alexander, Rebecca

*Summary:* Authorizes the commissioner of transportation to include the anticipated completion dates for projects under construction in the commissioner's quarterly report to the state building commission on the status of road projects. Broadly captioned.

*Amendment Summary:* Senate amendment 1 (014736) directs the Department of Transportation (TDOT) to install and erect signs for Milligan University at the I-81 / I-26 interchange at Exit 57A in Kingsport. Specifies that the manufacturing and installation of these signs is contingent upon non-state funds.

*Subcommittee Amendments:* Transportation\_Sub\_Amendments\_03.13.24.pdf

*Fiscal Note:* (Dated January 17, 2023) NOT SIGNIFICANT

*Senate Status:* 03/27/24 - Signed by Senate speaker.

*House Status:* 03/28/24 - Signed by House speaker.

*Executive Status:* 04/01/24 - Sent to governor.

**SB373/HB598 Establishes the office of rail and public transportation.**

*Sponsors:* Sen. Campbell, Heidi , Rep. Powell, Jason

*Summary:* Establishes the office of rail and public transportation within the department of transportation. Requires, among other duties and responsibilities, the office to determine present and future needs for, and economic feasibility of providing, public transportation and the retention, improvement, and addition of passenger and freight rail transportation in this state. Broadly captioned.

*Amendment Summary:* House Transportation Subcommittee amendment 1 (005049) creates the Office of Rail and Public Transportation (ORPT) within the Department of Transportation (TDOT). Requires the Governor to appoint a director of the ORPT. Authorizes the ORPT to accept grants and enter into contracts. Permits the ORPT to assist entities in the implementation and improvement of passenger rail and public transportation services. Authorizes the office to acquire, lease, improve, and construct passenger rail and public transportation facilities and acquire and hold title to land necessary for implementation of such. Enables the ORPT to conduct various studies, plans, and programs concerning the needs, economic feasibility, establishment, improvement, and development of public transportation and the retention, improvement, and addition of passenger rail transportation using various methods and coordinating with varied entities. Permits the office to administer state grants for rail transportation and public transportation and to develop guidelines for the development of strategic plans for transit agencies of Davidson and Shelby counties.

*Fiscal Note:* (Dated March 4, 2023) Increase State Expenditures - \$164,100/FY23-24 \$161,100/FY24-25 and Subsequent Years Other Fiscal Impact The costs to meet all the requirements of this legislation, including but not limited to additional staff and related resources, are unknown, but considered very significant. It is estimated that such recurring costs would exceed \$100,000,000 in state expenditures. The state would likely purchase land and/or enter into contracts with local governments as a result of this legislation. Therefore, there will be a permissive increase in local government revenue and expenditures, the extent and timing of which cannot be reasonably determined. SB 373 - HB 598

*Senate Status:* 03/08/23 - Senate Transportation & Safety Committee deferred to the first calendar of 2024.

*House Status:* 01/24/24 - Taken off notice in House Transportation Subcommittee.

**SB480/HB1282 Time period for maintaining records.**

*Sponsors:* Sen. Stevens, John , Rep. Holsclaw, Jr., John

*Summary:* Increases from two years to 30 months the minimum period following the date of receipt that a transportation network must maintain records related to a rider complaint about a driver with whom the rider was matched and who the rider suspects was under the influence of drugs or alcohol during the trip. Broadly captioned.

*Fiscal Note:* (Dated January 26, 2023) NOT SIGNIFICANT

*Senate Status:* 01/30/23 - Referred to Senate Commerce & Labor Committee.

*House Status:* 02/02/23 - Caption bill held on House clerk's desk.

**SB751/HB627 Removal of provision on benefits from the 1986 gasoline tax increases.**

*Sponsors:* Sen. Massey, Becky , Rep. Carr, Dale

*Summary:* Deletes an expired provision specifying which highway projects were to benefit from the 1986 gasoline tax increases. Broadly captioned.

*Fiscal Note:* (Dated January 28, 2023) NOT SIGNIFICANT

*Senate Status:* 02/06/23 - Referred to Senate Transportation & Safety Committee.

*House Status:* 02/01/23 - Caption bill held on House clerk's desk.

**SB752/HB1014 Railroad crossings - notification to affected railroad and governmental bodies.**

*Sponsors:* Sen. Massey, Becky , Rep. Grills, Rusty

*Summary:* Authorizes the department to notify the railroad and governmental body affected by an applicant's proposed plan to construct a railroad grade crossing or convert a private crossing to a public crossing, by mail or electronically. Broadly captioned.

*Fiscal Note:* (Dated January 31, 2023) NOT SIGNIFICANT

*Senate Status:* 02/06/23 - Referred to Senate Transportation & Safety Committee.

*House Status:* 02/02/23 - Caption bill held on House clerk's desk.

**SB801/HB857 Publication of certified highway map on county's or municipality's website.**

*Sponsors:* Sen. Yarbro, Jeff , Rep. Jernigan, Darren

*Summary:* Requires a county or municipality to publish its certified highway map on the county's or municipality's website, which must be accessible to the public, no less than 30 days prior to the date of a public hearing on the map. Broadly captioned.

*Fiscal Note:* (Dated April 5, 2023) NOT SIGNIFICANT

*Senate Status:* 02/06/23 - Referred to Senate Transportation & Safety Committee.

*House Status:* 02/02/23 - Caption bill held on House clerk's desk.

**SB1164/HB1497 Time frame for owner of a utility facility to respond to second relocation notice.**

*Sponsors:* Sen. Yarbro, Jeff , Rep. Clemmons, John

*Summary:* Increases, from 10 to 12, the number of days an owner of a utility facility, which is located in a state highway right-of-way, has to respond to a second relocation notice. Broadly captioned.

*Fiscal Note:* (Dated February 1, 2023) NOT SIGNIFICANT

*Senate Status:* 02/06/23 - Referred to Senate Transportation & Safety Committee.

*House Status:* 02/02/23 - Caption bill held on House clerk's desk.

**SB1473/HB1218 Reporting of operations by railroad companies.**

*Sponsors:* Sen. McNally, Randy , Rep. Hazlewood, Patsy

*Summary:* Requires railroad companies to send to the department of transportation, on an annual basis, a report containing statements of the operations of the company, unless the railroad companies prepare such statements of operations on a monthly or quarterly basis. Broadly captioned.

*Fiscal Note:* (Dated February 5, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/15/23 - Taken off notice in Senate Transportation & Safety Committee.  
*House Status:* 02/02/23 - Caption bill held on House clerk's desk.

## TRANSPORTATION VEHICLES

### SB80/HB140 **Precious Cargo Act provisions revised.**

*Sponsors:* Sen. Massey, Becky , Rep. Hawk, David  
*Summary:* Authorizes the department of revenue, in cooperation with other governmental agencies or interested nonprofit organizations, to publicize to potential participants the availability, under the Precious Cargo Act of 2021, of a designation within the Tennessee Vehicle Title and Registration System (VTRS) database of a need for assistance with expressive language or communicating needs to first responders. Broadly captioned.  
*Amendment Summary:* House Transportation Committee amendment 1 (013981) requires all sales and use tax revenue generated from the sale of new or used motor vehicles and tires to be deposited in the Highway Fund. Allocates one percent of sales and use tax collections designated for the General Fund to the Department of Transportation (TDOT) for administration expenses. Requires the Department of Transportation (TDOT) to study infrastructure needs, costs, funding sources, and the impact of redirecting the sales and use tax revenue to the Highway Fund on transportation infrastructure needs for years 2026, 2050, and 2075. Requires TDOT to report such to the Chairs of the Transportation Committee of the House of Representatives and the Transportation and Safety Committee of the Senate no later than December 1, 2025  
*Subcommittee Amendments:* Transportation\_Sub\_Amendments\_02.28.24.pdf  
*Fiscal Note:* (Dated January 23, 2023) NOT SIGNIFICANT  
*Senate Status:* 01/20/23 - Referred to Senate Transportation & Safety Committee.  
*House Status:* 03/05/24 - House Transportation Committee recommended with amendment 1 (013981). Sent to House Finance.

### SB260/HB79 **Delinquency penalty - businesses with a motor vehicle fleet of 200 or more vehicles.**

*Sponsors:* Sen. Johnson, Jack , Rep. Lamberth, William  
*Summary:* Extends the delinquency penalty deadline period from 30 days to 60 days from businesses that maintain a fleet of at least 200 motor vehicles that has contracted with the department of revenue to provide proper tilting and registration to comply with certification of title requirements. Broadly captioned. Part of Administration Package.  
*Fiscal Note:* (Dated January 20, 2023) NOT SIGNIFICANT  
*Senate Status:* 01/21/23 - Referred to Senate Transportation & Safety Committee.  
*House Status:* 01/12/23 - Caption bill held on House clerk's desk.

### SB576/HB345 **Registration plates to be renewed every 24 months.**

*Sponsors:* Sen. Pody, Mark , Rep. Sparks, Mike  
*Summary:* Permits registration plates to be renewed every 24 months instead of 12 months.  
*Amendment Summary:* Senate amendment 2, House Transportation Committee amendment 1 (005910) authorizes private, noncommercial vehicle owners and lessees to renew their standard or "In God We Trust" registration plates for a 24-month period rather than the current 12-month period, with fees to offset the revenue otherwise generated by that of a 12-month registration, beginning January 1, 2024. Requires the local motor vehicle privilege tax for a 24-month period equal twice the amount of the tax imposed for a 12-month period. Specifies that private, non-commercial, vehicle owners and lessees are not entitled to a refund of the registration fee from the Department of Revenue (DOR) or the county issuing the registration. Authorizes DOR to establish a system of registration renewals at alternate intervals that allows for a uniform distribution of the registration workload. Earmarks, beginning FY24-25, a sum from the county general funds to hold harmless the loss of fee revenue to county clerks resulting from the increase in the duration of the registration period, if requested by the county.  
*Subcommittee Amendments:* Transportation\_Sub\_Amendments\_03.15.2023.pdf  
*Fiscal Note:* (Dated February 11, 2023) Increase State Revenue \$38,683,600/FY23-24/Highway Fund \$789,500/FY23-24/General Fund Increase Local Revenue - \$41,591,500/FY23-24  
*Senate Status:* 04/03/23 - Senate passed with amendment 2 (005910).  
*House Status:* 04/11/23 - Failed in House Finance, Ways & Means Committee.

### SB915/HB1015 **Regulations for motor vehicle towing or storage businesses.**

*Sponsors:* Sen. Niceley, Frank , Rep. Faison, Jeremy  
*Summary:* Prohibits persons engaged in the business of towing motor vehicles by wrecker or otherwise, or storing such motor vehicles, for remuneration from charging the owner or lienholder a storage fee for a period exceeding 21 days without the owner or lienholder's consent unless certain exceptions apply. Broadly captioned.  
*Amendment Summary:* House amendment 1 (014606) rewrites the bill to, instead, authorize persons engaged in the business of towing and storing motor vehicles or storing motor vehicles that have been towed to remove and secure a firearm left in a stored motor vehicle if the firearm can be removed without causing damage to the motor vehicle. If removed, the firearm must be tagged or logged in a manner to tie it to the vehicle from which it was removed, and the firearm must be stored at the business in a firearm safe or other type of secure storage. The business must notify the owner of the vehicle when a firearm is removed and secured, and such notice must include information regarding how the firearm may be retrieved. Senate amendment 1 (017875) clarifies, for purposes of the bill, the following: (1) That a "motor vehicle" means a self-propelled vehicle that is designed for use upon the highway, including trailers and semitrailers designed for use with the vehicle, and every vehicle that is propelled by electric power obtained from overhead wires but not operated upon rails, except traction engines, road rollers, and farm tractors. However, a "motor vehicle" does not include a motorized bicycle; and (2) That a "person" includes a natural person, firm, association, corporation, or partnership.  
*Subcommittee Amendments:* Transportation\_Sub\_Amendments\_03.13.24.pdf  
*Fiscal Note:* (Dated February 3, 2023) NOT SIGNIFICANT  
*Senate Status:* 04/09/24 - Senate passed with amendment 1 (017875).  
*House Status:* 03/25/24 - House passed with amendment 1 (014606).

## UTILITIES

**SB111/HB682 Social media declarations & fines.**

*Sponsors:* Sen. Watson, Bo , Rep. Powers, Dennis

*Summary:* Designates social media platforms as common carriers and requires the entities to obtain certificates of public convenience and necessity from the Tennessee public utilities commission; prescribes fines against social media platforms that deplatform and shadow ban users based on political ideology, viewpoint, or personal animus, or discrimination based on race, creed, color, religion, sex, age, or national origin.

*Amendment Summary:* House Business & Utilities Subcommittee amendment 1 (015893) designates social media platforms (SMPs) as common carriers and requires the entities to obtain certificates of public convenience and necessity (CCNs) from the Tennessee Public Utility Commission (TPUC) by January 1, 2025, and for each year thereafter. Requires TPUC to prescribe by rule the form and fee for the certificate application, in consultation with the office of the Attorney General and Reporter (AG). Authorizes TPUC to prescribe an equitable fee schedule based on each SMP's gross annual revenue or the number of global platform participants. Requires SMP operators to file certain information as part of the application for a certificate. If TPUC finds that a SMP operator is operating without a valid CCN or has failed to provide TPUC with all information required, TPUC is required to provide SMP operators with written notice of failure to comply. If, after 60 days, the operator remains out of compliance, then TPUC shall conduct a contested case hearing and may fine the operator up to \$50,000 at TPUC's discretion. Establishes that SMPs may not intentionally deplatform or shadow ban a user of the SMP based on various factors. Authorizes TPUC to investigate suspected violations and conduct contested case hearings. Prescribes penalties and fines that TPUC may issue for violations. Upon a finding of a violation after a contested case hearing, a user is authorized to bring a private cause of action and may be awarded various damages, costs, and fees.

*Fiscal Note:* (Dated January 28, 2023) Increase State Expenditures \$338,100/FY23-24/Tennessee Public Utility Commission \$7,500/FY23-24 and Subsequent Years/General Fund \$330,600/FY24-25 and Subsequent Years/ Tennessee Public Utility Commission Other Fiscal Impact The proposed legislation may result in an increase in state fee and fine revenue to Tennessee Public Utility Commission. However, the exact timing and extent of such increase cannot be reasonably determined. To the extent the Commission is unable to collect sufficient revenue from social media platforms to offset incurred expenditures, a General Fund appropriation is assumed to be necessary. SB 111 HB 682 Further, additional staff for the Commission, the Administrative Office of the Courts, and the Comptroller of the Treasury's Office of State Assessed Properties may be necessary in the future; due to lack of data, the extent and timing of any increase in expenditures cannot be determined at this time. Any increase to local revenue generated from assessing social media companies cannot be estimated.

*Senate Status:* 04/21/23 - Senate Finance, Ways & Means Committee deferred to 2024.

*House Status:* 03/26/24 - Returned to House clerk's desk after adopting amendment 1 (015893).

**SB129/HB526 Removal of requirements for water treatment project fees and rates.**

*Sponsors:* Sen. Walley, Page , Rep. Haston, Kirk

*Summary:* Removes requirement for receipt of certain grants and loans for water and wastewater treatment infrastructure projects that a municipality includes depreciation in its calculation of fees or rates.

*Amendment Summary:* Senate State & Local Government Committee, House Local Government Committee amendment 1 (015997) establishes that the rate of depreciation of equipment purchased by a utility system does not apply to new equipment purchased by any such utility for one year from the date the equipment is installed and in operation, if such exception is approved by a majority vote of the governing body of a public utility at either the regular meeting or a specially-held meeting. Specifies that the rate of depreciation also does not apply to materials used in the installation and maintenance of water lines that are purchased with such grants.

*Fiscal Note:* (Dated March 3, 2023) Other Fiscal Impact Any increase in revenue and expenditures for the State Revolving Fund and local governments cannot be quantified with reasonable certainty. Any impact on local governments is considered permissive.

*Senate Status:* 03/27/24 - Senate State & Local Government Committee recommended with amendment 1 (015997). Sent to Senate Calendar Committee.

*House Status:* 04/09/24 - House Local Government Committee recommended with amendment 1 (015997). Sent to House Government Operations.

**SB374/HB408 Shutting off energy delivery during a state of emergency.**

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

*Summary:* Prohibits an entity from shutting off or stopping energy delivery to a residential property on days when a state of emergency has been declared by a governmental entity due to weather or temperatures have reached levels that energy shutoff would be a threat to health and safety.

*Fiscal Note:* (Dated March 19, 2023) NOT SIGNIFICANT

*Senate Status:* 01/26/23 - Referred to Senate State & Local Government Committee.

*House Status:* 02/01/23 - Referred to House Business & Utilities Subcommittee.

**SB389 Reimbursement for interruption or loss of vital utility service.**

*Sponsors:* Sen. Oliver, Charlane ,

*Summary:* Requires a utility to provide a refund or reimbursement, or a rebate against future billing for a vital utility service, to a customer who experiences an extended interruption or loss, or a permanent loss, of a vital utility service if the loss or interruption of service was the direct result of the utility's failure to maintain, repair, or secure its network, equipment, or property.

*Senate Status:* 01/26/23 - Withdrawn in Senate.

**SB632/HB1063 Waterworks construction loan agreement - failure of municipality to comply with payment schedule.**

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

*Summary:* Increases, from five to ten, the number of days the commissioner of finance and administration has to send notice to a municipality regarding the municipality's failure to remit funds in accordance with the amortization schedule for the municipality's waterworks construction loan agreement. Broadly captioned.

*Fiscal Note:* (Dated January 28, 2023) NOT SIGNIFICANT

*Senate Status:* 02/02/23 - Referred to Senate State & Local Government Committee.

*House Status:* 03/21/23 - Taken off notice in House Business & Utilities Subcommittee.

**SB930 Increase years for no interest on loans through utility relocation program.**

*Sponsors:* Sen. Taylor, Brent ,  
*Summary:* Increases, from five to six, the number of years for which the utility management review board is permitted to recommend terms of no interest for a loan for an applicant through the utility relocation program. Broadly captioned.  
*Fiscal Note:* (Dated February 1, 2023) NOT SIGNIFICANT  
*Senate Status:* 02/06/23 - Referred to Senate State & Local Government Committee.

**SB949/HB1494 Refund for customers who experienced an extended interruption of vital utility service.**

*Sponsors:* Sen. Oliver, Charlane , Rep. Clemmons, John  
*Summary:* Requires certain utility providers to refund or reimburse, or provide rebates against future billing for utility services, to customers who experience an extended interruption or loss, or a permanent loss, of a vital utility service. Broadly captioned.  
*Fiscal Note:* (Dated February 10, 2023) Other Fiscal Impact Due to multiple unknown factors, the extent and timing of any recurring mandatory decrease in local revenue or increase in local foregone revenue, or mandatory increase in local expenditures cannot be determined.\*  
*Senate Status:* 02/06/23 - Referred to Senate State & Local Government Committee.  
*House Status:* 02/21/23 - Taken off notice in House Business & Utilities Subcommittee.

**SB1181/HB601 Prioritizing electricity to a healthcare facility.**

*Sponsors:* Sen. Swann, Art , Rep. Powell, Jason  
*Summary:* Requires a utility that provides electricity to prioritize the provision of electricity to a healthcare facility when engaging in load management for the electric service system. Broadly captioned.  
*Fiscal Note:* (Dated April 10, 2023) NOT SIGNIFICANT  
*Senate Status:* 02/06/23 - Referred to Senate State & Local Government Committee.  
*House Status:* 02/01/23 - Referred to House Business & Utilities Subcommittee.

**SB1207/HB1131 TACIR - study of coverage area for which electric cooperatives provide services in state.**

*Sponsors:* Sen. Rose, Paul , Rep. Gant, Ron  
*Summary:* Directs TACIR to perform a study of the coverage area for which electric cooperatives provide services within this state and requires TACIR to report its findings to each member of the general assembly. Broadly captioned.  
*Fiscal Note:* (Dated March 16, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/21/23 - Senate State & Local Government Committee deferred to 2024.  
*House Status:* 02/08/23 - Referred to House Business & Utilities Subcommittee.

**SB1300/HB951 Comptroller report regarding municipal electric systems providing services beyond their service area.**

*Sponsors:* Sen. Bailey, Paul , Rep. Boyd, Clark  
*Summary:* Removes a requirement that the comptroller report to the general assembly, not later than January 31, 2008, with recommendations regarding whether the pilot project that authorized certain municipal electric systems to provide services beyond their service area with certain limitations should be continued or expanded to other systems. Broadly captioned.  
*Fiscal Note:* (Dated January 31, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/13/24 - Taken off notice in Senate Commerce & Labor Committee.  
*House Status:* 02/02/23 - Caption bill held on House clerk's desk.

**SB1358/HB943 Map indicating where provider offered broadband service.**

*Sponsors:* Sen. Southerland, Steve , Rep. Alexander, Rebecca  
*Summary:* Requires franchise holders, and certificated providers, that provide broadband service to file on or before July 1, 2023, and by July 1 of the two subsequent years thereafter, a map or other information with the appropriate regulatory entity indicating the specific locations where the provider offered broadband service that is capable of delivering download speeds of at least 100 Mbps and upload speeds of at least 20 Mbps.  
*Fiscal Note:* (Dated March 9, 2023) NOT SIGNIFICANT  
*Senate Status:* 03/20/23 - Taken off notice in Senate Commerce & Labor Committee.  
*House Status:* 02/07/23 - Referred to House Business & Utilities Subcommittee.

**SB1365/HB1446 Construction of cell towers near schools prohibited.**

*Sponsors:* Sen. Southerland, Steve , Rep. Faison, Jeremy  
*Summary:* Prohibits the construction or operation of a cell tower on or within 1,640 feet of a school. Broadly captioned.  
*Fiscal Note:* (Dated March 5, 2023) Other Fiscal Impact A precise impact to state and local government revenue due to cancellation of on-going contracts and to state and local government expenditures due to litigation cannot be estimated. \*  
*Senate Status:* 02/06/23 - Referred to Senate Commerce & Labor Committee.  
*House Status:* 02/07/23 - Referred to House Business & Utilities Subcommittee.

**SB1424/HB1067 Requirement for municipal utility systems or electric plants to operate certain programs on an opt-in basis.**

*Sponsors:* Sen. Roberts, Kerry , Rep. Barrett, Jody  
*Summary:* Requires a municipal utility system or metropolitan electric plant that established a program before January 1, 2021, for purposes of accepting and distributing excess receipts for bona fide charitable purposes, and that operates the program on an opt-out basis, to begin operating the program on an opt-in basis by January 1, 2024.  
*Amendment Summary:* House Business & Utilities Subcommittee amendment 1 (005178) requires certain utilities that operate a charitable program to create an annual report regarding such program, and by January 31 of each year, submit the report to the Comptroller of the Treasury (COT) and send the report to each customer of the utility. Requires the COT to publish each report on its website.  
*Fiscal Note:* (Dated February 23, 2023) Increase State Expenditures \$81,300/FY23-24 \$78,800/FY24-25 and Subsequent Years Other Fiscal Impact A precise, recurring decrease to local government revenue cannot be quantified.  
*Senate Status:* 02/06/23 - Referred to Senate State & Local Government Committee.  
*House Status:* 03/12/24 - Failed in House Business & Utilities Subcommittee after adopting amendment 1 (005178).