

**STATE AFFAIRS****HB 63** Pilot program to support homeless or potentially homeless families.[State Website](#)  **TN**

Latest Action: Withdrawn. on Feb. 03, 2025

**Description**

Creates within the Tennessee Housing Development Agency the Housing Opportunity and Pathways to Education (HOPE) pilot program to provide support to homeless families and those at risk of homelessness. Broadly captioned.

**Caption**

AN ACT to amend Tennessee Code Annotated, Title 5; Title 9; Title 13 and Title 71, Chapter 5, relative to housing programs.

**Primary Sponsor(s)**

Scott Cepicky (R)

**Hearings**

None

**HB 1501 (SB 1601)** Authorizes municipalities to create and require use of landlord registries for certain real estate i...[State Website](#)  **TN**

Latest Action: **HB 1501** P2C, ref. to State & Local Government Committee on Jan. 14, 2026  
**SB 1601** Passed on Second Consideration, refer to Senate Government Operations Committee on Jan. 14, 2026

**Description**

As introduced, authorizes a municipality to create and require the use of a landlord registry for a real estate investment trust that owns, operates, or finances 10 or more dwelling units located within the municipality. - Amends TCA Title 66.

**Caption**

AN ACT to amend Tennessee Code Annotated, Title 66, relative to residential landlord registries.

**Primary Sponsor(s)**

William Lamberth (R), Ferrell Haile (R)

**Hearings**

None

**HB 1546 (SB 1669)** Commercial driver license qualifications.[State Website](#)  **TN**Latest Action: **HB 1546** Intro., P1C. on Jan. 14, 2026**SB 1669** Introduced in the Senate on Jan. 15, 2026

## Description

As introduced, removes intrastate and other restrictions on the holder of a commercial driver license with certain medical conditions if the license holder is certified as being medically qualified to operate a commercial motor vehicle by a medical examiner certified by the federal motor carrier safety administration pursuant to federal regulations.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 55, Chapter 50, Part 4, relative to commercial driver license qualifications.

## Primary Sponsor(s)

Jake McCalmon (R), Bill Powers (R)

## Hearings

None

**HB 1641** Extends the deadline for TDOT's annual report on blocked highway-rail grade crossings by one year.

[State Website](#)  TN

Latest Action: Filed for introduction on Jan. 14, 2026

## Description

As introduced, extends for one year the annual report the department of transportation must submit to committees of the general assembly regarding blocked highway-rail grade crossings data collected by the federal railroad administration. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 55 and Title 65, relative to transportation.

## Primary Sponsor(s)

William Lamberth (R)

## Hearings

None

**HB 1706 (SB 1587)** AN ACT to amend Tennessee Code Annotated, Title 55, Chapter 50, [State Website](#)  TN relative to unlawful presence in the...

Latest Action: **HB 1706** Filed for introduction on Jan. 12, 2026

**SB 1587** Passed on Second Consideration, refer to Senate Judiciary Committee on Jan. 14, 2026

## Description

As introduced, creates a Class A misdemeanor for a person who is unlawfully present in the United States to operate a commercial motor vehicle in this state; requires the law enforcement agency of an officer who arrests a person who is unlawfully present in the United States to operate a commercial motor vehicle in this state to ensure that federal immigration authorities are notified; creates related civil actions that may be pursued by the attorney general and reporter or by a qui tam plaintiff. - Amends TCA Title 55, Chapter 50.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 55, Chapter 50, relative to unlawful presence in the United States.

## Primary Sponsor(s)

Jason Zachary (R), Jack Johnson (R)

## Hearings

None

### HB 1708

Driver license restrictions and citizenship verification for applicants with limited English profici...

[State Website](#)  TN

Latest Action: Filed for introduction on Jan. 15, 2026

## Description

As introduced, specifies if an applicant for a driver license or intermediate driver license is unable to speak and read the English language, then the applicant may be administered the written examination in a language other than English. Requires an applicant for a driver license who cannot speak and read English sufficiently to be issued a restricted license for one year and to re-take the written driver license examination in English to be issued a driver license thereafter. Requires evidence of U.S. citizenship, lawful permanent residence, or temporary lawful resident status prior to registering vehicles.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 55, Chapter 4; Title 55, Chapter 50 and Title 65, Chapter 15, relative to motor vehicles.

## Primary Sponsor(s)

Kip Capley (R)

## Hearings

None

### SB 2 (HB 2)

End the Grocery Tax by Closing Corporate Loopholes Act.

[State Website](#)  TN

Latest Action: **SB 2** Placed on Senate Finance, Ways, and Means Committee calendar for 4/21/2025

**HB 2** Def. to Summer Study in Finance, Ways, and Means Subcommittee on Mar. 19, 2025

## Description

Creates the "End the Grocery Tax by Closing Corporate Loopholes Act," which removes the state sales tax on retail food and food ingredients. Revises the definition of "retail food store" for purposes of sale of wine in retail food stores. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 57 and Title 67, relative to taxation.

## Primary Sponsor(s)

Charlane Oliver (D), Aftyn Behn (D)

## Hearings

None

**SB 12 (HB 151)** Property tax relief for disabled veteran homeowners.

[State Website](#)  **TN**

Latest Action: **SB 12** Passed on Second Consideration, refer to Senate State and Local Government Committee on Jan. 15, 2025

**HB 151** Assigned to s/c Cities & Counties Subcommittee on Jan. 28, 2025

## Description

Changes the reimbursement amount for property tax relief for disabled veteran homeowners. Increases the reimbursement amount from payment on the first \$175,000 of the full market value of the home to payment on the first \$200,000 of the full market value.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief for veterans.

## Primary Sponsor(s)

Page Walley (R), Ron Gant (R)

## Hearings

None

**SB 31 (HB 165)** Reduction of maximum weight of vehicle loads - notice.

[State Website](#)  **TN**

Latest Action: **SB 31** Refer to Senate Transportation & Safety Committee on Feb. 18, 2025

**HB 165** P2C, caption bill, held on desk - pending amdt. on Jan. 27, 2025

## Description

Changes from January 15 to January 1, the beginning date of each year at which time the department of transportation may reduce the maximum weight of vehicle loads if necessary to protect the streets, roads, highways, or other public thoroughfares from unnecessary injury or damage. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 4; Title 47; Title 54; Title 55; Title 56; Title 65; Title 66 and Title 67, relative to transportation.

## Primary Sponsor(s)

Paul Bailey (R), Pat Marsh (R)

## Hearings

None

## [SB 32 \(HB 477\)](#) Tax depreciation deduction.

[State Website](#)  **TN**

Latest Action: **SB 32** Assigned to General Subcommittee of Senate Finance, Ways & Means Committee on Apr. 22, 2025  
**HB 477** Placed on s/c cal Finance, Ways, and Means Subcommittee for 4/14/2025

## Description

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

## Caption

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 20, relative to the deduction for bonus depreciation for excise tax purposes.

## Primary Sponsor(s)

Paul Bailey (R), Kevin Vaughan (R)

## Hearings

None

## [SB 37](#) Annual report filing fees for limited liability corporations.

[State Website](#)  **TN**

Latest Action: Withdrawn. on Jan. 30, 2025

## Description

Increases from \$20 to \$300 the annual report filing fee for for-profit business corporations and nonprofit corporations. Changes from \$50 per member to a \$100 initial filing fee, and from \$50 per member totaling not less than \$300 or not more than \$3,000, to a \$300 annual report filing fee for limited liability corporations. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 48, relative to annual report fees.

## Primary Sponsor(s)

Heidi Campbell (D)

## Hearings

None

## [SB 40 \(HB 1047\)](#) Employee Ownership, Empowerment, and Expansion Act.

[State Website](#)  **TN**

Latest Action: Withdrawn. on Dec. 01, 2025

## Description

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

## Caption

AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 9; Title 12, Chapter 3; Title 45; Title 50; Title 56, Chapter 1 and Title 67, relative to employee-owned businesses.

## Primary Sponsor(s)

Page Walley (R), Pat Marsh (R)

## Hearings

None

## [SB 118 \(HB 54\)](#) Report required by treasurer under the Uniform Unclaimed Property Act. [State Website](#) **TN**

Latest Action: **SB 118** Passed on Second Consideration, refer to Senate Commerce and Labor Committee on Jan. 15, 2025  
**HB 54** caption bill, held on desk - pending amdt. on Jan. 15, 2025

## Description

Allows the treasurer to file the annual report regarding the total amount and value of abandoned or unclaimed property with certain executive and legislative branch officials electronically. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 43; Title 44; Title 47; Title 48 and Title 66, relative to property.

## Primary Sponsor(s)

Tom Hatcher (R), Jerome Moon (R)

## Hearings

None

**SB 119 (HB 1142)** Ch. 112, Updated definition of manufactured home.

[State Website](#)  **TN**

Latest Action: **SB 119** Effective date(s) 07/01/2025

**HB 1142** Comp. became Pub. Ch. 112 on Apr. 08, 2025

## Description

Requires this state's definition of manufactured home to automatically update with the definition of manufactured home under title 42 of the United States Code, which currently excludes a self-propelled recreational vehicle.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 47; Title 55 and Title 68, relative to manufactured homes.

## Primary Sponsor(s)

Tom Hatcher (R), Clark Boyd (R)

## Hearings

None

**SB 129 (HB 331)** Ch. 338, THDA - bond issuance.

[State Website](#)  **TN**

Latest Action: **SB 129** Comp. became Pub. Ch. 338 on May 08, 2025

**HB 331** Effective date(s) 05/02/2025

## Description

Increases, from \$4 billion to \$6 billion, the maximum aggregate principal amount for which the agency may issue bonds and notes at any one time.

## Caption

AN ACT to amend Tennessee Code Annotated, Section 13-23-121, relative to the Tennessee housing development agency.

## Primary Sponsor(s)

Ferrell Haile (R), Charlie Baum (R)

## Hearings

None

**SB 144 (HB 969)** Ch. 508, Report on future transportation infrastructure.

[State Website](#)  **TN**

Latest Action: **SB 144** Comp. became Pub. Ch. 508 on May 27, 2025  
**HB 969** Effective date(s) 05/21/2025

## Description

Directs department of transportation to study transportation infrastructure needs, costs, and funding sources for the years 2026, 2050, and 2075. Allocates and deposits tax revenue from the sale and use of new or used motor vehicles and new or used tires in the state highway fund. Broadly captioned

## Caption

AN ACT to amend Tennessee Code Annotated, Title 4; Title 54; Title 55; Title 65 and Title 67, relative to transportation.

## Primary Sponsor(s)

Page Walley (R), David Hawk (R)

## Hearings

None

**SB 173 (HB 153)** Placards report on transporters of manufactured homes.

[State Website](#)  **TN**

Latest Action: **SB 173** Passed on Second Consideration, refer to Senate Transportation and Safety Committee on Jan. 27, 2025  
**HB 153** Ref. to caption bill, held on desk - pending amdt. on Jan. 16, 2025

## Description

Requires the department of transportation to submit a brief written summary to the committee of the house of representatives with jurisdiction over transportation matters and the transportation and safety committee of the senate no later than March 15, 2026, and March 15 of each subsequent year, concerning placards issued to transporters of manufactured homes pursuant to this section, including data on unsafe and erratic driving reported to the department using the telephone number that appears on the placards. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 55; Title 62; Title 67 and Title 68, relative to manufactured homes.

## Primary Sponsor(s)

Becky Massey (R), Fred Atchley (R)

## Hearings

None

**SB 199 (HB 209)**

Driver's need for assistance with expressive language or communicating.

[State Website](#)  **TN**

Latest Action:  
2025

**SB 199** Passed on Second Consideration, refer to Senate Transportation and Safety Committee on Feb. 10, 2025  
**HB 209** P2C, caption bill, held on desk - pending amdt. on Feb. 03, 2025

**Description**

Authorizes the commissioner of revenue to take reasonable measures to publicize the availability of the option to designate in the Vehicle Title and Registration System (VTRS) database a driver's need for assistance with expressive language or communicating needs due to an intellectual or developmental disability or medical condition. Authorizes the department of safety to take such measures with respect to the voluntary designation on a driver license or identification of an intellectual or developmental disability or medical condition. Broadly captioned.

**Caption**

AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 8; Title 54; Title 55; Title 65 and Title 67, relative to transportation.

**Primary Sponsor(s)**

Becky Massey (R), Dan Howell (R)

**Hearings**

None

**SB 200 (HB 210)**

Reports published by department of safety on number, cause, and location of highway accidents.

[State Website](#)  **TN**

Latest Action:  
2025

**SB 200** Assigned to General Subcommittee of Senate Transportation and Safety Committee on Mar. 19, 2025  
**HB 210** Assigned to s/c Transportation Subcommittee on Mar. 11, 2025

**Description**

Authorizes the department of safety to publish biannually, instead of annually, statistical information regarding the number, cause, and location of highway accidents based on its analysis of accident reports that it receives. Broadly captioned.

**Caption**

AN ACT to amend Tennessee Code Annotated, Title 54; Title 55; Title 65 and Title 67, relative to transportation.

**Primary Sponsor(s)**

Becky Massey (R), Dan Howell (R)

**Hearings**

None

**SB 201 (HB 211)**

TDOT report on status of projects funded by the transportation modernization fund.

[State Website](#)

TN

Latest Action:

**SB 201** Passed on Second Consideration, refer to Senate Transportation and Safety Committee on Feb. 10, 2025  
**HB 211** P2C, caption bill, held on desk - pending amdt. on Feb. 03, 2025

**Description**

Changes from January 1 to January 15 the date by which the department of transportation must submit its annual report on the status of projects funded by the transportation modernization fund. Broadly captioned.

**Caption**

AN ACT to amend Tennessee Code Annotated, Title 4; Title 54; Title 55; Title 65 and Title 67, relative to transportation.

**Primary Sponsor(s)**

Becky Massey (R), Dan Howell (R)

**Hearings**

None

**SB 202 (HB 213)**

Ch. 309, TDOT report on the status of projects to be funded under the high priority bridge replacement program.

[State Website](#)

TN

Latest Action: **SB 202** Effective date(s) 05/02/2025

**HB 213** Comp. became Pub. Ch. 309 on May 13, 2025

**Description**

Requires the department of transportation to submit a report prior to January 1, 2026, to the chair of the transportation and safety committee of the senate and the chair of the transportation committee of the house of representatives on the status of projects to be funded under the high priority bridge replacement program. Broadly captioned.

**Caption**

AN ACT to amend Tennessee Code Annotated, Title 54, relative to transportation infrastructure.

**Primary Sponsor(s)**

Becky Massey (R), Dan Howell (R)

**Hearings**

None

**SB 211 (HB 397)**

NCAA Division I Football Championship Subdivision contenders - state and local sales tax revenue.

[State Website](#)

TN

Latest Action: **SB 211** Placed on Senate Finance, Ways, and Means Committee calendar for 4/21/2025

**HB 397** Placed on s/c cal Finance, Ways, and Means Subcommittee for 4/14/2025 on Apr. 09, 2025

## Description

Authorizes an entity designated to operate a stadium designed to host games of an intercollegiate football team that competes in the NCAA Division I Football Championship Subdivision (FCS) to receive a special allocation of state and local sales tax revenue derived from the sale of admission to events occurring within the stadium and from all sales of food, drinks, merchandise, and parking sold on the premises of the stadium to fund capital and operation expenses for the stadium. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 6, relative to sales and use taxes.

## Primary Sponsor(s)

Todd Gardenhire (R), Greg Vital (R)

## Hearings

None

## [SB 242 \(HB 298\)](#) Homes not Hedge Funds Act.

[State Website](#)  **TN**

Latest Action: **SB 242** Action deferred in Senate State and Local Government Committee to first calendar of 2026 on Mar. 18, 2025  
**HB 298** Sponsor(s) Added. on Feb. 24, 2025

## Description

Enacts the "Homes not Hedge Funds Act." Prohibits certain business entities from purchasing more than 100 single-family homes in certain counties in this state for purposes of renting the purchased properties. Establishes a state and private cause of action and establishes damages for violations, including equitable relief; compensatory damages; costs and fees, including reasonable attorneys' fees; and punitive damages in an amount not to exceed \$50,000 or three times the total of compensatory damages, costs, and fees, whichever is greater. Provides enforcement mechanism for damage recovery. Specifies that this act takes effect upon becoming law and applies to contracts for single-family homes entered into on or after that date.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 13; Title 47 and Title 66, relative to housing market manipulation.

## Primary Sponsor(s)

Charlane Oliver (D), Aftyn Behn (D)

## Hearings

None

## [SB 244 \(HB 396\)](#) Requirements for buildings constructed under a voluntary attainable housing incentive program.

[State Website](#)  **TN**

Latest Action: **SB 244** Rcvd. from S., held on H. desk. on Feb. 27, 2025  
**HB 396** Failed in s/c Cities & Counties Subcommittee of State & Local Government Committee on Feb. 19, 2025

## Description

Requires multi-family facilities, buildings, and structures constructed under a voluntary attainable housing incentive program to be deed-restricted to ensure that the attainable housing continues for at least 30 years, instead of in perpetuity. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 3, relative to housing.

## Primary Sponsor(s)

Todd Gardenhire (R), Yusuf Hakeem (D)

## Hearings

None

**SB 264 (HB 385)** Certification by TennCare of an eligible healthcare providers' unreimbursed costs.

[State Website](#)  **TN**

Latest Action: **SB 264** Action deferred in Senate Health & Welfare Committee to first calendar of 2026 on Mar. 19, 2025  
**HB 385** Taken off notice for cal. in Insurance Committee on Mar. 25, 2025

## Description

Requires TennCare to certify an eligible healthcare provider's unreimbursed costs as charitable contributions made exclusively for public purposes to TennCare. Requires TennCare to submit a statement of the total amount of charitable contributions to the eligible healthcare provider by January 31 of the following year. Requires eligible healthcare providers to pay a \$25.00 fee each year by January 15 in order to receive such certification. Defines "unreimbursed costs" as an amount equal to the difference between one hundred 125% of the average federal Medicaid reimbursement rate and the TennCare reimbursement rate paid to an eligible healthcare provider by the division or a managed care organization for healthcare services provided by an eligible healthcare provider to a TennCare recipient. Defines "eligible healthcare provider" as a healthcare provider who participates as a provider in the TennCare program, a successor Medicaid program, or a group practice that holds a contract with the division or a managed care organization participating in the TennCare program or a successor Medicaid program.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, relative to tax relief.

## Primary Sponsor(s)

Joey Hensley (R), Ed Butler (R)

## Hearings

None

**SB 268 (HB 145)** TRUMP Act.

[State Website](#)  **TN**

Latest Action: **SB 268** Assigned to General Subcommittee of Senate State and Local Government Committee on Apr. 01, 2025  
**HB 145** Failed in s/c Banking and Consumer Affairs Subcommittee of Commerce Committee on Mar. 26, 2025

## Description

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

## Caption

AN ACT to amend Tennessee Code Annotated, Title 1; Title 4; Title 7; Title 45 and Title 49, relative to legal status to be present in the United States.

## Primary Sponsor(s)

Joey Hensley (R), Gino Bulso (R)

## Hearings

None

## SB 285 (HB 323)

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

[State Website](#)  TN

Latest Action: **SB 285** Assigned to General Subcommittee of Senate Judiciary Committee on Mar. 24, 2025

**HB 323** Sponsor change. on Mar. 04, 2025

## Description

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

## Caption

AN ACT to amend Tennessee Code Annotated, Title 35, relative to foreclosure sales.

## Primary Sponsor(s)

Paul Bailey (R), Rush Bricken (R)

## Hearings

None

## SB 286 (HB 329)

Ch. 161, Multiple employer welfare arrangements.

[State Website](#)  TN

Latest Action: **SB 286** Effective date(s) 04/11/2025

**HB 329** Comp. became Pub. Ch. 161 on May 02, 2025

## Description

Authorizes categorizing certain foreign multiple employer welfare arrangements as domestic multiple employer welfare arrangements if specific conditions are met, including being comprised only of banks together with their plan-sponsoring organization, and their respective employees and being duly licensed as a multiple employer welfare arrangement by the regulatory agency having jurisdiction over the regulation of insurance in a state physically contiguous to this state.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 56, Chapter 26, relative to multiple employer welfare arrangements.

## Primary Sponsor(s)

Paul Bailey (R), Brock Martin (R)

## Hearings

None

## [SB 327 \(HB 319\)](#)

Revises definition of residential property for purposes of classification and assessment.

[State Website](#)  **TN**

Latest Action:

**SB 327** Assigned to General Subcommittee of Senate State & Local Government Committee on Mar. 25,

2025

**HB 319** Def. to Summer Study in Cities & Counties Subcommittee on Mar. 19, 2025

## Description

Revises the definition of "residential property" to include property that can be sold and purchased as a single unit fee simple title, whether it is vacant, owner-occupied, rented, detached, or attached.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property classification and assessment.

## Primary Sponsor(s)

Becky Massey (R), Tim Rudd (R)

## Hearings

None

## [SB 350 \(HB 469\)](#)

Tenant allowed to possess or store firearm in home or apartment.

[State Website](#)  **TN**

## Description

Prohibits a landlord from prohibiting a tenant from lawfully possessing, carrying, transporting, or storing a firearm, firearm components, or ammunition in the tenant's home, apartment, or business or in a vehicle located on leased premises. Creates a cause of action for a tenant who is adversely affected by a landlord's violation of such prohibition. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 66, relative to leases.

## Primary Sponsor(s)

Bobby Harshbarger (R), Lee Reeves (R)

## Hearings

| Title                               | Date & Time               | Location              |
|-------------------------------------|---------------------------|-----------------------|
| Senate Commerce and Labor Committee | January 20, 2026, 2:00 PM | Senate Hearing Room I |

**SB 365 (HB 317)** Ch. 363, Makes changes to the powers and duties of county and municipal boards of zoning appeals. [State Website](#) [TN](#)

Latest Action: **SB 365** Effective date(s) 07/01/2025

**HB 317** Comp. became Pub. Ch. 363 on May 13, 2025

## Description

Makes certain changes to the powers and duties of county and municipal boards of zoning appeals, including adding training and continuing education requirements regarding property rights and constitutional law. Requires building commissioners and other administrative officials who grant or deny building permits to inform, in writing, the person receiving the grant or denial of the person's right to appeal to the board of zoning appeals.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7, relative to zoning.

## Primary Sponsor(s)

Richard Briggs (R), Tim Rudd (R)

## Hearings

None

**SB 368 (HB 48)** Property tax relief for disabled veterans. [State Website](#) [TN](#)

Latest Action: **SB 368** Placed on Senate Finance, Ways, and Means Committee calendar for 4/21/2025

**HB 48** Sponsor(s) Added. on Apr. 15, 2025

## Description

Removes the market value cap used for calculating property tax relief on the primary residence for disabled veterans who are eligible for property tax relief and requires the state to fully reimburse such veterans for local property taxes paid for a given tax year on that property.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, Part 7, relative to property tax relief for disabled veterans.

## Primary Sponsor(s)

Richard Briggs (R), Michael Hale (R)

## Hearings

None

## [SB 394 \(HB 569\)](#) Selection of settlement agent in real property transaction.

[State Website](#)  **TN**

Latest Action: **SB 394** Assigned to General Subcommittee of Senate Commerce and Labor Committee on Mar. 18, 2025  
**HB 569** Taken off notice for cal in s/c Business and Utilities Subcommittee of Commerce Committee on Mar. 19, 2025

## Description

Authorizes a purchaser or borrower in a real property transaction to select the settlement agent to perform certain duties, including to provide escrow or closing services and to act as the issuing title insurance agency. Authorizes the seller to retain a licensed attorney in this state to represent the seller's interests in such transaction. Prohibits the designated settlement agent from collecting transaction-related fees from a represented seller without consent of the seller's attorney. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 56, Chapter 35 and Title 66, relative to real property transactions.

## Primary Sponsor(s)

Paul Rose (R), Andrew Farmer (R)

## Hearings

None

## [SB 419 \(HB 5\)](#) Amount of compensation an injured plaintiff may receive in a civil action.

[State Website](#)  **TN**

Latest Action: Rcvd. from S., held on H. desk. on Apr. 10, 2025

## Description

Increases the amount of compensation an injured plaintiff in a civil action may receive for noneconomic damages from \$750,000 to \$1,500,000. Increases the amount of compensation an injured plaintiff in a civil action may receive for noneconomic damages, if the injury or loss is catastrophic in nature, from \$1,000,000 to \$2,000,000.

## Caption

AN ACT to amend Tennessee Code Annotated, Section 29-39-102, relative to civil damage awards.

## Primary Sponsor(s)

Joey Hensley (R), Gino Bulso (R)

## Hearings

None

## [SB 423 \(HB 438\)](#) Posting of regular pay day by employer.

[State Website](#)  **TN**

Latest Action: **SB 423** Passed on Second Consideration, refer to Senate Commerce and Labor Committee on Feb. 12, 2025  
**HB 438** P2C, caption bill, held on desk - pending amdt. on Feb. 05, 2025

## Description

Increases, from two to three, the number of conspicuous places in which an employer is required to post and maintain notices setting forth the regular pay day established by the employer. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 8; Title 39; Title 49; Title 50 and Title 62, relative to employers.

## Primary Sponsor(s)

Shane Reeves (R), Rebecca Alexander (R)

## Hearings

None

## [SB 430 \(HB 424\)](#) Credits against franchise and excise tax liability.

[State Website](#)  **TN**

Latest Action: **SB 430** Action deferred in Senate Finance, Ways, and Means Committee to 1/13/2026  
**HB 424** Placed on s/c cal Finance, Ways, and Means Subcommittee for 4/14/2025 on Apr. 09, 2025

## Description

Urges the department of revenue to study the potential economic impact of making all franchise and excise tax credits transferable to any person or entity other than the entity to whom or to which the credits are initially made available pursuant to the statute creating the credit; requires the department to report to the finance, ways and means committee of the senate and the committee in the house of representatives having jurisdiction over tax-related matters on or before January 1, 2026 if such study is conducted.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 20 and Title 67, Chapter 4, Part 21, relative to credits against franchise and excise tax liability.

## Primary Sponsor(s)

Shane Reeves (R), Charlie Baum (R)

## Hearings

None

## [SB 469 \(HB 586\)](#) Recordation tax revenue - increase.

[State Website](#)  TN

Latest Action: **SB 469** Assigned to General Subcommittee of Senate State and Local Government Committee on Apr. 02, 2025  
**HB 586** Taken off notice for cal in s/c Finance, Ways, and Means Subcommittee of Finance, Ways, and Means Committee on Apr. 09, 2025

## Description

Increases the amount of realty transfer tax and mortgage tax collections retained as commission by county registers for collecting and reporting those taxes to 5% from 2.4%. Requires 50% of such collections to be deposited in the county general fund. Requires the remainder of the taxes to be collected and allocated to the wetland acquisition fund, local parks land acquisition fund, state lands acquisition fund, agricultural resources conservation fund, and state general fund.

## Caption

AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to recordation tax revenue.

## Primary Sponsor(s)

Janice Bowling (R), Rush Bricken (R)

## Hearings

None

## [SB 480 \(HB 444\)](#) Ch. 114, Tennessee Property Rights Protection Act.

[State Website](#)  TN

Latest Action: **SB 480** Effective date(s) 04/03/2025  
**HB 444** Comp. became Pub. Ch. 114 on Apr. 08, 2025

## Description

Deletes the definition of "blighted area" and defines "blighted property" for purposes of condemnation by housing authorities. Clarifies that housing authorities may acquire real property through a negotiated sale without using eminent domain. Authorizes housing authorities to pay more than fair market value for properties that are not blighted but that are in a blighted area. Allows a housing authority to contract with a third-party agent, at the housing authority's expense, for the purpose of negotiating the purchase price of real property within an urban renewal or redevelopment area if the property is not subject to acquisition by eminent domain.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 20; Title 13, Chapter 21 and Title 29, Chapter 17, relative to housing authorities.

## Primary Sponsor(s)

Janice Bowling (R), Bud Hulsey (R)

## Hearings

None

**SB 488** Inspecting of residential dwelling units that are deteriorated by municipalities.

[State Website](#)  **TN**

Latest Action: Passed on Second Consideration, refer to Senate State and Local Government Committee on Feb. 12, 2025

## Description

Authorizes all municipalities to adopt ordinances to inspect residential dwelling units that are deteriorated. Removes the option of vacating and closing the structure for a property owner after a municipality determines the structure located on the property is unfit for human occupation or use.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 21, relative to buildings.

## Primary Sponsor(s)

Janice Bowling (R)

## Hearings

None

**SB 492 (HB 1023)**

Driver issued a commercial driver license who is unable to read or speak English.

[State Website](#)  **TN**

Latest **SB 492** Failed in Senate Transportation and Safety Committee on Mar. 19, 2025

Action: **HB 1023** Taken off notice for cal in s/c Finance, Ways, and Means Subcommittee of Finance, Ways, and Means Committee on Apr. 14, 2025

## Description

Requires an enforcement officer to issue an out-of-service order to a driver issued a commercial driver license if the officer determines during a safety inspection that the driver is unable to read and speak the English language in violation of federal requirements for commercial driver license holders. Provides for penalties against employers of such drivers.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 55 and Title 65, Chapter 15, relative to commercial driver licenses.

## Primary Sponsor(s)

Janice Bowling (R), Lowell Russell (R)

## Hearings

None

**SB 496 (HB 560)** Monthly list of taxpayers delinquent in paying professional privilege tax. [State Website](#)  **TN**

Latest Action: **SB 496** Refer to Senate Finance, Ways & Means Revenue Subcommittee w/ negative recommendation on Mar. 18, 2025  
**HB 560** P2C, caption bill, held on desk - pending amdt. on Feb. 05, 2025

## Description

Clarifies that the monthly list of taxpayers delinquent in paying professional privilege tax that the commissioner of revenue transmits to licensing boards and agencies is subject to such restrictions on use as determined by the commissioner. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.

## Primary Sponsor(s)

Page Walley (R), Kip Capley (R)

## Hearings

None

**SB 526 (HB 889)** Process for requesting an extension of time to file a business tax return. [State Website](#)  **TN**

Latest Action: **SB 526** Placed on Senate Finance, Ways, and Means Committee calendar for 4/21/2025  
**HB 889** Taken off notice for cal in s/c Cities & Counties Subcommittee of State & Local Government Committee on Mar. 19, 2025

## Description

Adds to the process for requesting an extension of time to file a business tax return that the request may be signed by the person's authorized representative.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.

## Primary Sponsor(s)

John Stevens (R), Chris Todd (R)

## Hearings

None

**SB 529 (HB 911)** Ch. 201, Clarification of consumer protection.

[State Website](#)  **TN**

Latest Action: **SB 529** Comp. became Pub. Ch. 201 on Apr. 28, 2025

**HB 911** Effective date(s) 07/01/2025

## Description

Clarifies that the attorney general and reporter has exclusive authority to enforce the general prohibition under the Consumer Protection Act of 1977 against acts or practices that are unfair to the consumer. Removes the requirement that an assurance of voluntary compliance with the Act be in writing and filed and subject to the approval of the circuit or chancery court of Davidson County. Makes other changes related to consumer protection. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 47, relative to consumer protection.

## Primary Sponsor(s)

John Stevens (R), Johnny Garrett (R)

## Hearings

None

**SB 539 (HB 753)** Process for property tax assessment and valuation of low-income housing.

[State Website](#)  **TN**

Latest Action: **SB 539** Assigned to General Subcommittee of Senate State and Local Government Committee on Mar. 11, 2025  
**HB 753** Sponsor(s) Added. on Feb. 25, 2025

## Description

Establishes the process for property tax assessment and valuation of multi-unit rental housing that receives a federal, state, or local incentive based on low-income renter restrictions. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 7; Title 13; Title 48; Title 49; Title 67 and Title 68, relative to low-income housing.

## Primary Sponsor(s)

John Stevens (R), Jeremy Faison (R)

## Hearings

None

### [SB 564 \(HB 803\)](#)

Hearing before the board of certification for water and wastewater operators regarding a revocation.

[State Website](#)  **TN**

Latest

**SB 564** Action deferred in Senate Energy, Ag., and Nat. Resources Committee to 2/4/2026

Action:

**HB 803** Action Def. in s/c Agriculture and Natural Resources Subcommittee to First Calendar of 2026 on Mar. 26, 2025

## Description

Increases, from 60 to 65, the number of days that a party to a hearing before the board of certification for water and wastewater operators regarding a revocation or an appeal of an order or assessment of a civil penalty by the commissioner of environment and conservation has to appeal the order or assessment. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 7; Title 8; Title 9; Title 62, Chapter 2; Title 65; Title 68, Chapter 221 and Title 69, relative to utilities.

## Primary Sponsor(s)

Mark Pody (R), Rusty Grills (R)

## Hearings

None

### [SB 592 \(HB 648\)](#)

Single registration form for a multi-dwelling property.

[State Website](#)  **TN**

Latest

**SB 592** Failed in Senate Commerce and Labor Committee on Mar. 18, 2025

Action:

**HB 648** Taken off notice for cal in s/c Business and Utilities Subcommittee of Commerce Committee on Mar. 19, 2025

## Description

Authorizes a landlord to submit a single registration form for a multi-dwelling property with the agency or department of local government that is responsible for enforcing building codes in the jurisdiction if the property contains five or more dwelling units. Authorizes local governments to require residential landlords to register with the local government.

## Caption

AN ACT to amend Tennessee Code Annotated, Section 66-28-107, relative to landlord registration.

## Primary Sponsor(s)

Page Walley (R), Clay Doggett (R)

## Hearings

None

### [SB 605 \(HB 976\)](#) Contract with owner's spouse - notice to prime contractor.

[State Website](#)  **TN**

Latest Action: **SB 605** Passed on Second Consideration, refer to Senate Commerce and Labor Committee on Feb. 12, 2025  
**HB 976** P2C, caption bill, held on desk - pending amdt. on Feb. 10, 2025

## Description

Extends from 10 to 20 days, the time within which a non-contracting spouse must serve the prime contractor with written notice of that spouse's objection to a contract for improving real property after learning of the contract when the contract is made with a husband or a wife who is not separated and living apart from that person's spouse, and the property is owned by the other spouse or by both spouses, in order to avoid the other spouse being deemed the agent of the objecting spouse.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 11, relative to liens.

## Primary Sponsor(s)

Paul Bailey (R), Jeff Burkhart (R)

## Hearings

None

### [SB 615 \(HB 607\)](#) Summary of meeting provided by advisory council on workers' compensation.

[State Website](#)  **TN**

Latest Action: **SB 615** Assigned to General Subcommittee of Senate Commerce and Labor Committee on Mar. 18, 2025  
**HB 607** Sponsor change. on Feb. 11, 2025

## Description

Decreases from 10 business days to 10 calendar days, the amount of time the advisory council on workers' compensation has to provide a summary of a meeting after it has been conducted to each member of legislative committees with jurisdiction over commerce. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 4 and Title 50, relative to employment.

## Primary Sponsor(s)

Joey Hensley (R), Jody Barrett (R)

## Hearings

None

**SB 664 (HB 612)** Ch. 342, Disqualifying an applicant for an aquatic resource alteration permit (ARAP).

[State Website](#)  **TN**

Latest Action: **SB 664** Comp. became Pub. Ch. 342 on May 08, 2025

**HB 612** Effective date(s) 07/01/2025

## Description

Expands from wetlands to all areas that an aquatic resource alteration permit may apply to the areas for which the department of environment and conservation is required to exempt from compensatory mitigation an amount of area equal in size to the area for which mitigation would not be required if the permit applicant qualified for coverage under a general permit, if the only factor that disqualifies an applicant for an aquatic resource alteration permit from having the activities for which a permit is sought covered under a general permit is the size of the area that the permit will apply to.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 69, Chapter 3, relative to permits.

## Primary Sponsor(s)

Brent Taylor (R), Kevin Vaughan (R)

## Hearings

None

**SB 674 (HB 900)** Regulation of employment.

[State Website](#)  **TN**

Latest Action: **SB 674** Rcvd. from S., held on H. desk. on Apr. 10, 2025

**HB 900** Assigned to s/c Banking & Consumer Affairs Subcommittee on Feb. 10, 2025

## Description

Clarifies that the general assembly preempts and occupies the entire field of regulating the terms and conditions of employment. Prohibits local governments from adopting or enforcing any law, rule, or policy that requires a term or condition of employment that exceeds or conflicts with state or federal law.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 7 and Title 50, relative to the regulation of employment.

## Primary Sponsor(s)

Brent Taylor (R), Chris Todd (R)

## Hearings

None

**SB 721 (HB 718)** Decision by fire marshal on an appeal regarding building or fire codes. [State Website](#)  **TN**

Latest Action: **SB 721** Passed on Second Consideration, refer to Senate State and Local Government Committee on Feb. 12, 2025  
**HB 718** P2C, caption bill, held on desk - pending amdt. on Feb. 06, 2025

## Description

Extends the period in which the fire marshal is required to provide a decision on an appeal regarding building or fire codes involving a county building located in a city when there is a conflict between city and county from 10 working days to 15 calendar days. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 102 and Title 68, Chapter 120, relative to building regulations.

## Primary Sponsor(s)

Tom Hatcher (R), Jerome Moon (R)

## Hearings

None

**SB 749 (HB 908)** Ch. 290, Removes weighted average yield of the accepted offers for home loans. [State Website](#)  **TN**

Latest Action: **SB 749** Comp. became Pub. Ch. 290 on Apr. 28, 2025  
**HB 908** Effective date(s) 07/01/2025

## Description

Removes the weighted average yield of the accepted offers of the Federal National Mortgage Association's current free market system auction and the 30-year treasury yield as the two bases upon which the maximum effective rate of interest on home loans may be set by the commissioner of financial institutions and replaces them with the average prime offer rate. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 45 and Title 47, relative to interest on home loans.

## Primary Sponsor(s)

Ken Yager (R), Johnny Garrett (R)

## Hearings

None

**SB 752 (HB 526)** Due date for taxpayer's business tax return.

[State Website](#)  **TN**

Latest Action: **SB 752** Placed on Senate Finance, Ways, and Means Committee calendar for 4/21/2025

**HB 526** Placed on s/c cal Finance, Ways, and Means Subcommittee for 4/14/2025 on Apr. 09, 2025

## Description

Allows the commissioner of revenue to change the due date of the taxpayer's business tax return to not less than 60 days following the end of such taxpayer's business tax period for the purpose of the commissioner changing the taxpayer's business tax period to align with the taxpayer's fiscal year.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 7, relative to the Business Tax Act.

## Primary Sponsor(s)

Ken Yager (R), Ryan Williams (R)

## Hearings

None

**SB 768 (HB 1145)** Time frame to deliver for filing an annual statement of qualification.

[State Website](#)  **TN**

Latest Action: **SB 768** Passed on Second Consideration, refer to Senate Commerce and Labor Committee on Feb. 12, 2025

**HB 1145** P2C, caption bill, held on desk - pending amdt. on Feb. 12, 2025

## Description

Changes, from January 1 to January 15, the beginning of the time frame during which a domestic professional corporation or foreign professional corporation authorized to transact business in this state must deliver for filing to each licensing authority having jurisdiction over a professional service described in the corporation's charter an annual statement of qualification. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 4; Title 39; Title 47; Title 48; Title 62 and Title 63, relative to businesses.

## Primary Sponsor(s)

Paul Bailey (R), Clark Boyd (R)

## Hearings

None

### **SB 771 (HB 733)**

Property tax appeals - valuation of industrial and commercial real and tangible personal property.

[State Website](#)  **TN**

Latest Action: **SB 771** Assigned to General Subcommittee of Senate State & Local Gov't. Committee on Apr. 01, 2025  
**HB 733** Taken off notice for cal. in State & Local Government Committee on Apr. 02, 2025

## Description

Removes the condition that a taxpayer or owner must obtain consent of the assessor of property before appealing the valuation of industrial and commercial real and tangible personal property directly to the state board of equalization. Makes other related changes.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property tax appeals.

## Primary Sponsor(s)

Richard Briggs (R), John Crawford (R)

## Hearings

None

### **SB 773 (HB 735)**

Ch. 440, Vesting period for property development standards.

[State Website](#)  **TN**

Latest Action: **SB 773** Effective date(s) 07/01/2025  
**HB 735** Comp. became Pub. Ch. 440 on May 15, 2025

## Description

Specifies that the vesting period established for a construction project or development plan does not expire because of pending litigation challenging a permit. Specifies that the vesting period is tolled while such litigation is pending.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 3; Title 13, Chapter 4 and Title 13, Chapter 7, relative to the vesting period for property development standards.

## Primary Sponsor(s)

Richard Briggs (R), Dave Wright (R)

## Hearings

None

## [SB 776 \(HB 965\)](#)

Ch. 175, Employment of apprentices by licensed contractors and subcontractors.

[State Website](#)  **TN**

Latest Action: **SB 776** Effective date(s) 11/1/2026

**HB 965** Comp. became Pub. Ch. 175 on Apr. 30, 2025

## Description

Increases, from 10 to 15 business days, the time that the commissioner has after receipt of an application for a certificate of authority or any accompanying documents for organization of a business authorized to conduct banking business that do not comply with requirements for the documents to return the certificate or documents to the incorporators with notice of the defect in the application. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 3; Title 12, Chapter 4; Title 50, Chapter 11; Title 62, Chapter 6 and Title 66, Chapter 34, relative to apprenticeships.

## Primary Sponsor(s)

Page Walley (R), David Hawk (R)

## Hearings

None

## [SB 781 \(HB 770\)](#)

Maximum gross weight of freight motor vehicles.

[State Website](#)  **TN**

Latest Action: **SB 781** Passed on Second Consideration, refer to Senate Transportation and Safety Committee on Feb. 12, 2025

**HB 770** Failed in s/c Transportation Subcommittee of Transportation Committee on Mar. 04, 2025

## Description

Increases, to the extent permissible under federal law, the maximum gross vehicle weight of a vehicle with an axle group of three axles that can be operated on the public highways of this state to 85,000 pounds. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 55, relative to maximum gross weight of freight motor vehicles.

## Primary Sponsor(s)

Becky Massey (R), John Crawford (R)

## Hearings

None

## SB 782 (HB 726)

Ch. 498, Time frame for an eligible taxpayer to apply for a refund or credit for property tax relief...

[State Website](#)  TN

Latest Action: **SB 782** Comp. became Pub. Ch. 498 on May 27, 2025

**HB 726** Effective date(s) 05/21/2025

## Description

Increases, from 35 to 40 days, the time in which an eligible taxpayer must apply for a refund or credit for property tax relief from the date taxes in the jurisdiction become delinquent for that year, before the taxpayer is deemed ineligible for such relief for that tax year. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.

## Primary Sponsor(s)

Bobby Harshbarger (R), Gary Hicks (R)

## Hearings

None

## SB 783

Collection of property taxes.

[State Website](#)  TN

Latest Action: Withdrawn. on Feb. 05, 2025

## Description

Authorizes the county trustee or other property tax collecting official to decline to bill or refer for collection a de minimus personal property tax totaling less than \$20 under certain circumstances

## Caption

AN ACT to amend Tennessee Code Annotated, Section 67-5-2013, relative to collection of property taxes.

## Primary Sponsor(s)

Todd Gardenhire (R)

## Hearings

None

**SB 843 (HB 842)** Ch. 441, Revenues collected from recordation taxes.

[State Website](#)  **TN**

Latest Action: **SB 843** Effective date(s) 07/01/2025

**HB 842** Comp. became Pub. Ch. 441 on May 15, 2025

## Description

Requires half the revenue collected from recordation taxes be returned to the county in which the real property is located on a recurring basis. Applies to transfers of real property on or after July 1, 2025.

## Caption

AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to taxes on transfers of realty.

## Primary Sponsor(s)

Page Walley (R), John Crawford (R)

## Hearings

None

**SB 844 (HB 694)** Hearings for revocation of licensure by the department of revenue.

[State Website](#)  **TN**

Latest Action: **SB 844** Assigned to General Subcommittee of Senate F,W&M Revenue Subcommittee on Jan. 08, 2026

**HB 694** P2C, caption bill, held on desk - pending amdt. on Feb. 06, 2025

## Description

Increases the amount of days a person has to enter a formal hearing before the commissioner of the department of revenue for an issue with an application, entitlement, or proposed revocation of a certificate, license, permit, privilege, or right, or for any other action taken to implement any revenue regulatory or registration law from 10 days to 12 days from the action taken by the department of revenue.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.

## Primary Sponsor(s)

Adam Lowe (R), Charlie Baum (R)

## Hearings

None

**SB 847 (HB 1018)**

Deed of conveyance of real property to include zoning classification of property at time the deed is...

[State Website](#)  **TN**

Latest Action: **SB 847** Passed on Second Consideration, refer to Senate State and Local Government Committee on Feb. 12, 2025  
**HB 1018** Taken off notice for cal in s/c Cities & Counties Subcommittee of State & Local Government Committee on Mar. 12, 2025

**Description**

Requires, on and after July 1, 2025, a deed of conveyance of real property to include the zoning classification of the property at the time the deed is recorded. Prescribes a process by which a local zoning authority may notify a state department, agency, or officer of a local zoning violation by a business resulting in the revocation or suspension of a license, permit, or certificate of a business in violation of a local zoning ordinance, resolution, or law. Prescribes the process for reinstatement or appeal, including the assessment of a reinstatement fee. Broadly captioned.

**Caption**

AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 8, Chapter 13; Title 13, Chapter 7; Title 62; Title 66 and Title 68, relative to zoning.

**Primary Sponsor(s)**

Tom Hatcher (R), Lowell Russell (R)

**Hearings**

None

**SB 858 (HB 939)**

Report on number of injunctions brought against persons who committed harassment against a state emp...

[State Website](#)  **TN**

Latest Action: **SB 858** Recommended for passage, refer to Senate Calendar Committee on Mar. 25, 2025  
**HB 939** Taken off notice for cal. in State & Local Government Committee on Apr. 02, 2025

**Description**

Requires the attorney general to annually report by January 15 of each year to the governor, speaker of the senate, and speaker of the house of representatives the number of injunctions brought against persons who committed harassment against a state employee in the preceding calendar year. Broadly captioned.

**Caption**

AN ACT to amend Tennessee Code Annotated, Title 50, Chapter 1, relative to employment.

**Primary Sponsor(s)**

Brent Taylor (R), Dennis Powers (R)

**Hearings**

None

**SB 866 (HB 734)**

Dispute resolution process for matters involving real property.

[State Website](#)  **TN**

Latest Action: **SB 866** Assigned to General Subcommittee of Senate Judiciary Committee on Mar. 13, 2025  
**HB 734** Assigned to s/c Civil Justice Subcommittee on Feb. 14, 2025

## Description

Requires any third-party complaint related to the design, planning, supervision, or construction of an improvement of real property not be subject to the four-year statute of repose.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 28, relative to the dispute resolution process for matters involving real property.

## Primary Sponsor(s)

John Stevens (R), Gary Hicks (R)

## Hearings

None

## [SB 872 \(HB 784\)](#) Exemption - retail sale of infant formula, diapers, and wipes.

[State Website](#)  **TN**

Latest Action: **SB 872** Placed on Senate Finance, Ways, and Means Committee calendar for 4/21/2025

**HB 784** Placed on s/c cal Finance, Ways, and Means Subcommittee for 4/14/2025 on Apr. 09, 2025

## Description

Exempts from the sales and use taxes the retail sale of infant formula and diapers and wipes designed to be used by infants and children. Defines "infant formula" as a liquid or powder that purports or is represented to be for special dietary use solely as a food for infants and children by nature of its simulation of human milk or its suitability as a complete or partial substitute for human milk.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 6, Part 3, relative to sales and use tax exemptions.

## Primary Sponsor(s)

Ferrell Haile (R), Greg Martin (R)

## Hearings

None

## [SB 894](#) Professional license expiration.

[State Website](#)  **TN**

Latest Action: Withdrawn. on Feb. 05, 2025

## Description

Extends from two to four years the period of time that a certificate of license for contracting is valid before expiring and requiring renewal. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 6, relative to professional licensing.

## Primary Sponsor(s)

John Stevens (R)

## Hearings

None

**SB 896 (HB 986)** Abolishes various estates and reversion interests in land.

[State Website](#)  **TN**

Latest Action: **SB 896** Withdrawn. on Mar. 03, 2025

**HB 986** Assigned to s/c Civil Justice Subcommittee on Feb. 11, 2025

## Description

Abolishes reverter or forfeiture provisions of unlimited duration in documents that establish common law estate of fee simple determinable, fee simple subject to condition subsequent, and fee simple subject to executory limitation, if executed more than 75 years before July 1, 2025. Establishes that reverter and forfeiture provisions in a conveyance of real property creating a common law estate of fee simple determinable, fee simple subject to condition subsequent, or fee simple subject to executory limitation, automatically terminate 75 years from the date of conveyance. Converts vested rights in deeds as of July 1, 2025, to fee simple absolute after 75 years from the date of creation unless a sworn statement is filed with the county register of deeds by July 1, 2026, to maintain the right. Invalidates a reverter or forfeiture provision contained in documents conveying an interest in real property and purporting to establish the common law estates of fee simple determinable, fee simple subject to condition subsequent, and fee simple subject to executory limitation, executed on or after July 1, 2025. Establishing reversionary estates terminated or prohibited results in title in the grantee or recipient being fee simple absolute.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 1, relative to real property.

## Primary Sponsor(s)

Page Walley (R), Kip Capley (R)

## Hearings

None

**SB 907 (HB 767)** Exemption - receipts from the sale of certain prescription drugs or medicines.

[State Website](#)  **TN**

Latest Action: **SB 907** Placed on Senate Finance, Ways, and Means Committee calendar for 4/21/2025

**HB 767** Placed on s/c cal Finance, Ways, and Means Subcommittee for 4/14/2025 on Apr. 09, 2025

## Description

Exempts from business tax, receipts from the sale of a prescription drug or medicine with a cost for a 30-day equivalent supply that exceeds the Medicare cost threshold for 2025 plan years and services necessary for proper preparation, storage, handling, administration, patient education, or post-sale monitoring of such exempted drugs or medicines.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 7, relative to taxation.

## Primary Sponsor(s)

Ferrell Haile (R), Gary Hicks (R)

## Hearings

None

**SB 909 (HB 781)** Ch. 72, Wholesaling real property.

[State Website](#)  **TN**

Latest Action: **SB 909** Effective date(s) 03/25/2025  
**HB 781** Comp. became Pub. Ch. 72 on Apr. 08, 2025

## Description

Allows a buyer under contract to purchase real property from a seller to engage in wholesaling, provided the buyer discloses the specified information in writing to a potential subsequent purchaser or assignee and the seller of the property. Requires the disclosures to be in a bold, large font print, and included in the written agreement. Requires a violation of this to be commenced within two years after the execution of a contract for purchase and sale of real property. Defines "equitable interest" as the right of a buyer to benefit or profit from real property after the buyer has entered into a contract for the purchase or sale of real property with a seller, but before the legal title has been transferred from the seller to the buyer.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 47 and Title 66, relative to wholesaling real property.

## Primary Sponsor(s)

Ferrell Haile (R), Greg Martin (R)

## Hearings

None

**SB 967 (HB 757)** Days to terminate a residential rental or lease agreement - increase.

[State Website](#)  **TN**

Latest Action: **SB 967** Assigned to General Subcommittee of Senate Commerce and Labor Committee on Mar. 18, 2025  
**HB 757** Taken off notice for cal in s/c Business and Utilities Subcommittee of Commerce Committee on Mar. 12, 2025

## Description

Increases, from 30 to 45, the number of days a tenant or household member and a landlord have to agree upon a date to terminate a residential rental or lease agreement, provided the tenant supplies written notice and documentation to the landlord that the tenant is a domestic abuse, sexual assault, or stalking victim. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 4; Title 13; Title 20; Title 21; Title 25; Title 26; Title 28; Title 29; Title 40; Title 62; Title 66; and Title 68, relative to rental property.

## Primary Sponsor(s)

Steve Southerland (R), Jeremy Faison (R)

## Hearings

None

**SB 994 (HB 1252)**

Deletes an obsolete provision relating to a tax credit for beer or ale that was destroyed in a flood

[State Website](#)

TN

Latest Action:

**SB 994** Assigned to General Subcommittee of Senate State & Local Government Committee on Mar. 11, 2025  
**HB 1252** P2C, caption bill, held on desk - pending amdt. on Feb. 12, 2025

**Description**

Deletes an obsolete provision relating to a tax credit for beer or ale that was destroyed in a flood occurring between May 1, 2010, and May 8, 2010. Broadly captioned.

**Caption**

AN ACT to amend Tennessee Code Annotated, Title 57 and Title 67, relative to taxes.

**Primary Sponsor(s)**

Paul Bailey (R), Ron Travis (R)

**Hearings**

None

**SB 995 (HB 1034)**

Covenants not to compete.

[State Website](#)

TN

Latest Action:

**SB 995** Assigned to General Subcommittee of Senate Commerce and Labor Committee on Mar. 25, 2025  
**HB 1034** Action Def. in s/c Banking and Consumer Affairs Subcommittee to Second Calendar of 2026 on Mar. 19, 2025

**Description**

Prohibits the enforcement of any restriction on the right of an employee or contractor to practice the employee's or contractor's profession upon termination or conclusion of the employment or contractual relationship. Broadly captioned.

**Caption**

AN ACT to amend Tennessee Code Annotated, Title 50; Title 63 and Title 68, relative to covenants not to compete.

**Primary Sponsor(s)**

Paul Bailey (R), Rebecca Alexander (R)

**Hearings**

None

**SB 1045 (HB 608)**

Building or development of infrastructure that is nonessential to the development.

[State Website](#)

TN

Latest Action:

**SB 1045** Passed on Second Consideration, refer to Senate State and Local Government Committee on Feb. 12, 2025  
**HB 608** Assigned to s/c Cities & Counties Subcommittee on Feb. 05, 2025

## Description

Prohibits the state or a local or municipal government from requiring a builder or developer of real property to pay for the building or development of infrastructure that is nonessential to the development, maintenance, or growth of the builder's development property. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 54 and Title 66, relative to real property development.

## Primary Sponsor(s)

Janice Bowling (R), Tim Rudd (R)

## Hearings

None

**SB 1062 (HB 1042)** Dates for compliance with the Tennessee Lawful Employment Act. [State Website](#)  **TN**

Latest Action: **SB 1062** Passed on Second Consideration, refer to Senate Commerce and Labor Committee on Feb. 12, 2025  
**HB 1042** Sponsor change. on Feb. 11, 2025

## Description

Deletes obsolete language referring to the date by which a private employer was required to be in compliance with the Tennessee Lawful Employment Act to receive an economic development incentive. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 4; Title 8 and Title 50, relative to employers.

## Primary Sponsor(s)

Shane Reeves (R), Michael Hale (R)

## Hearings

None

**SB 1088 (HB 1345)** Termination of rental agreement for nonpayment of rent or cost of repairs, damages. [State Website](#)  **TN**

Latest Action: **SB 1088** Assigned to General Subcommittee of Senate Commerce and Labor Committee on Mar. 18, 2025  
**HB 1345** Failed in s/c Business and Utilities Subcommittee of Commerce Committee on Mar. 12, 2025

## Description

Reduces the time period, after which a landlord may terminate a rental agreement, from 14 days to seven days following notice to the tenant of a material breach of the rental agreement for the nonpayment of rent, the cost of repairs, damages, or another amount due the landlord under the rental agreement, or for an act of violence or other behavior that poses a real and present danger on the premises. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 66, relative to rental agreements.

## Primary Sponsor(s)

Jack Johnson (R), Lee Reeves (R)

## Hearings

None

## [SB 1091 \(HB 1171\)](#)

Annual report on franchise and excise tax credits claimed under current law.

[State Website](#)  **TN**

Latest Action: **SB 1091** Assigned to General Subcommittee of Senate Finance, Ways & Means Revenue Subcommittee on Mar. 18, 2025  
**HB 1171** P2C, caption bill, held on desk - pending amdt. on Feb. 12, 2025

## Description

Adds the office of legislative budget analysis as a recipient of the annual report submitted by the commissioner of revenue to the members of the committees of the house of representatives and the senate with subject matter jurisdiction over finance-related matters on franchise and excise tax credits claimed under present law. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 55 and Title 67, relative to taxation.

## Primary Sponsor(s)

Jack Johnson (R), Ryan Williams (R)

## Hearings

None

## [SB 1092 \(HB 1297\)](#)

Termination of rental agreement - written notice.

[State Website](#)  **TN**

Latest Action: **SB 1092** Passed on Second Consideration, refer to Senate Commerce and Labor Committee on Feb. 12, 2025  
**HB 1297** P2C, caption bill, held on desk - pending amdt. on Feb. 12, 2025

## Description

Changes, from three days to three business days from the date written notice is received by a tenant, the date on which a landlord may terminate a rental agreement if the tenant or another person on the premises with the tenant's consent willfully or intentionally commits a violent act; behaves in a manner which constitutes or threatens to be a real and present danger to the health, safety, or welfare of the life or property of other tenants or persons on the premises; creates a hazardous or unsanitary condition on the property that affects the health, safety, or welfare or the life or property of other tenants or persons on the premises; or refuses to vacate the premises after entering the premises as an unauthorized subtenant or other unauthorized occupant. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 56; Title 62; Title 66; Title 67 and Title 68, relative to real property.

## Primary Sponsor(s)

Adam Lowe (R), Jason Powell (D)

## Hearings

None

**SB 1095 (HB 1247)** Exemption - tangible personal property paid for with physical cash. [State Website](#)  **TN**

Latest Action: **SB 1095** Placed on Senate Finance, Ways, and Means Committee calendar for 4/21/2025

**HB 1247** Assigned to s/c Finance, Ways, and Means Subcommittee on Feb. 12, 2025

## Description

Exempts from sales tax, the first \$20 of the sales price on a sale of tangible personal property paid for with physical cash declared legal tender, including gold and silver.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 6, Part 3, relative to exemptions from sales and use tax.

## Primary Sponsor(s)

Joey Hensley (R), Michele Reneau (R)

## Hearings

None

**SB 1098 (HB 1161)** Moratorium on the development of property.

[State Website](#)  **TN**

Latest Action: **SB 1098** Passed on Second Consideration, refer to Senate State and Local Government Committee on Feb. 12, 2025

**HB 1161** Taken off notice for cal in s/c Cities & Counties Subcommittee of State & Local Government Committee on Mar. 19, 2025

## Description

Allows a county by the adoption of a resolution by a two-thirds vote of the county legislative body, to impose a moratorium on the development of property, including property within the boundaries of a municipality, for apartment complexes. Limits the moratorium to one year but allows extensions, each not exceeding one year, through the passage of a resolution by a two-thirds vote of the county legislative body. Applies in a county having a population of not less than three hundred 325,000 and does not apply to a county having a metropolitan form of government. Defines "apartment complex" as a building or group of buildings for multi-family use within the same development containing 25 or more individual dwelling units for residents. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 5, relative to county powers.

## Primary Sponsor(s)

Dawn White (R), Robert Stevens (R)

## Hearings

None

[SB 1113 \(HB 1265\)](#) Report regarding operation of Uniform Unclaimed Property Act.

[State Website](#)  **TN**

Latest Action: **SB 1113** Withdrawn. on Dec. 01, 2025

**HB 1265** P2C, caption bill, held on desk - pending amdt. on Feb. 12, 2025

## Description

Reduced from four to three months, the amount of time following the end of a fiscal year by which the treasurer must submit a report to the governor, comptroller of the treasury, speaker of the senate, and speaker of the house of representatives regarding the operation of the Uniform Unclaimed Property Act during the immediately preceding fiscal year. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 47; Title 48 and Title 66, relative to property.

## Primary Sponsor(s)

Page Walley (R), Jeremy Faison (R)

## Hearings

None

[SB 1124](#) Installation of solar energy systems - proof utility has a net metering program.

[State Website](#)  **TN**

Latest Action: Passed on Second Consideration, refer to Senate Commerce and Labor Committee on Feb. 12, 2025

## Description

Requires a company offering to sell or install a solar energy system to provide written proof that the utility serving the area where the system is to be installed has a net metering program or otherwise offers net metering credits to an owner or user of a system before the company enters into an agreement to sell or install the system. Designates a violation as an unfair or deceptive act or practice pursuant to the Tennessee C. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 4; Title 6; Title 7; Title 9; Title 13; Title 47; Title 65 and Title 66, relative to net metering credits.

## Primary Sponsor(s)

Steve Southerland (R)

## Hearings

None

## [SB 1128 \(HB 1295\)](#)

Shielding Tennesseans from Oligarchic Power and Eliminating Lawless Obstruction of Necessities Act (...)

[State Website](#)

TN

Latest Action: **SB 1128** Action deferred in Senate Judiciary Committee to 1st Calendar of 2026 on Apr. 08, 2025

**HB 1295** Action Def. in s/c Criminal Justice Subcommittee to First Calendar of 2026 on Apr. 01, 2025

## Description

Enacts the "Shielding Tennesseans from Oligarchic Power and Eliminating Lawless Obstruction of Necessities Act (STOP ELON Act)," which creates a new offense of interfering with an individual's or entity's receipt of a loan, grant, or financial assistance that the individual or entity is lawfully entitled to receive from the federal, state, or local government, with intent to deprive the individual of the loan, grant, or financial assistance, which is punished as theft; authorizes a victim of an offense to bring a civil action to recover the funds that the victim did not receive because of the offense. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 29 and Title 39, relative to interference with property.

## Primary Sponsor(s)

Jeff Yarbro (D), Jason Powell (D)

## Hearings

None

## [SB 1148 \(HB 859\)](#)

Ch. 197, Report required by advisory task force responsible for reviewing impaired driving and boati...

[State Website](#)

TN

Latest Action: **SB 1148** Comp. became Pub. Ch. 197 on Apr. 28, 2025

**HB 859** Effective date(s) 04/11/2025

## Description

Extends the deadline, from December 1, 2025, to February 1, 2026, by which the advisory task force responsible for reviewing impaired driving and boating in this state is required to submit a report of its findings and recommendations.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 55, relative to transportation.

## Primary Sponsor(s)

Rusty Crowe (R), Rebecca Alexander (R)

## Hearings

None

**SB 1167 (HB 1365)** TDOT annual report on litter programs receiving funds from increase in the gross receipts tax on bot...

[State Website](#)  **TN**

Latest Action: **SB 1167** Passed on Second Consideration, refer to Senate Transportation and Safety Committee on Feb. 12, 2025  
**HB 1365** P2C, caption bill, held on desk - pending amdt. on Feb. 12, 2025

## Description

Changes from March 31 to March 1, the date by which the department of transportation must transmit to the governor and speakers of both houses its annual report listing the litter prevention programs receiving funds from the 0.4 percent increase in the gross receipts tax on bottled soft drinks, the amount of funds received by the programs, and the purpose for which the funds were spent. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.

## Primary Sponsor(s)

Raumesh Akbari (D), Jesse Chism (D)

## Hearings

None

**SB 1190 (HB 1216)** Increases hourly minimum wage.

[State Website](#)  **TN**

Latest Action: **SB 1190** Assigned to General Subcommittee of Senate Commerce and Labor Committee on Mar. 25, 2025  
**HB 1216** Failed for lack of second in: Banking & Consumer Affairs Subcommittee on Mar. 19, 2025

## Description

Increases the hourly minimum wage to \$20.00, or the federal minimum wage established pursuant to the Fair Labor Standards Act of 1938, whichever rate is greater.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 23; Title 12, Chapter 4, Part 4 and Title 50, Chapter 2, relative to minimum wage.

## Primary Sponsor(s)

Raumesh Akbari (D), Gloria Johnson (D)

## Hearings

None

**SB 1194 (HB 801)** Ch. 149, Standards for roofs.

[State Website](#)  **TN**

Latest Action: **SB 1194** Comp. became Pub. Ch. 149 on Apr. 08, 2025

**HB 801** Effective date(s) 04/03/2025, 07/01/2025

## Description

Specifies that the roof solar reflectance and thermal emittance requirements of the International Energy Conservation Code for low-shaped roofs do not apply in Tennessee.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 120, relative to standards for roofs.

## Primary Sponsor(s)

Ed Jackson (R), Rusty Grills (R)

## Hearings

None

**SB 1220 (HB 791)** Workers' Right to Live Act.

[State Website](#)  **TN**

Latest Action: **SB 1220** Passed on Second Consideration, refer to Senate Commerce and Labor Committee on Feb. 12, 2025

**HB 791** Failed for lack of second in: Banking & Consumer Affairs Subcommittee on Mar. 26, 2025

## Description

Enacts the "Workers' Right to Live Act," which determine proper procedure of workplace negligence and accidents. Requires the reporting of a workplace death within 24 hours. Describes financial penalties and incentive claw backs. Establishes a workplace protection fund. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 29 and Title 50, relative to workplace conditions.

## Primary Sponsor(s)

Charlane Oliver (D), Aftyn Behn (D)

## Hearings

None

### **SB 1230 (HB 1039)**

Ch. 104, Submission of electronic records for registration with a register of deeds.

[State Website](#)

TN

Latest Action: **SB 1230** Comp. became Pub. Ch. 104 on Apr. 04, 2025  
**HB 1039** Effective date(s) 07/01/2025

## Description

Specifies certain persons who may submit electronic records for registration with a register of deeds that accepts electronic records under the Uniform Real Property Electronic Recording Act. Makes other changes related to the act.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 10, Part 1 and Title 66, Chapter 24, Part 2, relative to electronic recordings.

## Primary Sponsor(s)

Richard Briggs (R), Johnny Garrett (R)

## Hearings

None

### **SB 1231 (HB 1264)**

Prohibits nongovernmental or intergovernmental entity from infringing upon private property rights.

[State Website](#)

TN

Latest Action: **SB 1231** Passed on Second Consideration, refer to Senate Judiciary Committee on Feb. 12, 2025  
**HB 1264** Sponsor(s) Added. on Mar. 05, 2025

## Description

Prohibits a nongovernmental or intergovernmental entity in this state from infringing upon or restricting private property rights without due process or an individual's constitutional rights by virtue of pursuing a policy recommendation originating from or traceable to the United Nations, a subsidiary entity thereof, or an international policymaking organization. Makes it an offense for the state or an official or political subdivision in this state to infringe upon or restrict private property rights without due process or an individual's constitutional rights in pursuing United Nations or international policymaking organizational policy.

## Caption

AN ACT to amend Tennessee Code Annotated, Section 4- 1-422, relative to property rights.

## Primary Sponsor(s)

Mark Pody (R), Bud Hulsey (R)

## Hearings

None

Latest Action: **SB 1257** Assigned to General Subcommittee of Senate Commerce and Labor Committee on Mar. 18, 2025  
**HB 1384** Rec. for pass. if am., ref. to Government Operations Committee on Mar. 19, 2025

**Description**

Enacts the "Pay Stub Protection Act," which requires an employer to provide a statement to an employee on the employer's payday that contains information regarding the employee's wages and hours worked during a pay period and must provide a statement within 10 days of an employee's request if the employee does not receive a statement on the employer's payday. Broadly captioned.

**Caption**

AN ACT to amend Tennessee Code Annotated, Title 3; Title 4; Title 5; Title 6; Title 7; Title 8 and Title 50, relative to pay stubs.

**Primary Sponsor(s)**

London Lamar (D), Torrey Harris (D)

**Hearings**

None

Latest Action: **SB 1271** Comp. became Pub. Ch. 353 on May 08, 2025  
**HB 1306** Effective date(s) 05/02/2025

**Description**

Clarifies definitions concerning housing facilities and developments with regard to industrial development corporations including affordable and workforce housing. Allows a municipality or county to make amendments to an economic impact plan while approving the plan. Broadly captioned. Part of Administration Package.

**Caption**

AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 53; Title 9, Chapter 21 and Title 9, Chapter 23, relative to economic development.

**Primary Sponsor(s)**

Jack Johnson (R), William Lamberth (R)

**Hearings**

None

Latest Action: **SB 1289** Passed on Second Consideration, refer to Senate Commerce and Labor Committee on Feb. 12, 2025  
**HB 1313** Assigned to s/c Banking & Consumer Affairs Subcommittee on Feb. 12, 2025

## Description

Changes the maximum penalty amount from \$7,000 for each violation by an employer of the Occupational Safety and Health Act of 1972, and from \$70,000 for each willful and repeated violation of the act, to the maximum penalty allowed by the federal occupational safety and health administration. Part of Administration Package.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 50, Chapter 3, Part 4, relative to occupational safety and health penalties.

## Primary Sponsor(s)

Jack Johnson (R), William Lamberth (R)

## Hearings

None

### [SB 1294 \(HB 116\)](#)

Removes reporting on the status of the computerized titling and registration system.

[State Website](#)  **TN**

Latest Action: **SB 1294** Passed on Second Consideration, refer to Senate Transportation and Safety Committee on Feb. 12, 2025  
**HB 116** caption bill, held on desk - pending amdt. on Jan. 15, 2025

## Description

Deletes requirement for the department of revenue to report on the status of the computerized titling and registration system to the transportation and safety committee of the senate and transportation committee of the house of representatives. Part of Administration Package.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 55, relative to registration of motor vehicles.

## Primary Sponsor(s)

Jack Johnson (R), William Lamberth (R)

## Hearings

None

### [SB 1295 \(HB 118\)](#)

Reporting on sales tax collected on electronic nicotine delivery devices.

[State Website](#)  **TN**

Latest Action: **SB 1295** Refer to Senate Finance, Ways & Means Revenue Subcommittee w/ negative recommendation on Mar. 18, 2025  
**HB 118** caption bill, held on desk - pending amdt. on Jan. 15, 2025

## Description

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

## Caption

AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.

## Primary Sponsor(s)

Jack Johnson (R), William Lamberth (R)

## Hearings

None

**SB 1302 (HB 1317)** Legislative librarian added as recipient of ignition interlock report. [State Website](#)  **TN**

Latest Action: **SB 1302** Passed on Second Consideration, refer to Senate Judiciary Committee on Feb. 12, 2025  
**HB 1317** P2C, caption bill, held on desk - pending amdt. on Feb. 12, 2025

## Description

Adds the legislative librarian as a recipient of the annual report submitted by the department to legislative committees on the number of offenders who have had installed on their motor vehicles functioning ignition interlock devices and whether the installation of each device was pursuant to requirements in law. Broadly captioned. Part of Administration Package.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 55 and Title 65, relative to transportation.

## Primary Sponsor(s)

Jack Johnson (R), William Lamberth (R)

## Hearings

None

**SB 1308 (HB 1320)** Ch. 110, Emergency contracting authority for the commissioner. [State Website](#)  **TN**

Latest Action: **SB 1308** Comp. became Pub. Ch. 110 on Apr. 08, 2025  
**HB 1320** Effective date(s) 07/01/2025, 07/01/2029

## Description

Authorizes the commissioner to take emergency contracting authority, in the event of a transportation system failure or other emergency, to enter into contract for design-build, construction manager or general contractor, and progressive design-build services for the delivery of transportation projects. Exempts the department from having to identify such contracts exceeding \$100 million in its annual transportation improvement program that is submitted to the general assembly in support of its annual funding recommendations if they are issued under emergency contracting authority. Broadly captioned. Part of Administration Package.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 4; Title 12 and Title 54, relative to transportation.

## Primary Sponsor(s)

Jack Johnson (R), William Lamberth (R)

## Hearings

None

## [SB 1313 \(HB 1326\)](#)

Ch. 465, Vested property rights upon development plan or permit submission.

[State Website](#)  **TN**

Latest Action: **SB 1313** Effective date(s) 07/01/2025 on May 15, 2025  
**HB 1326** Comp. became Pub. Ch. 465 on May 15, 2025

## Description

Creates a vested property right upon the submission, rather than the approval, of a development plan or building permit. Specifies that the vesting period applicable when it is based on the submission of a building permit is three years. Broadly captioned. Part of Administration Package.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 13, relative to planning.

## Primary Sponsor(s)

Jack Johnson (R), William Lamberth (R)

## Hearings

None

## [SB 1316 \(HB 1330\)](#)

Ch. 524, Less is More Act of 2025.

[State Website](#)  **TN**

Latest Action: **SB 1316** Comp. became Pub. Ch. 524 on May 27, 2025  
**HB 1330** Effective date(s) 05/21/2025, 07/01/2025, 01/01/2026

## Description

Reorganizes various boards and agencies in Tennessee. Removes the board of court reporting from the list of entities that are set to terminate on June 30, 2025. Specifies participation by electronic or other means. Moves the regulatory power of the board of court reporting to the commissioner of commerce and insurance. Details responsibilities of the delegated powers. Allows an individual whose principal place of business is not in this state but who has a valid license in good standing as a certified public accountant from another state to be granted practice privileges in this state, if at the time the individual was licensed, the individual showed evidence of having successfully completed the Uniform Certified Public Accountant Examination. (20 pp.). Broadly captioned. Part of Administration Package.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 20; Title 33; Title 38; Title 40; Title 52; Title 55; Title 62; Title 63; Title 68; Title 70 and Title 76, relative to the Less is More Act of 2025.

## Primary Sponsor(s)

Jack Johnson (R), William Lamberth (R)

## Hearings

None

**SB 1321 (HB 1334)** Removal of obsolete provision of a report by the department of transportation. [State Website](#)  **TN**

Latest Action: **SB 1321** Passed on Second Consideration, refer to Senate Transportation and Safety Committee on Feb. 12, 2025  
**HB 1334** P2C, caption bill, held on desk - pending amdt. on Feb. 12, 2025

## Description

Removes a provision requiring the department of transportation, the department of safety, local law enforcement agencies, and highway safety offices to submit a report on its findings and recommendations regarding the development of a statewide plan to increase pedestrian safety to legislative committees by February 15, 2024. Broadly captioned. Part of Administration Package.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 4 and Title 54, and to amend Chapter \_\_\_ of the Public Acts of 2025 (1st Ex. Sess. -- HB 6006 / SB 6006), relative to transportation.

## Primary Sponsor(s)

Jack Johnson (R), William Lamberth (R)

## Hearings

None

**SB 1323 (HB 1327)** Tennessee rural and workforce housing tax credits - authorization by general assembly. [State Website](#)  **TN**

Latest Action: **SB 1323** Assigned to General Subcommittee of Senate Finance, Ways, and Means Committee on Apr. 01, 2025  
**HB 1327** Taken off notice for cal. in State & Local Government Committee on Mar. 19, 2025

## Description

Deletes provision requiring Tennessee rural and workforce housing tax credits to be authorized by joint resolution of the general assembly. Part of Administration Package.

## Caption

AN ACT to amend Tennessee Code Annotated, Section 13-23-134 and Chapter 971 of the Public Acts of 2024, relative to tax credits.

## Primary Sponsor(s)

Jack Johnson (R), William Lamberth (R)

## Hearings

None

**SB 1328 (HB 1183)** Report on total amount of aviation fuel tax revenues collected. [State Website](#)  **TN**

Latest Action: **SB 1328** Refer to Senate Finance, Ways & Means Committee w/ negative recommendation on Mar. 18, 2025  
**HB 1183** P2C, caption bill, held on desk - pending amdt. on Feb. 12, 2025

## Description

Extends the date by which the department of finance and administration must annually report in writing to the chairs of the committees of both houses having jurisdiction over finance-related and transportation matters, the total amount of aviation fuel tax revenues collected for the preceding fiscal year from December 31 to January 15. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.

## Primary Sponsor(s)

Jeff Yarbro (D), Joe Towns (D)

## Hearings

None

**SB 1357 (HB 1399)** Increases minimum hourly wage. [State Website](#)  **TN**

Latest Action: **SB 1357** Assigned to General Subcommittee of Senate Commerce and Labor Committee on Mar. 25, 2025  
**HB 1399** No Action Taken on Mar. 26, 2025

## Description

Increases, from \$7.25 to \$20.00, the minimum hourly wage for employees within this state. Prohibits an employer from paying an employee less than 1.5 times the regular wage rate done by the employ in excess of 40 hours per work week. Provides that an action to recovery damages must be instituted within two years from the date wages were due, unless the complaint filed with the court alleges a willful violation, in which case, the action must be instituted within three years. Provides that the right of employees to collectively bargain through representatives of the employees' own choosing remains intact. Defines relevant terms.

## Caption

AN ACT to amend Tennessee Code Annotated, Section 8- 23-203; Title 12 and Title 50, Chapter 2, relative to the minimum wage.

## Primary Sponsor(s)

Raumesh Akbari (D), Justin Pearson (D)

## Hearings

None

## [SB 1358 \(HB 1398\)](#) Bereavement leave.

[State Website](#)  **TN**

Latest Action: **SB 1358** Passed on Second Consideration, refer to Senate State and Local Government Committee on Feb. 12, 2025  
**HB 1398** Action Def. in s/c Public Service Subcommittee to First Calendar of 2026 on Mar. 19, 2025

## Description

Increases, from three days to three months, the amount of paid leave provided to the officers and employees of the various agencies, boards, and departments of state government in the event of the death of such officers' or employees' children or stepchildren.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 50, relative to bereavement leave.

## Primary Sponsor(s)

Raumesh Akbari (D), Justin Pearson (D)

## Hearings

None

## [SB 1367 \(HB 21\)](#) Exemption - retail sale of food and food ingredients.

[State Website](#)  **TN**

Latest Action: **SB 1367** Sponsor(s) Added. on Dec. 17, 2025  
**HB 21** Placed on s/c cal Finance, Ways, and Means Subcommittee for 4/14/2025

### Description

Exempts from the state sales and use tax the retail sale of food and food ingredients. Broadly captioned.

### Caption

AN ACT to amend Tennessee Code Annotated, Title 57, Chapter 3 and Title 67, relative to taxation.

### Primary Sponsor(s)

Bo Watson (R), Elaine Davis (R)

### Hearings

None

**SB 1371 (HB 301)** Regulation of sober living homes by local governments.

[State Website](#)  **TN**

Latest Action: **SB 1371** Passed on Second Consideration, refer to Senate Health and Welfare Committee on Feb. 12, 2025  
**HB 301** Withdrawn. on Feb. 05, 2025

### Description

Allows local governments to regulate sober living homes for recovery from alcohol, drug, and substance abuse to the extent such regulation complies with the Fair Housing Act and the Americans with Disabilities Act, including prescribing a distance requirement for such homes from primary schools, preschools, and daycares, regulating the location and operation of such homes, and requiring that prospective residents receive a clinical referral for placement in a sober living home. Broadly captioned.

### Caption

AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13 and Title 33, relative to housing.

### Primary Sponsor(s)

Bo Watson (R), Greg Martin (R)

### Hearings

None

**SB 1377 (HB 494)** Ch. 131, Voluntary Portable Benefit Plan Act.

[State Website](#)  **TN**

Latest Action: **SB 1377** Effective date(s) 04/03/2025  
**HB 494** Comp. became Pub. Ch. 131 on Apr. 08, 2025

## Description

Enacts that Voluntary Portable Benefit Plan Act, which allows public or private entities to voluntarily contribute funds to a portable benefit plan as compensation to an independent contractor. Establishes that contributions to a portable benefit plan may not be used as a criterion for determining a worker's employment classification. Allows for contributions to the portable benefit plan to be made using funds from a hiring party or a percentage of funds withheld from the compensation owed to an independent contractor, so long as such an agreement is expressed in a written agreement, is clear, unambiguous, and prominently displayed either in the work contract or a separate notice, the contractor has opted-in, and that the independent contractor may opt-out at any time.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 50 and Title 65, Chapter 15, Part 3, relative to employer-employee relationships.

## Primary Sponsor(s)

Bo Watson (R), Charlie Baum (R)

## Hearings

None

**SB 1381 (HB 783)** Ch. 503, Regulation of sober living homes for recovery from alcohol, drug, and substance abuse.

[State Website](#)  **TN**

Latest Action: **SB 1381** Comp. became Pub. Ch. 503 on May 27, 2025

**HB 783** Effective date(s) 05/21/2025

## Description

Authorizes a local government to adopt ordinances or resolutions to require a sober living home to be at least 1,000 feet from a K-12 school, preschool, or daycare facility; regulate the location or operation of sober living homes within its jurisdiction; require operators to obtain a clinical referral from a licensed healthcare provider before allowing an individual to reside in a sober living home, confirming that placement is a medical necessity based on the individual's recovery from alcohol, drug, or substance abuse. Defines "sober living home" as an alcohol-free and drug-free residence where unrelated adults who are recovering from alcohol, drug, or substance abuse choose to live together in a supportive environment during their recovery where no formal alcohol and drug services are provided. Defines "operator" as the lawful owner of a sober living home or a person or entity designated by such lawful owner to have primary responsibility for the daily operation of such sober living home. Broadly captioned.

## Caption

AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13 and Title 33, relative to housing.

## Primary Sponsor(s)

Bo Watson (R), Greg Martin (R)

## Hearings

None

**SB 1392 (HB 1403)** Bond issuance.

[State Website](#)  **TN**

Latest Action: Assigned to General Subcommittee of Senate Finance, Ways, and Means Committee on Apr. 15, 2025

## Description

Authorizes the state, acting by resolution of its funding board, to issue and sell its bonds and bond anticipation notes for certain purposes.

## Caption

AN ACT to authorize the state of Tennessee, acting by resolutions of its funding board, to issue and sell its bonds and bond anticipation notes to provide for acquisition of equipment and sites, and erection, construction, and equipment of sites and buildings, expressly including the acquisition of existing structures for expansion, improvements, betterments, and extraordinary repairs to existing structures, for construction of highways, and repair, replacement, or rehabilitation of bridges, and for grants to any county, metropolitan government, incorporated town, city, special district of the state, or any governmental agency or instrumentality of any of them; to make grants to industrial development corporations to provide for acquisition of equipment and acquisition, site preparation, erection, construction, and equipment of sites and buildings; and infrastructure improvements and development; and to provide for the expenditure of said funds; to issue its debt in excess of the authorized amount to fund discount and costs of issuance; and to provide for the expenditure of said funds. This act makes appropriations for an indefinite period of time for the purpose of allocating the proceeds of the bonds and notes authorized by this act.

## Primary Sponsor(s)

Bo Watson (R), Gary Hicks (R)

## Hearings

None

**SB 1393 (HB 1404)** Appropriations - FY beginning July 1, 2024 and July 1, 2025.

[State Website](#)  **TN**

Latest Action: Assigned to General Subcommittee of Senate Finance, Ways, and Means Committee on Apr. 15, 2025

## Description

Makes appropriations for the purpose of defraying the expenses of certain legislative enactments passed during the 2025 session of the 114th General Assembly; earmarks sufficient state funds for the purpose of funding any bill naming a highway or bridge in honor of a service member killed in action.

## Caption

AN ACT to make appropriations for the purpose of defraying the expenses of the state government for the fiscal years beginning July 1, 2024, and July 1, 2025, in the administration, operation, and maintenance of the legislative, executive, and judicial branches of the various departments, institutions, offices, and agencies of the state; for certain state aid and obligations; for capital outlay, for the service of the public debt, for emergency and contingency; to repeal certain appropriations and any acts inconsistent herewith; to provide provisional continuing appropriations; and to establish certain provisions, limitations, and restrictions under which appropriations may be obligated and expended. This act makes appropriations for the purposes described above for the fiscal years beginning July 1, 2024, and July 1, 2025.

## Primary Sponsor(s)

Bo Watson (R), Gary Hicks (R)

## Hearings

None

Latest Action: **SB 1394** Assigned to General Subcommittee of Senate Finance, Ways, and Means Committee on Apr. 15, 2025  
**HB 1402** P2C, ref. to Finance, Ways, and Means Committee on Jan. 14, 2026

**Description**

Deletes requirements that budget document includes personal income statement for calendar year 1977 and actual state appropriations for fiscal year 1977-1978.

**Caption**

AN ACT pursuant to Article II, Section 24, of the Tennessee Constitution providing for the dollar amount and rate by which the growth of appropriations from state tax revenues will exceed the estimated growth in the state's economy and to amend Tennessee Code Annotated, Title 9, Chapter 4, Part 52.

**Primary Sponsor(s)**

Bo Watson (R), Gary Hicks (R)

**Hearings**

None

Latest Action: **SB 1395** Assigned to General Subcommittee of Senate Finance, Ways, and Means Committee on Apr. 15, 2025  
**HB 1401** P2C, ref. to Finance, Ways, and Means Committee on Jan. 14, 2026

**Description**

Authorizes grant payments under the grant assistance program for nursing home care to be made either monthly or quarterly.

**Caption**

AN ACT to amend Tennessee Code Annotated, Title 3; Title 4; Title 5; Title 6; Title 7; Title 8; Title 9; Title 10; Title 11; Title 12; Title 13; Title 16; Title 17; Title 18; Title 29; Title 33; Title 36; Title 37; Title 38; Title 39; Title 40; Title 41; Title 42; Title 43; Title 44; Title 45; Title 47; Title 48; Title 49; Title 50; Title 53; Title 54; Title 55; Title 56; Title 57; Title 58; Title 59; Title 60; Title 61; Title 62; Title 63; Title 64; Title 65; Title 66; Title 67; Title 68; Title 69; Title 70 and Title 71, relative to statutory revisions required for implementation of the annual appropriations act.

**Primary Sponsor(s)**

Bo Watson (R), Gary Hicks (R)

**Hearings**

None

Latest Action: **SB 1398** Passed on Second Consideration, refer to Senate State and Local Government Committee on Feb. 12, 2025  
**HB 890** Sponsor(s) Added. on May 13, 2025

**Description**

Allows the comptroller of the treasury to provide cost and income limit estimates for property tax relief to members of the general assembly by electronic means.

**Caption**

AN ACT to amend Tennessee Code Annotated, Title 48 and Title 67, relative to real property taxes.

**Primary Sponsor(s)**

Kerry Roberts (R), Chris Todd (R)

**Hearings**

None

Latest Action: Passed on Second Consideration, refer to Senate Commerce and Labor Committee on Feb. 12, 2025

**Description**

Requires an applicant for a license under the "Contractors Licensing Act of 1994" who is unable to attend an advised appearance before the board at a scheduled time and place to notify the board of the person's inability to appear three business days in advance instead of three calendar days. Broadly captioned.

**Caption**

AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 47, Chapter 18; Title 62, Chapter 6 and Title 67, Chapter 4, relative to contracting.

**Primary Sponsor(s)**

Charlane Oliver (D)

**Hearings**

None

Latest Action: Filed for introduction on Jan. 15, 2026

**Description**

As introduced, prohibits a city or county collecting official from requiring a taxpayer to pay the full tax due for an assessment for which an appeal is pending before the county or state boards of equalization.

**Caption**

AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property tax in dispute.

**Primary Sponsor(s)**

Brent Taylor (R)

**Hearings**

None

**SB 1707** Requirements for who may prepare deeds of conveyance for real property transfers.

[State Website](#)  **TN**

Latest Action: Filed for introduction on Jan. 15, 2026

**Description**

As introduced, requires that a deed of conveyance of real property be prepared by an attorney licensed to practice in this state, a title insurance agent licensed in this state, the owner of the real property being transferred, or a person with legal authority to act on behalf of the owner of the real property being transferred. Makes other changes related to deeds of conveyance.

**Caption**

AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 13; Title 23, Chapter 3; Title 66, Chapter 5, Part 1 and Title 66, Chapter 24, relative to conveyances of real property.

**Primary Sponsor(s)**

Brent Taylor (R)

**Hearings**

None

**SJR 1** Constitutional amendment - prohibits a state property tax.

[State Website](#)  **TN**

Latest Action: Signed by H. Speaker on Apr. 30, 2025

**Description**

Proposes additional language in Article II, Section 28 to prohibit the general assembly from levying, authorizing, or otherwise permitting a state tax on property.

**Caption**

None

**Primary Sponsor(s)**

Ferrell Haile (R)

**Hearings**

None