



Legislative Recap: Week of March 8th

The 112th General Assembly concluded another busy week yesterday. Tennessee departments and agencies continued presenting their budgets in various standing committees this week, making over two dozen presentations. As budget presentations begin to wind down next week, the legislature will pivot their focus to appropriation amendments, which will begin being accepted on Thursday, March 18th with a deadline of April 1st in the Senate, while the House's deadline is 5 p.m. on Monday, March 15th. While the primary focus of the legislature remains fixated on fiscally related duties, bills continue to rapidly move through committees and subcommittees at a pace that may have some committees working through their final calendars of the year as early as the week of March 22nd.

Recent Headlines:

Hendersonville Standard: Russell to carry sentencing bill for House Speaker Sexton

Tennessee House Speaker Cameron Sexton (R-Crossville) has asked State Rep. Lowell Russell (R-Vonore) to serve as co-prime sponsor of truth in sentencing legislation as it travels through the committee process in the Tennessee House of Representatives. Part of Sexton's legislative package for 2021, House Bill 1047 requires any person convicted of serious offenses that historically target women and children to serve their full sentencing term as assigned to them by a jury or judge.

Main Street Nashville: Lawmakers to hear proposed exception to the Open Meetings Act, public records bills

With the General Assembly in full swing, several bills that would affect government transparency are scheduled for hearings in subcommittees and committees this week. The legislation with probably the widest impact is a proposal to allow county commissioners to participate in meetings electronically such as by calling in on a phone to a meeting that is otherwise held in person.

WCYB: 'The Gabby Act' filed in Tennessee legislature, honoring slain Bristol mother and daughter

The October shooting deaths of a Bristol mother and her teenage daughter may lead to changes in Tennessee law. Police say they were the victims of an estranged husband who also killed himself. Since the killings of Kristina and Gabby Kennedy, the community has banded together with a larger mission of preventing domestic violence. The most recent effort is what's called "The Gabby Act." An organization called The Gabby Foundation introduced it to local legislators.

Your 2021 Tracked Legislation:

SB100/HB112 **Creates model employer program for qualified individuals with disabilities.**
Sponsors Sen. Massey, Becky; Rep. Moody, Debra
Category Labor Law
Summary Establishes the state as a model employer program. Ensures state agencies and departments implement the best policies for the recruitment, hiring, advancement, and retention of qualified individuals with disabilities.
Fiscal Note (Dated February 1, 2021) Increase State Expenditures - \$196,400/FY21-22 \$188,400/FY22-23 and Subsequent Years
Senate Status 02/24/21 - Senate Health & Welfare Committee recommended. Sent to Senate Finance.
House Status 03/11/21 - Set for House Public Service Subcommittee 03/17/21.
Caption AN ACT to amend Tennessee Code Annotated, Title 4 and Title 50, relative to employment.

SB115/HB116 **Disqualification from driving commercial motor vehicles after conviction for trafficking offense.**
Sponsors Sen. Haile, Ferrell; Rep. Garrett, Johnny
Category Transportation Vehicles
Summary Suspends for life a commercial motor vehicle operator who has been convicted of the offense of trafficking for a commercial sex act or an equivalent offense in another jurisdiction. Disqualifies for life persons convicted of trafficking for a commercial sex act from obtaining a commercial driver license.
Amendment Summary House Transportation Committee amendment 1 (004090) corrects a statute reference relating to human trafficking offenses.
Subcommittee [TransportationSub03.02.21.pdf](#)
Amendments
Fiscal Note (Dated January 12, 2021) NOT SIGNIFICANT
Senate Status 03/10/21 - Set for Senate Transportation & Safety Committee 03/17/21.
House Status 03/10/21 - House Transportation Committee recommended with amendment 1 (004090), which corrects a statute reference relating to human trafficking offenses. Sent to House Calendar & Rules.
Caption AN ACT to amend Tennessee Code Annotated, Title 39, Chapter 13, Part 3 and Title 55, Chapter 50, relative to lifetime disqualification from driving commercial motor vehicles after conviction for trafficking offense.

SB139/HB127 **Number of days used in calculating the penalty for a business entity's delinquency.**
Sponsors Sen. Massey, Becky; Rep. Howell, Dan
Category Transportation Vehicles
Summary Changes the number of days, from 30 to 45, used in calculating the penalty for a business entity's delinquency in forwarding required contract documents related to fleet vehicles to the department of revenue. Broadly captioned.
Fiscal Note (Dated January 27, 2021) NOT SIGNIFICANT
Senate Status 01/15/21 - Referred to Senate Transportation & Safety Committee.
House Status 03/10/21 - Referred to House Transportation Subcommittee.
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.

SB140/HB125 **Veteran designation on driver license.**
Sponsors Sen. Massey, Becky; Rep. Howell, Dan

Category Transportation Vehicles
Summary States that any department of defense or military branch form that shows the dates of service and indicates the applicant received an honorable discharge may be submitted by an applicant to have a veteran designation on his or her driver license. Broadly captioned.
Fiscal Note (Dated January 13, 2021) NOT SIGNIFICANT
Senate Status 01/15/21 - Referred to Senate Transportation & Safety Committee.
House Status 01/14/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 54; Title 55; Title 65 and Title 67, relative to transportation.

SB141/HB126 Definition of disabled driver revised.

Sponsors Sen. Massey, Becky; Rep. Howell, Dan
Category Transportation Vehicles
Summary Deletes references to ambulatory disability certifications being made by Christian Science practitioners from the definition of "disabled driver." Broadly captioned.
Fiscal Note (Dated January 12, 2021) NOT SIGNIFICANT
Senate Status 01/15/21 - Referred to Senate Transportation & Safety Committee.
House Status 01/14/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 54; Title 55; Title 65 and Title 67, relative to transportation.

SB154/HB101 Clarifies that a motorized wheelchair is not a motor vehicle for purposes of the rules of the road.

Sponsors Sen. Briggs, Richard; Rep. Jernigan, Darren
Category Transportation Vehicles
Summary Clarifies that a motorized wheelchair is not a motor vehicle for purposes of the rules of the road, accidents, and crimes involving motor vehicles. Broadly captioned.
Fiscal Note (Dated January 8, 2021) NOT SIGNIFICANT
Senate Status 03/01/21 - Senate passed.
House Status 03/11/21 - Set for House Consent on 03/15/21.
Caption AN ACT to amend Tennessee Code Annotated, Title 55, relative to motor vehicles.

SB175/HB58 Changes holding period for properties held by banks.

Sponsors Sen. Lundberg, Jon; Rep. Haston, Kirk
Category Banking & Credit
Summary Changes the permitted holding period by a bank for non-real-property acquired in satisfaction of a loan from six months to twelve months.
Fiscal Note (Dated January 12, 2021) NOT SIGNIFICANT
Senate Status 03/11/21 - Set for Senate Consent 2 03/15/21.
House Status 03/08/21 - House passed.
Caption AN ACT to amend Tennessee Code Annotated, Title 45, relative to property held by banks.

SB183/HB400 TDOT report on placards issued to transporters of manufactured homes.

Sponsors Sen. Massey, Becky; Rep. Boyd, Clark
Category Transportation Vehicles
Summary Requires the department of transportation to submit a brief written summary to the transportation committee of the house of representatives and the transportation and safety committee of the senate no later than March 15 annually concerning placards issued to

transporters of manufactured homes, including data on unsafe and erratic driving reported to the department using the telephone number that appears on the placards. Broadly captioned.
Fiscal Note (Dated February 10, 2021) NOT SIGNIFICANT
Senate Status 02/10/21 - Referred to Senate Transportation & Safety Committee.
House Status 02/10/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 55; Title 62; Title 67 and Title 68, relative to manufactured homes.

SB186/HB172

Vaccinations as a condition of employment.

Sponsors Sen. Bowling, Janice; Rep. Hulse, Bud
Category Labor Law
Summary Prohibits state and local government entities from requiring vaccinations as a condition of employment. Provides unemployment benefits to a claimant who voluntarily leaves employment because the employer requires vaccination and the claimant refused to be vaccinated.
Senate Status 02/10/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/24/21 - Referred to House Banking & Consumer Affairs Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 30; Title 8, Chapter 50; Title 50, Chapter 1 and Title 50, Chapter 7, relative to vaccinations.

SB195/HB1577

Increases minimum wage to \$12.00 per hour.

Sponsors Sen. Robinson, Katrina; Rep. Miller, Larry
Category Labor Law
Summary Increases the minimum hourly wage for employees within the state from \$7.25 to \$12.00 per hour.
Senate Status 02/10/21 - Referred to Senate Commerce & Labor Committee.
House Status 03/01/21 - Referred to House Banking & Consumer Affairs Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 50, Chapter 2, relative to the minimum wage.

SB200

Removes prohibition on local governments enacting rent control and inclusionary zoning regulations.

Sponsors Sen. Gilmore, Brenda
Category Local Government
Summary Removes the statewide prohibition on local governments enacting rent control and inclusionary zoning regulations.
Fiscal Note (Dated January 20, 2021) NOT SIGNIFICANT
Senate Status 02/10/21 - Referred to Senate State & Local Government Committee.
Caption AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 35, relative to local housing regulations.

SB215/HB131

Definition of tangible personal property.

Sponsors Sen. Watson, Bo; Rep. Hazlewood, Patsy
Category Taxes Sales
Summary Clarifies that the definition of "tangible personal property" does not include mains, pipes, pipelines, or tanks after they have become attached to a building, or other structure, or installed underground for conducting steam, heat, water, wastewater, oil, electricity, gas, or any property, substance, or product capable of transportation or conveyance therein or that

is protected thereby, except for propane tanks for residential use and above ground storage tanks that can be moved without disassembly and are not affixed.

Senate Status 03/10/21 - Set for Senate Finance, Ways & Means Committee 03/16/21.
House Status 03/11/21 - Set for House Consent on 03/15/21.
Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxes.

SB221/HB370 Quarantine procedures - creation of new committee to handle implementation.

Sponsors Sen. Hensley, Joey; Rep. Casada, Glen
Category Health Care
Summary Requires the department of health to establish a committee to determine when and how quarantine and disease communication tracking procedures should be implemented within 24 hours of a state of emergency being declared. Removes quarantine authority from health commissioner and county health officer. Requires county health departments to publish data regarding epidemic testing.
Fiscal Note (Dated February 8, 2021) NOT SIGNIFICANT
Senate Status 02/10/21 - Referred to Senate Government Operations Committee.
House Status 03/11/21 - Set for House Health Subcommittee 03/16/21.
Caption AN ACT to amend Tennessee Code Annotated, Title 4 and Title 68, relative to quarantine procedures.

SB237/HB501 Filing dates for campaign finance disclosures.

Sponsors Sen. Gardenhire, Todd; Rep. Rudd, Tim
Category Campaigns & Lobbying
Summary Expands requirements for reporting all contributions and expenditures in detail. Reduces the number of filing dates for campaign finance disclosures to quarterly in election years and semiannually in non-election years.
Senate Status 02/10/21 - Referred to Senate State & Local Government Committee.
House Status 03/11/21 - Set for House Floor on 03/15/21.
Caption AN ACT to amend Tennessee Code Annotated, Title 2, Chapter 10, relative to campaign financial disclosures.

SB239/HB498 Filing of pre-primary and pre-general election statements.

Sponsors Sen. Gardenhire, Todd; Rep. Rudd, Tim
Category Campaigns & Lobbying
Summary Removes requirement to file pre-primary and pre-general election statements for candidates for state public office and political campaign committees for state elections. Broadly captioned.
Fiscal Note (Dated January 19, 2021) NOT SIGNIFICANT
Senate Status 02/10/21 - Referred to Senate State & Local Government Committee.
House Status 02/10/21 - Referred to House Elections & Campaign Finance Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 2, Chapter 10, relative to campaign finance.

SB247/HB236 Fees charged for driver license issuance.

Sponsors Sen. Massey, Becky; Rep. Littleton, Mary
Category Transportation Vehicles
Summary Authorizes entities contracting with the department of safety for the issuance of driver licenses to charge an additional \$1.00 fee per driver license issued. Requires the department

to distribute to contracting entities \$3.00 per each REAL ID compliant driver license issued by the entity until June 30, 2022. Specifies that all fees received by contracting entities for issuing licenses are to be retained by the contracting entity for administrative costs and shall not revert to the general fund at the end of the fiscal year.

Senate Status 02/10/21 - Referred to Senate Transportation & Safety Committee.
House Status 03/09/21 - Taken off notice in House Transportation Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Section 55-50-331, relative to issuance of driver licenses.

SB261/HB1078 Requires compensation of accrued vacation for former employees of certain private employers.

Sponsors Sen. Niceley, Frank; Rep. Sexton, Jerry
Category Labor Law
Summary Requires certain private employers to include in the final wages of a former employee accrued vacation pay or other compensatory time. Voids a provision in a company policy or labor agreement providing to the contrary.
Fiscal Note (Dated February 2, 2021) NOT SIGNIFICANT
Senate Status 02/10/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/22/21 - Referred to House Banking & Consumer Affairs Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 8 and Title 50, relative to employment.

SB275/HB369 Contracting performed by unlicensed persons.

Sponsors Sen. Rose, Paul; Rep. Williams, Ryan
Category Professions & Licensure
Summary Sets requirements for exemptions from contractor licensing requirements for real property owners who intend to construct a residential building on that real property. Requires notice of construction made to the board for licensing contractors and the register of deeds.
Fiscal Note (Dated January 23, 2021) NOT SIGNIFICANT
Senate Status 02/10/21 - Referred to Senate Commerce & Labor Committee.
House Status 03/11/21 - Set for House Consent on 03/15/21.
Caption AN ACT to amend Tennessee Code Annotated, Title 13; Title 62, Chapter 6 and Title 66, relative to contracting performed by unlicensed persons.

SB284/HB1143 Penalty for a third or subsequent conviction of driving on a license that is suspended or revoked.

Sponsors Sen. Rose, Paul; Rep. Grills, Rusty
Category Transportation Vehicles
Summary increases the penalty for a third or subsequent conviction of driving on a license that is canceled, suspended, or revoked to a Class E felony. Current law specifies that the penalty is a Class A misdemeanor.
Senate Status 03/09/21 - Senate Judiciary Committee recommended. Sent to Senate Finance.
House Status 02/24/21 - Referred to House Criminal Justice Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 39, Chapter 13 and Title 55, relative to driver licenses.

SB288/HB344 Revises the definition of "blighted area" for purposes of redevelopment projects by housing authorities.

Sponsors Sen. Niceley, Frank; Rep. Carr, Dale

Category Property & Housing
Summary Revises the definition of "blighted area" for purposes of redevelopment projects by housing authorities. Clarifies that housing authorities may acquire real property through a negotiated sale, without the use of 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.
Fiscal Note (Dated January 26, 2021) Other Fiscal Impact The extent and timing of any permissive impact to local government revenue and expenditures cannot reasonably be determined due to multiple unknown factors.
Senate Status 02/08/21 - Introduced in the Senate
House Status 02/10/21 - Withdrawn in House.
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.

SB313 **Written notice of landlord's tenant selection criteria and the grounds for which a rental application may be denied.**

Sponsors Sen. Gilmore, Brenda
Category Property & Housing
Summary Specifies that at the time an applicant is provided with a rental application, the landlord is required to provide the applicant with written notice of the landlord's tenant selection criteria and the grounds for which the rental application may be denied. Specifies if a landlord denies an applicant and the landlord has not provided the written notice then the landlord shall return the applicant's application fee, security deposit, and any other fee or deposit.
Fiscal Note (Dated February 3, 2021) Increase Local Expenditures Exceeds \$100,000/FY20-21*
Senate Status 02/10/21 - Referred to Senate Commerce & Labor Committee.
Caption AN ACT to amend Tennessee Code Annotated, Title 13 and Title 66, relative to residential rental property.

SB315 **Removes statewide prohibition on local governments enacting inclusionary zoning regulations.**

Sponsors Sen. Gilmore, Brenda
Category Local Government
Summary Deletes the statewide prohibition on local governments enacting inclusionary zoning regulations. Broadly captioned.
Fiscal Note (Dated January 26, 2021) NOT SIGNIFICANT
Senate Status 02/10/21 - Referred to Senate State & Local Government Committee.
Caption AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 35, relative to local housing regulations.

SB317/HB437 **Regulates the use of installment land contracts for the conveyance of real property.**

Sponsors Sen. Walley, Page; Rep. Haston, Kirk
Category Property & Housing
Summary Regulates the use of installment land contracts for the conveyance of real property. Specifies that this bill is not applicable to the sale of land by the state or a political subdivision of the state (27 pp.).
Fiscal Note (Dated February 1, 2021) NOT SIGNIFICANT
Senate Status 02/10/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/10/21 - Referred to House Property & Planning Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 66, relative to transfers of real property.

SB344/HB421 **Industrial loan and thrift companies - fees charged for servicing loans.**
Sponsors Sen. Johnson, Jack; Rep. Lamberth, William
Category Banking & Credit
Summary Increases existing fees, and adds additional fees, that an industrial loan and thrift company, industrial investment company, or industrial bank may charge to service various loans.
Senate Status 03/10/21 - Set for Senate Commerce & Labor Committee 03/16/21.
House Status 03/08/21 - House passed.
Caption AN ACT to amend Tennessee Code Annotated, Title 45, Chapter 5, relative to industrial loan and thrift companies.

SB375/HB1009 **Reporting on total annual amount of industrial machinery franchise and excise tax credits.**
Sponsors Sen. Yager, Ken; Rep. Hicks, Gary
Category Taxes Business
Summary Requires commissioner of revenue to report in writing to the finance, ways and means committees of the senate and the house of representatives by February 1, 2022, the total annual amount of industrial machinery franchise and excise tax credits for fiscal years 2016-2021.
Fiscal Note (Dated February 2, 2021) NOT SIGNIFICANT
Senate Status 02/10/21 - Referred to Senate Finance, Ways & Means Committee.
House Status 02/22/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 4, Part 20 and Title 67, Chapter 4, Part 21, relative to franchise and excise taxes.

SB379/HB1282 **Sick and family leave policies for local government employees.**
Sponsors Sen. Campbell, Heidi; Rep. Beck, Bill
Category Local Government
Summary Deletes language in current law that prohibits a local government from mandating that an employer doing business with the local government or within its jurisdictional boundaries establish and maintain leave policies that deviate from, modifies, changes, or varies in any manner from state statutorily imposed or recognized requirements.
Senate Status 03/10/21 - Set for Senate State & Local Government Committee 03/16/21.
House Status 02/24/21 - Referred to House Cities & Counties Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 7, Chapter 51, relative to leave policies.

SB416/HB564 **Claimant for unemployment benefits - eligibility requirements.**
Sponsors Sen. Yarbro, Jeff; Rep. Dixie, Vincent
Category Labor Law
Summary Removes the requirement that a claimant for unemployment benefits be determined and certified as eligible for the three consecutive weeks following the initial waiting period.
Broadly captioned.
Senate Status 03/09/21 - Taken off notice in Senate Commerce & Labor Committee.
House Status 02/10/21 - Referred to House Banking & Consumer Affairs Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 50, Chapter 7, relative to employment.

SB420/HB551 **Essential Wages for Essential Workers Act.**
Sponsors Sen. Yarbro, Jeff; Rep. Johnson, Gloria

Category Labor Law
Summary Creates the Essential Wages for Essential Workers Act. Requires each employer in this state to pay each employee that is an essential worker an hourly wage of at least 15 dollars. Amount increases to 20 dollars per hour by July 1, 2022.
Senate Status 02/10/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/24/21 - Referred to House Banking & Consumer Affairs Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 50 and Title 58, relative to essential workers.

SB421/HB681 Payment of franchise taxes by electronic funds transfer.

Sponsors Sen. Yarbrow, Jeff; Rep. Hawk, David
Category Taxes Business
Summary Authorizes the commissioner of revenue to accept, subject to the commissioner's approval of a request made by a taxpayer, payment of franchise taxes by electronic funds transfer, including, but not limited to, bank customer preauthorized payments, wire transfers or ACH credits, or such other method as approved by the commissioner. Broadly captioned.
Senate Status 02/10/21 - Referred to Senate Finance, Ways & Means Committee.
House Status 02/20/21 - Referred to House Finance, Ways & Means Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.

SB431 Commercial Property Assessed Clean Energy and Resilience Act.

Sponsors Sen. Rose, Paul
Category Energy & Mining
Summary Enacts the "Commercial Property Assessed Clean Energy and Resilience Act." Allows a local government to establish a C-PACER program and designate a region within its boundaries as an area in which C-PACER activities are eligible. Defines "C-PACER program" to mean a commercial property assessed clean energy program. Specifies requirements for local government to establish such program and authorizes the local government to impose fees to offset the actual and reasonable costs of administering a program. Specifies that the fees may be assessed as part of the program application to be paid by the property owner requesting to participate in the program. Specifies other requirements for administration of the C-PACER program (17 pp).
Senate Status 02/09/21 - Withdrawn in Senate.
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5 and Title 68, relative to the Commercial Property Assessed Clean Energy and Resilience Act.

SB450/HB128 HOA rules regarding posting of signage by homeowner.

Sponsors Sen. Bell, Mike; Rep. Howell, Dan
Category Property & Housing
Summary Prohibits homeowners' associations from adopting or enforcing provisions in a dedicatory instrument that prohibits, or has the effect of prohibiting, a property owner from posting signage intended to protect the health or safety of the property owner, residents of the association, or other persons. Specifies that this section applies to dedicatory instruments created or amended on or after July 1, 2017.
Amendment Summary House amendment 1 (003986) deletes and rewrites language of the original bill such that the substantive changes: (1) limit applicability to signage posted to warn the public of health, safety, or dangerous natural conditions associated with water located on the property under certain conditions; and (2) changes the effective date from taking effect July 1, 2021, to upon becoming a law.
Subcommittee Amendments [Prop & Plan Amends 02.23.21.pdf](#)

Fiscal Note (Dated February 10, 2021) NOT SIGNIFICANT
Senate Status 03/11/21 - Set for Senate Floor 03/15/21.
House Status 03/08/21 - House passed with amendment 1 (003986), which deletes and rewrites language of the original bill such that the substantive changes: (1) limit applicability to signage posted to warn the public of health, safety, or dangerous natural conditions associated with water located on the property under certain conditions; and (2) changes the effective date from taking effect July 1, 2021, to upon becoming a law.
Caption AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 27, relative to dedicatory instruments.

SB459/HB177 Property managers bringing suit or testifying against tenants.

Sponsors Sen. Bell, Mike; Rep. Russell, Lowell
Category Property & Housing
Summary Authorizes property managers to bring suit or testify against tenants in the same manner as landlords or owners of rental property. Defines "manager" to mean an individual, group, business, or organization hired by a landlord or owner to oversee the day-to-day operations of a premises.
Amendment Summary Senate Commerce & Labor Committee amendment 1 (004516) deletes and rewrites all language after the enacting clause such that the only change removes the ability of a manager to bring suit against tenants.
Fiscal Note (Dated January 26, 2021) NOT SIGNIFICANT
Senate Status 03/11/21 - Set for Senate Floor 03/15/21.
House Status 03/11/21 - Set for House Commerce Committee 03/16/21.
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 16; Title 29 and Title 66, relative to rental property.

SB462/HB596 Transportation Services District Act.

Sponsors Sen. Campbell, Heidi; Rep. Clemmons, John
Category Transportation General
Summary Enacts the "Transportation Services District Act," creating transportation services district consisting of certain counties, including Davidson County. Authorizes special allocation of surplus state tax revenue within district to eligible counties for transportation services. Specifies that the tax revenue allocation available applies to eligible counties that have filed an application with the commissioner of finance and administration and have received the approval of the commissioner. Requires the apportionment and distribution of state sales and use taxes to the eligible county to commence at the beginning of the fiscal year after the approval of the application.
Senate Status 02/11/21 - Referred to Senate Transportation & Safety Committee.
House Status 03/09/21 - Taken off notice in House Transportation Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 9; Title 54; Title 55 and Title 67, relative to revenue.

SB474/HB855 Business Fairness Act.

Sponsors Sen. Powers, Bill; Rep. Powers, Dennis
Category Commercial Law
Summary Enacts the "Business Fairness Act," which allows businesses that comply with safety precautions and guidelines issued by the government or other authorized agency during a state of emergency to continue or resume their business. Specifies that this applies when the threat to the public is a pandemic, epidemic, bioterrorism event, infectious agent or biological toxin.
Senate Status 03/10/21 - Set for Senate Commerce & Labor Committee 03/16/21.

House Status 03/11/21 - Set for House Business & Utilities Subcommittee 03/17/21.
Caption AN ACT to amend Tennessee Code Annotated, Title 58, Chapter 2, relative to the continuation of business during states of emergency.

SB481/HB157 State tax revenue pertaining to National Hockey League franchises.
Sponsors Sen. Haile, Ferrell; Rep. Beck, Bill
Category Taxes Sales
Summary Extends provisions related to the apportionment and distribution of state tax revenue as they pertain to National Hockey League franchises until June 30, 2049.
Senate Status 03/10/21 - Set for Senate Finance, Ways & Means Committee 03/16/21.
House Status 03/10/21 - House Finance, Ways & Means Subcommittee deferred to the Sports Facilities Calendar.
Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxes.

SB507/HB521 Recommendations through the employee misclassification education and enforcement fund.
Sponsors Sen. Lundberg, Jon; Rep. Gant, Ron
Category Workers Compensation
Summary Requires the workers' compensation bureau, instead of the employee misclassification advisory task force, to make recommendations to the general assembly regarding programs and services to be funded from the employee misclassification education and enforcement fund. Broadly captioned.
Fiscal Note (Dated February 5, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/10/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 50, relative to workers' compensation.

SB528/HB709 Organized Consumer Product Theft Protection Act.
Sponsors Sen. Briggs, Richard; Rep. Zachary, Jason
Category Commercial Law
Summary Enacts the "Organized Consumer Product Theft Protection Act," which requires online marketplaces to require identification information from high-volume third-party sellers. Defines "online marketplaces" as an electronic platform that facilitates sales by third-party sellers and hosts one or more third-party sellers. Defines "high-volume third-party seller" as a participant in an online marketplace who enter into 200 or more sales resulting in at least \$5,000 of gross revenue over a contiguous 12 month period in the last 24 months. Requires that verification information include bank account, contact, business tax identification and advertising information. Requires the online marketplace to verify the information within three days. Mandates the public disclosure of specific contact information of the third-party seller. States that violations of this act are violations of the Consumer Protection Act of 1977.
Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/20/21 - Referred to House Banking & Consumer Affairs Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 47, Chapter 18, relative to the Organized Consumer Product Theft Protection Act.

SB545/HB663 Quarterly profit and loss statements of TRICOR.
Sponsors Sen. White, Dawn; Rep. Carringer, Michele
Category Corrections

Summary Removes requirement that the comptroller of the treasury approve quarterly profit and loss statements of TRICOR's operation prior to the release of such statements for publication.
Senate Status 03/11/21 - Set for Senate Consent 2 03/15/21.
House Status 02/20/21 - Referred to House Corrections Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Section 41-22-123, relative to TRICOR.

SB546/HB664 Department of revenue - work of the state board of equalization on report to general assembly.

Sponsors Sen. Briggs, Richard; Rep. Crawford, John
Category Taxes General
Summary Deletes requirement that the commissioner include information on the work of the state board of equalization in the commissioner's report to the general assembly concerning a study of tax laws. Broadly Captioned.
Fiscal Note (Dated February 10, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Referred to Senate State & Local Government Committee.
House Status 02/11/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to property taxes.

SB549/HB34 Authorizes THDA to provide affordable housing to displaced tenants.

Sponsors Sen. Kyle, Sara; Rep. Cooper, Barbara
Category Property & Housing
Summary Authorizes the THDA to provide eligible displaced tenants who have been denied requests for housing or housing repairs by local governmental entities with affordable housing and services. Broadly captioned.
Senate Status 02/11/21 - Referred to Senate State & Local Government Committee.
House Status 03/11/21 - Set for House Property & Planning Subcommittee 03/16/21.
Caption AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 21; Title 5; Title 6; Title 7; Title 13, Chapter 23 and Title 66, Chapter 7, relative to displaced tenants.

SB550/HB797 Tennessee Minimum Wage Act.

Sponsors Sen. Kyle, Sara; Rep. Chism, Jesse
Category Labor Law
Summary Enacts the "Tennessee Minimum Wage Act," which establishes a schedule for annual minimum wage increases beginning on January 1, 2022. Provides a minimum wage of (1) \$9.25 per hour in 2022; (2) \$10.00 per hour in 2023; (3) \$11.00 per hour in 2024; and (4) \$12.00 per hour in 2025. Authorizes the department to promulgate rules and regulations in compliance with federal law.
Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/20/21 - Referred to House Banking & Consumer Affairs Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 50, Chapter 2, relative to wages.

SB566/HB676 Removes the dollar limits to the aggregate value of homestead exemptions.

Sponsors Sen. Bowling, Janice; Rep. Hall, Mark
Category Property & Housing
Summary Removes the limit to the aggregate value of a homestead exemption. Creates a limit to the exemption to not exceed five acres in the area.
Senate Status 02/11/21 - Referred to Senate State & Local Government Committee.
House Status 02/24/21 - Referred to House Civil Justice Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 26, Chapter 2, Part 3, relative to homestead exemptions.

SB577/HB704 Definition of contractor under the Contractors Licensing Act of 1994.

Sponsors Sen. Crowe, Rusty; Rep. Hicks, Tim

Category Professions & Licensure

Summary Revises the definition of "contractor" for purposes of the Contractors Licensing Act of 1994 to say that a contractor does not include a person who erects or installs an on-premises device, digital display, or other improvement to a property or structure that is primarily intended to serve as advertising, and for which compensation is not being received and not intended to be received by the owner or occupant of the property or structure. Broadly captioned.

Senate Status 03/10/21 - Set for Senate Commerce & Labor Committee 03/16/21.

House Status 02/20/21 - Referred to House Business & Utilities Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 62, relative to contractors.

SB590/HB1069 Selling of goods manufactured by inmates.

Sponsors Sen. Jackson, Ed; Rep. Eldridge, Rick

Category Corrections

Summary Authorizes TRICOR to sell goods, wares, and merchandise manufactured by inmates to private nonprofit corporations and charitable organizations in this state if the TRICOR board determines the sale is in the best interests of the state and does not unfairly compete with private sector businesses. Requires the inmates making the goods for resale to private nonprofit corporations and charitable organizations to be paid an appropriate wage so that the products do not unfairly compete with private sector businesses.

Amendment Summary House Corrections Subcommittee amendment 1 (003957) allows the sale of goods manufactured by inmates to governmental entities if TRICOR determines the sale is in the best interests of the state and does not unfairly compete with private sector businesses.

Subcommittee Amendments [Corrections Sub Amends 03.02.21.pdf](#)

Senate Status 03/10/21 - Set for Senate State & Local Government Committee 03/16/21.

House Status 03/11/21 - Set for House State Government Committee 03/16/21.

Caption AN ACT to amend Tennessee Code Annotated, Section 41-22-116, relative to goods manufactured by inmates.

SB608/HB1011 Extension for taxpayer to file a franchise and excise tax return.

Sponsors Sen. Watson, Bo; Rep. Hicks, Gary

Category Taxes Business

Summary Adds 15 days to the current six-month extension of time in which taxpayers can file a franchise and excise tax return. Broadly captioned

Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT

Senate Status 02/11/21 - Referred to Senate Finance, Ways & Means Committee.

House Status 03/11/21 - Set for House Finance, Ways & Means Committee 03/16/21.

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

SB617/HB1567 Tennessee Manufacturing Day.

Sponsors Sen. Bell, Mike; Rep. Bricken, Rush

Category Miscellaneous

Summary Designates the first Friday in October of each year as "Tennessee Manufacturing Day" as a day of special observance.

Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT

Senate Status 03/11/21 - Set for Senate Consent 2 03/15/21.
House Status 03/09/21 - House Naming, Designating & Private Acts Committee recommended. Sent to House Calendar & Rules.
Caption AN ACT to amend Tennessee Code Annotated, Title 15, Chapter 2, relative to Tennessee Manufacturing Day.

SB629/HB395 Liability of general contractor, intermediate contractor, or subcontractor.

Sponsors Sen. Bell, Mike; Rep. Boyd, Clark
Category Workers Compensation
Summary Removes liability of a general contractor, intermediate contractor, or subcontractor for workers' compensation to a construction services provider for injuries occurring during the time period of December 9, 2019, through September 9, 2021, if certain conditions are met.
Fiscal Note (Dated January 30, 2021) NOT SIGNIFICANT
Senate Status 03/10/21 - Set for Senate Commerce & Labor Committee 03/16/21.
House Status 03/11/21 - House passed.
Caption AN ACT to amend Tennessee Code Annotated, Title 50, Chapter 6, Part 9, relative to workers' compensation.

SB631/HB749 Conflict between a city and county regarding a building code or fire code issue.

Sponsors Sen. Bell, Mike; Rep. Boyd, Clark
Category Construction
Summary Increases, from ten working days to 12 working days, the time within which, after receipt of a written appeal, the state fire marshal's office must provide a decision in cases of conflict between a city and county regarding a building or fire code issue. Broadly captioned.
Fiscal Note (Dated February 11, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/11/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 120, relative to construction.

SB635/HB816 Tennessee Pay Equality Act.

Sponsors Sen. Kyle, Sara; Rep. Clemmons, John
Category Labor Law
Summary Enacts the "Tennessee Pay Equity Act," which specifies that bona fide factors allowing wage differentials must be job-related and consistent with business necessity. Prohibits employers from prohibiting employees from discussing wages or inquiring about their wages or the wages of another employee. Requires the commissioner of labor and workforce to develop guidelines to eliminate unlawful pay practices. Establishes that employers are prohibited from discriminating against employees who bring action relating to this section.
Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/20/21 - Referred to House Banking & Consumer Affairs Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 50, relative to sex discrimination.

SB660/HB1600 Tennessee Uniform Real Property Transfer on Death Act.

Sponsors Sen. Massey, Becky; Rep. Mannis, Eddie
Category Estates & Trusts
Summary Creates the "Tennessee Uniform Real Property Transfer on Death Act." Authorizes real property and motor vehicles to be transferred upon an owner's death to a designated

beneficiary. Allows such action to occur if indicated in a "death deed." Specifies contents of such death deeds. (15 pp.)
Senate Status 03/02/21 - Taken off notice in Senate Judiciary Committee.
House Status 03/01/21 - Referred to House Children & Family Affairs Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 30; Title 31; Title 32; Title 35; Title 55; Title 66 and Section 67-4-409, relative to the automatic transfer of property upon death.

SB680/HB793 Defines blighted property for purposes of redevelopment projects by housing authorities.

Sponsors Sen. Niceley, Frank; Rep. Carr, Dale
Category Property & Housing
Summary Defines "blighted property" for purposes of redevelopment projects by housing authorities and clarifies that housing authorities may acquire real property 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; makes other related changes.
Senate Status 02/11/21 - Referred to Senate State & Local Government Committee.
House Status 03/02/21 - Taken off notice in House Civil Justice Subcommittee.
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.

SB691/HB740 Written request for formal hearing by party aggrieved regarding issuance of certificate of title.

Sponsors Sen. Niceley, Frank; Rep. Windle, John
Category Transportation Vehicles
Summary Changes, from 10 days to 20 days, the time in which a party aggrieved by an action by the commissioner of revenue in issuing or refusing to issue a certificate of title, in discharging or refusing to discharge a lien, and in issuing or refusing to issue a replacement certificate of title applied must make a written request for a formal hearing under the Uniform Administrative Procedures Act. Broadly captioned.
Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Referred to Senate Transportation & Safety Committee.
House Status 02/11/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 55, relative to motor vehicles.

SB745/HB77 Request by state bank for waiver or modification of terms and conditions applicable to a national bank.

Sponsors Sen. Johnson, Jack; Rep. Lamberth, William
Category Banking & Credit
Summary Authorizes a state bank to request from the commissioner a waiver or modification of the terms and conditions applicable to a national bank. Authorizes a state bank to request the authority to exercise any incidental power or engage in any incidental activity that is reasonably necessary. Requires the commissioner to publish a summary of applications submitted for waiver, modification, or authorization.
Fiscal Note (Dated January 12, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status 03/08/21 - House passed.
Caption AN ACT to amend Tennessee Code Annotated, Section 45-2-601, relative to banking.

SB752/HB771 Report on apprenticeship programs for minors.

Sponsors Sen. Johnson, Jack; Rep. Lamberth, William
Category Labor Law
Summary Requires the department of labor and workforce development to submit a report to the commerce committee of the house of representatives and the commerce and labor committee of the senate regarding apprenticeship programs for minors on or before January 1, 2022. Part of Administration Package. Broadly captioned.
Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/11/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 50, relative to apprenticeships.

SB756/HB84 Statute of limitations for tax collection.

Sponsors Sen. Johnson, Jack; Rep. Lamberth, William
Category Taxes General
Summary Tolls the statute of limitations for collection of taxes upon the imposition of a bankruptcy stay or upon the filing of a probate, receivership, or assignment for benefit of creditors proceeding. Allows statute of limitations to begin running 30 days after the stay is lifted or the proceeding prohibiting collection ends.
Fiscal Note (Dated January 7, 2021) NOT SIGNIFICANT
Senate Status 03/10/21 - Set for Senate Finance Revenue Subcommittee 03/18/21.
House Status 03/08/21 - House passed.
Caption AN ACT to amend Tennessee Code Annotated, Section 67-1-1429, relative to the statute of limitations for tax collection.

SB758/HB86 Reduces the lower gross weight threshold for freight vehicles that are required to pay the registration tax.

Sponsors Sen. Johnson, Jack; Rep. Lamberth, William
Category Transportation Vehicles
Summary Reduces the lower gross weight threshold for freight vehicles that are required to pay the registration tax of \$1,019 from 56,000 pounds to 55,000 pounds. Removes authority for nonresidents to apply directly to department of revenue for off-highway vehicle permits. Authorizes issuance of decals instead of new plates upon expiration of special purpose plates for manufacturers, dealers, transporters, and nonprofit organizations.
Fiscal Note (Dated February 12, 2021) Increase State Revenue - \$7,500/FY21-22 and Subsequent Years/Highway Fund \$200/FY21-22 and Subsequent Years/General Fund Decrease State Expenditures - \$132,300/FY21-22 and Subsequent Years Other Fiscal Impacts The Department of Revenue will retain \$0.08 from the sale of every decal to compensate TRICOR for production, warehousing, and distribution costs incurred by TRICOR. The total amount the Department will retain and remit to TRICOR in FY21-22 and subsequent years is estimated to be \$4,400. TRICOR will have a decrease in revenue in FY21-22 and subsequent years of \$132,300. The Governors proposed budget for FY21-22, on page A-35, recognizes a recurring increase in state expenditures to the General Fund of \$117,000 in FY21-22 and subsequent years.
Senate Status 03/10/21 - Set for Senate Transportation & Safety Committee 03/17/21.
House Status 03/11/21 - Set for House Finance, Ways & Means Subcommittee 03/17/21.
Caption AN ACT to amend Tennessee Code Annotated, Title 55, Chapter 4, relative to vehicle registration.

SB764/HB94 Disputes concerning employer's failure to provide medical care and treatment.

Sponsors Sen. Johnson, Jack; Rep. Lamberth, William
Category Workers Compensation
Summary Requires disputes concerning an employer's failure to provide medical care and treatment, medical services, or medical benefits, or both, to meet certain requirements. Deletes requirement that all compensation be paid prior to an employee qualifying for vocational recovery assistance. Extends current provisions, as amended, for four years. Authorizes workers' compensation judges to conduct judicial settlement conferences.
Fiscal Note (Dated February 12, 2021) Increase State Expenditures Exceeds \$1,000/FY21-22 and Subsequent Years/ Subsequent Injury and Vocational Recovery Fund
Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status 03/11/21 - Set for House Finance, Ways & Means Committee 03/16/21.
Caption AN ACT to amend Tennessee Code Annotated, Title 50, Chapter 6, Part 2, relative to workers' compensation.

SB794/HB680

Notice of foreclosure.

Sponsors Sen. Rose, Paul; Rep. Carr, Dale
Category Estates & Trusts
Summary Requires a trustee or other party selling property in a foreclosure sale to file a notice of the sale with the register of deeds office located in the county where the property is located at least 20 days before the sale.
Senate Status 02/11/21 - Referred to Senate Judiciary Committee.
House Status 03/11/21 - Set for House Property & Planning Subcommittee 03/16/21.
Caption AN ACT to amend Tennessee Code Annotated, Title 35, Chapter 5, Part 1, relative to notice of foreclosure.

SB795/HB667

Commercial Property Assessed Clean Energy and Resilience Act.

Sponsors Sen. Rose, Paul; Rep. Freeman, Bob
Category Property & Housing
Summary Enacts the "Commercial Property Assessed Clean Energy and Resilience Act." Allows a local government to establish a C-PACER program and designate a region within its boundaries as an area in which C-PACER activities are eligible. Defines "C-PACER program" to mean a commercial property assessed clean energy program. Specifies requirements for local government to establish such program and authorizes the local government to impose fees to offset the actual and reasonable costs of administering a program. Specifies that the fees may be assessed as part of the program application to be paid by the property owner requesting to participate in the program. Specifies other requirements for the administration of the C-PACER program (16 pp).
Amendment Summary House Agriculture and Natural Resources Committee amendment 1 (003970) removes the authorization for local governments to delegate administrative services or hire program staff. Removes authorization for property owners to directly contract for equipment and materials used in the installation or modification of a qualified improvement.
Subcommittee Amendments [AG&NRSUB03.02.21.pdf](#)
[C&FSubAmendments 02.24.21.pdf](#)
Senate Status 03/10/21 - Set for Senate Energy, Agriculture & Natural Resources Committee 03/17/21.
House Status 03/10/21 - House Agriculture & Natural Resources Committee recommended with amendment 1 (003970). Sent to House Calendar & Rules.
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5 and Title 68, relative to the Commercial Property Assessed Clean Energy and Resilience Act.

SB812/HB725

Wage or salary history of an applicant or current employee.

Sponsors Sen. Yarbrow, Jeff; Rep. Potts, Jason

Category Labor Law
Summary Prohibits employers from requiring, seeking, or relying on an employee or applicant's wage history when making decisions regarding hiring, continued employment and promotion. Specifies that applicants and current employees are allowed to voluntarily disclose their wage history for any purpose. Permits an employer to verify wage history if an applicant or employee responds to an offer of employment with previous wage information to support a higher wage than offered. Establishes that violation of this section is a class B misdemeanor, punishable by a fine. Allows a former employee or applicant aggrieved by this section to bring civil action against the employer.

Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/20/21 - Referred to House Banking & Consumer Affairs Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 8; Title 12 and Title 50, relative to employment.

SB814/HB593 Tennessee Source of Income Protection and Fair Access to Housing Act.

Sponsors Sen. Yarbro, Jeff; Rep. Clemmons, John
Category Property & Housing
Summary Enacts the "Tennessee Source of Income Protection and Fair Access to Housing Act," which prohibits landlords from taking certain actions based solely on a person's income. Includes refusing to rent or lease a property or otherwise making a property unavailable in the list of prohibited actions. Specifies that landlords are allowed to refuse to rent or lease their property based on the prospective rentee's previous conduct, inability to pay rent considering the value of their housing assistance or for other reasons consistent with state and county law. Requires the department of economic and community development and the housing development agency to enforce this act by informing landlords and individuals of their rights.

Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT
Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/20/21 - Referred to House Business & Utilities Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 28, relative to housing.

SB815/HB818 Types of lessees with whom a housing authority may negotiate payments in lieu of taxes.

Sponsors Sen. Yarbro, Jeff; Rep. Clemmons, John
Category Property & Housing
Summary Expands the definition of a "mixed-finance project" to include a private party on property that is owned by an authority and leased to the party. Authorizes a local governing body to delegate the authority to negotiate and accept payments instead of ad valorem taxes from the housing authority's lessees operating mixed-finance projects to a housing authority. Deletes subsections relating to low-income housing tax credit property.

Senate Status 02/11/21 - Referred to Senate State & Local Government Committee.
House Status 03/11/21 - Set for House Property & Planning Subcommittee 03/16/21.
Caption AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 20, Part 1, relative to housing authorities.

SB820/HB919 Evictions during public health emergency related to COVID-19.

Sponsors Sen. Yarbro, Jeff; Rep. Parkinson, Antonio
Category Property & Housing

Summary Prohibits a landlord from refusing to enter into a rental agreement with a prospective tenant solely based upon the tenant being previously evicted during a public health emergency related to COVID-19. Broadly captioned.

Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.

House Status 02/22/21 - Referred to House Business & Utilities Subcommittee.

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

SB824 List of apprenticeship training program contacts for high schools.

Sponsors Sen. Yarbro, Jeff

Category Education

Summary Requires each public high school, including public charter high schools, to designate a teacher, principal, or other school employee to serve as an apprenticeship training program contact for the school. Requires the department of education to compile and publish a list of the apprenticeship training program contacts annually on its website.

Senate Status 02/11/21 - Referred to Senate Education Committee.

Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 49; Title 62 and Title 67, relative to workforce development.

SB826 Right to Call for Help Act.

Sponsors Sen. Yarbro, Jeff

Category Property & Housing

Summary Enacts the "Right to Call for Help Act," which establishes a tenant's right to summon emergency services for a victim of a crime or someone in an emergency without limit or penalty from their landlord. Prohibits governmental entities from imposing a penalty against a landlord or tenant for being the victim of a crime or seeking emergency assistance when necessary. Establishes legal remedies for the violation of this act.

Senate Status 02/11/21 - Referred to Senate Commerce & Labor Committee.

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

SB864/HB1409 Incentives that promote the development of single-family housing.

Sponsors Sen. Lundberg, Jon; Rep. Crawford, John

Category Local Government

Summary Specifies that in counties recognized as tier three and four by the department of economic and community development that economic development includes providing incentives approved by the local governing body to promote the development of single-family housing.

Senate Status 02/22/21 - Referred to Senate State & Local Government Committee.

House Status 03/01/21 - Referred to House Property & Planning Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 54 and Title 7, Chapter 53, relative to housing incentives.

SB871/HB645 Redefines "bed and breakfast establishment."

Sponsors Sen. Stevens, John; Rep. Faison, Jeremy

Category Property & Housing

Summary Expands the definition of "bed and breakfast establishment" to include single condominiums for the purposes of the Bed and Breakfast Establishment Inspection Act of 1990. Broadly captioned.

Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT

Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.

House Status 02/11/21 - Caption bill held on House clerk's desk.
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 the rental of real property.

SB881/HB1190 **Allows real property conveyances to a trust to vest title in the trustee of the trust.**

Sponsors Sen. Stevens, John; Rep. Garrett, Johnny

Category Estates & Trusts

Summary Allows real property conveyances to a trust to vest title in the trustee of the trust and requires that public records referencing a trust be indexed by the name of the trust, if stated in the document, and in the name of each trustee listed in the document.

Senate Status 02/22/21 - Referred to Senate Judiciary Committee.

House Status 02/24/21 - Referred to House Children & Family Affairs Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 10, Chapter 7; Title 35 and Title 66, relative to real property.

SB889/HB1189 **Abolishes various estates and reversion interests in land.**

Sponsors Sen. Stevens, John; Rep. Garrett, Johnny

Category Property & Housing

Summary Abolishes provisions establishing the common law estates of fee simple determinable, fee simple subject to condition subsequent, and fee simple subject to executory limitation executed more than twenty-five (25) years. Abolishes provision contained in a deed, will, or another document 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.

Senate Status 02/22/21 - Referred to Senate Judiciary Committee.

House Status 02/24/21 - Referred to House Children & Family Affairs Subcommittee.

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

SB895/HB716 **Enforcement of regulations in conflict with Uniform Residential Landlord and Tenant Act.**

Sponsors Sen. Stevens, John; Rep. Hurt, Chris

Category Property & Housing

Summary Prohibits counties in which the Uniform Residential Landlord and Tenant Act applies from enacting or enforcing regulations that conflict with, or are an addition to, the act.

Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.

House Status 03/11/21 - Set for House Business & Utilities Subcommittee 03/17/21.

Caption AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 28, relative to the Uniform Residential Landlord and Tenant Act.

SB902/HB801 **Use of e-verification program by employers.**

Sponsors Sen. Stevens, John; Rep. Griffey, Bruce

Category Labor Law

Summary Requires employers to use the E-Verify program to verify the work eligibility of an employee. Defines the "E-Verify program" as the federal electronic employment verification service provided by the department of homeland security for verification of the work eligibility of new employees. Establishes a presumption that an employer did not employ an illegal alien if it was verified through the E-Verify program that the employee was eligible to work. Removes

immunity from charges of the employment of illegal aliens due to an employer's reliance on other forms of verification. (13 pp.)
Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.
House Status 03/10/21 - Failed in House Banking & Consumer Affairs Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 50, Chapter 1, relative to employment.

SB933/HB968

Incentives that promote the development of single-family housing.

Sponsors Sen. Crowe, Rusty; Rep. Holsclaw, Jr., John
Category Property & Housing
Summary Expands the definition of "economic development" for the purpose of laws governing projects by industrial development corporations to include the promotion of the development of single-family housing. Expands the definition of "project" for the purpose of laws governing projects by industrial development corporations to include the promotion of the development of single-family housing in tier three and tier four counties.
Fiscal Note (Dated February 19, 2021) NOT SIGNIFICANT
Senate Status 02/22/21 - Referred to Senate State & Local Government Committee.
House Status 03/11/21 - Set for House Local Government Committee 03/16/21.
Caption AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 54 and Title 7, Chapter 53, relative to housing incentives.

SB959/HB1024

Second relocation notice to owner of utility facility.

Sponsors Sen. Yarbrow, Jeff; Rep. Potts, Jason
Category Transportation General
Summary Increases, from ten to 12, the number of days an owner of a utility facility, which is located in a state highway right-of-way, has to respond to a second relocation notice. Broadly captioned.
Fiscal Note (Dated February 12, 2021) NOT SIGNIFICANT
Senate Status 02/22/21 - Referred to Senate Transportation & Safety Committee.
House Status 02/22/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 54; Title 55; Title 65 and Title 67, relative to transportation infrastructure.

SB962/HB1555

Security deposits accepted by landlords.

Sponsors Sen. Yarbrow, Jeff; Rep. Mitchell, Bo
Category Property & Housing
Summary Mandates landlords who require a security deposit to offer and accept rental insurance or a bond instead. Specifies requirements for the rental insurance or bond including the coverage provided per claim and the timeframe within which the coverage is effective.
Fiscal Note (Dated February 19, 2021) NOT SIGNIFICANT
Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.
House Status 03/01/21 - Referred to House Business & Utilities Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Section 66-28-301, relative to security deposits.

SB977/HB1032

Assessors of property during disasters and emergencies.

Sponsors Sen. Kyle, Sara; Rep. Thompson, Dwayne
Category Taxes Property
Summary Requires countywide emergency response frameworks to include property assessors at the option of an assessor to monitor events related to disasters or emergencies that have affected or have the potential to affect the condition of real or personal property.

Senate Status 02/22/21 - Referred to Senate State & Local Government Committee.
House Status 02/22/21 - Referred to House Property & Planning Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 58, Chapter 2 and Title 67, Chapter 5, relative to property assessment.

SB991/HB911 Reimbursing businesses that were forced to shutdown or close.
Sponsors Sen. Gardenhire, Todd; Rep. Casada, Glen
Category Government Regulation
Summary Provides businesses who comply with an emergency order to shut down or reduce capacity by at least 50 percent with compensation for the loss of revenue. Establishes that the governmental entity responsible for the emergency order is responsible for compensating the businesses. Specifies that compensation will be calculated based on proof of the annual revenue received by the business in the previous fiscal year.
Senate Status 02/22/21 - Referred to Senate State & Local Government Committee.
House Status 02/24/21 - Referred to House Public Service Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 58, relative to businesses.

SB998/HB1070 Taxation of real property platform transactions.
Sponsors Sen. Stevens, John; Rep. Marsh, Pat
Category Taxes Property
Summary Exempts a business entity that operates an internet website or application from payment of the recordation tax on transfers of residential real property purchased and resold.
Senate Status 02/22/21 - Referred to Senate State & Local Government Committee.
House Status 02/22/21 - Referred to House Property & Planning Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to taxation of real property platform transactions.

SB1002/HB1051 Annual report by division of property assessments to state board of equalization.
Sponsors Sen. Yager, Ken; Rep. Sexton, Cameron
Category Taxes Business
Summary Authorizes the division of property assessments to electronically submit to the state board of equalization the division's annual report that summarizes the division's work and makes recommendations to the state board of equalization that the division deems appropriate.
Fiscal Note (Dated February 19, 2021) NOT SIGNIFICANT
Senate Status 02/22/21 - Referred to Senate State & Local Government Committee.
House Status 02/22/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 1 and Title 67, Chapter 5, relative to property.

SB1007/HB1109 Discharging liability of check endorser under the UCC.
Sponsors Sen. Yarbro, Jeff; Rep. Miller, Larry
Category Commercial Law
Summary Changes, from 30 days to 35 days, the time within which a check must be presented for payment or given to a depository bank for collection before the liability of the endorser is discharged under the Uniform Commercial Code. Broadly captioned.
Fiscal Note (Dated February 12, 2021) NOT SIGNIFICANT

Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/22/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 45; Title 47; Title 48; Title 61 and Title 67, relative to commerce.

SB1015/HB1093 Highway projects benefiting from gas tax increase.
Sponsors Sen. Massey, Becky; Rep. Carr, Dale
Category Transportation General
Summary Removes an expired provision specifying which highway projects were to benefit from the 1986 gasoline tax increases. Broadly captioned.
Fiscal Note (Dated February 10, 2021) NOT SIGNIFICANT
Senate Status 02/22/21 - Referred to Senate Transportation & Safety Committee.
House Status 02/22/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 9; Title 64 and Title 67, relative to transportation.

SB1033/HB732 Electronic notifications required by Uniform Residential Landlord and Tenant Act.
Sponsors Sen. Massey, Becky; Rep. Rudd, Tim
Category Property & Housing
Summary Specifies that if a tenant provides an email address for electronic communication that the landlord must send all electronic notifications to that address, not the one noted in the rental agreement. Broadly captioned.
Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT
Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/11/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 13; Title 45; Title 47; Title 48; Title 56 and Title 66, relative to real property.

SB1044/HB1067 Authorizes certain right-hand turns for driver of passenger vehicle.
Sponsors Sen. Southerland, Steve; Rep. Eldridge, Rick
Category Transportation General
Summary Authorizes the driver of a passenger vehicle, when making a right-hand turn from a state highway, to move on to the paved shoulder of the highway prior to making the turn to allow the vehicles behind it to proceed. Clarifies that there needs to be sufficient space to safely do so and states that the driver may not move onto the shoulder more than 300 feet away from the intersection. Broadly captioned.
Fiscal Note (Dated February 19, 2021) NOT SIGNIFICANT
Senate Status 02/22/21 - Referred to Senate Transportation & Safety Committee.
House Status 02/22/21 - Referred to House Transportation Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 54 and Title 55, Chapter 8, relative to state highways.

SB1060/HB986 Sales tax collected but not yet remitted to commissioner of revenue for refunded items.
Sponsors Sen. Watson, Bo; Rep. Hazlewood, Patsy
Category Taxes Sales

Summary Reduces from 90 to 60 days the period in which a dealer via signed statement can deduct on a return sales tax collected but not yet remitted to the commissioner of revenue for refunded items. Broadly captioned.

Fiscal Note (Dated February 10, 2021) NOT SIGNIFICANT

Senate Status 02/22/21 - Referred to Senate Finance, Ways & Means Committee.

House Status 02/22/21 - Caption bill held on House clerk's desk.

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

SB1061/HB985 Estimate of board fees for a fiscal year.

Sponsors Sen. Watson, Bo; Rep. Hazlewood, Patsy

Category Public Finance

Summary Requires each board to notify the commissioner of finance and administration when the estimate of board fees for a fiscal year is more than the certified amount of board fees required by the board for that fiscal year. Broadly captioned.

Fiscal Note (Dated February 10, 2021) NOT SIGNIFICANT

Senate Status 02/22/21 - Referred to Senate Finance, Ways & Means Committee.

House Status 02/22/21 - Caption bill held on House clerk's desk.

Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 9; Title 54; Title 55 and Title 67, relative to state funds.

SB1065/HB1465 Delaying payment pursuant to a construction agreement to a commercial building contractor.

Sponsors Sen. Niceley, Frank; Rep. Cochran, Mark

Category Construction

Summary Prohibits persons from conditioning, reducing, withholding, or delaying payment pursuant to a construction agreement to a commercial building contractor by requiring a signed waiver, release, denial, discharge, negative affirmation, or similar document, other than a document that corresponds directly to the specific work, services, materials, and labor for which the payment is due. Broadly captioned

Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.

House Status 03/01/21 - Referred to House Business & Utilities Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 12; Title 62 and Title 68, relative to construction.

SB1135/HB745 Tennessee Work Ready Opportunity Program.

Sponsors Sen. White, Dawn; Rep. Haston, Kirk

Category Education

Summary Establishes the Tennessee work ready opportunity program through the department of labor and workforce development and department of education. Specifies that the purpose of the program is to assess and certify adult displaced workers' and high school students' career readiness using nationally recognized assessments. Defines "adult displaced workers" as eligible claimants of state unemployment insurance. Requires LEAs to allow students to take the ACT WorkKeys National Career Readiness Certificate through the Tennessee work ready opportunity program after taking the postsecondary readiness test in grade 11. Establishes regulations for the work ready opportunity program.

Senate Status 02/22/21 - Referred to Senate Education Committee.

House Status 03/11/21 - Set for House Education Instruction Subcommittee 03/16/21.

Caption AN ACT to amend Tennessee Code Annotated, Title 49, Chapter 11; Title 49, Chapter 6 and Title 49, Chapter 7, relative to the Tennessee Work Ready Opportunity Program.

SB1139/HB1162 **Licensed attorney - acknowledge the execution of an instrument affecting real property in this state.**
Sponsors Sen. White, Dawn; Rep. Haston, Kirk
Category Property & Housing
Summary Adds licensed attorneys to those who are authorized to acknowledge the execution of an instrument affecting real property. Broadly captioned.
Fiscal Note (Dated February 26, 2021) NOT SIGNIFICANT
Senate Status 02/22/21 - Referred to Senate Judiciary Committee.
House Status 02/24/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 5; Title 8 and Title 66, relative to real property.

SB1140/HB1184 **Revises authorization and references to district assessors.**
Sponsors Sen. White, Dawn; Rep. Sparks, Mike
Category Taxes Property
Summary Revises authorization and references to district assessors to only allow assessments made by county assessor from the old county when a new county is created for purposes of determining outstanding indebtedness at the time of formation of the new county. Broadly captioned.
Senate Status 02/22/21 - Referred to Senate State & Local Government Committee.
House Status 02/24/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to property assessors.

SB1163/HB1229 **Review of executive orders of the president of the United States.**
Sponsors Sen. Niceley, Frank; Rep. Lynn, Susan
Category Government Organization
Summary Authorizes the joint government operations committee of the general assembly to review any executive orders put in place by the United States president to determine if the order falls outside the scope of federal authority. It allows the committee to recommend to the attorney general and the governor any executive orders that should be further reviewed to determine if the order is constitutional and if the state should take action. Clarifies that no state agency, political subdivision, or elected or appointed official may implement an executive order that restricts rights or is found to be unconstitutional by the attorney general if the order relates to listed issues such as: a pandemic or public health emergency, regulation of natural resources, regulation of the agricultural industry, regulation of land use, regulation of the financial sector and the regulation of the right to keep and bear arms.
Senate Status 02/22/21 - Referred to Senate State & Local Government Committee.
House Status 02/24/21 - Referred to House Public Service Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 4, relative to executive orders issued by the president of the United States.

SB1168/HB1311 **Review of the worker's compensation reform act of 2013.**
Sponsors Sen. Pody, Mark; Rep. Sexton, Jerry
Category Workers Compensation
Summary Requires the bureau of workers' compensation, on or before January 1, 2023, and annually thereafter, to review the impact of the Workers' Compensation Reform Act of 2013 on the workers' compensation system in this state and deliver a report of its findings to each member of the general assembly and provide a presentation of its findings to the commerce committee of the house of representatives and the commerce and labor committee of the senate. Broadly captioned.

Fiscal Note (Dated February 12, 2021) NOT SIGNIFICANT
Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/24/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 50, Chapter 6 and Title 56, relative to workers' compensation.

SB1188/HB1300 Extension of privilege tax due date for people in the armed forces.

Sponsors Sen. Jackson, Ed; Rep. Stewart, Mike
Category Taxes Business
Summary Increases the number of days a person in the armed forces has to pay the occupational privilege tax from 180 days following the conclusion of hostilities in which such person is actually engaged outside the United States or 180 days after such person is transferred from the theater of such hostilities, whichever is sooner, to 240 days following conclusion or 240 days following transfer, whichever is sooner. Broadly captioned.

Fiscal Note (Dated February 13, 2021) NOT SIGNIFICANT
Senate Status 02/22/21 - Referred to Senate Finance, Ways & Means Committee.
House Status 02/24/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxes.

SB1240/HB1446 Career and technical education for middle school students.

Sponsors Sen. Crowe, Rusty; Rep. Hicks, Tim
Category Education
Summary Requires, instead of encourages, the department of education to prepare middle school students for a career and technical education pathway by introducing students to career exploration opportunities. Requires LEAs to inform students about career and technical education opportunities that they are eligible to participate in after administering a career aptitude test in grade seven or grade eight.

Senate Status 02/22/21 - Referred to Senate Education Committee.
House Status 03/01/21 - Referred to House Education Instruction Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 49, relative to career and technical education.

SB1245/HB356 Written notice by employer regarding appeal of an alleged violation of TN Lawful Employment Act.

Sponsors Sen. Reeves, Shane; Rep. Bricken, Rush
Category Labor Law
Summary Changes the number of days, from 30 days to 45, in which an employer must provide the commissioner of labor and workforce development with written notice to maintain its right to appeal an alleged violation of the Tennessee Lawful Employment Act. Broadly captioned.

Fiscal Note (Dated February 12, 2021) NOT SIGNIFICANT
Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/10/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 50, relative to employment.

SB1268/HB386 Administration of construction service provider registration.

Sponsors Sen. Reeves, Shane; Rep. Russell, Lowell
Category Workers Compensation
Summary Transfers administration of construction service provider registration from the secretary of state to the bureau of workers' compensation.

Fiscal Note (Dated February 11, 2021) NOT SIGNIFICANT
Senate Status 03/10/21 - Set for Senate Commerce & Labor Committee 03/16/21.
House Status 03/08/21 - House passed.
Caption AN ACT to amend Tennessee Code Annotated, Title 50, Chapter 6, Part 4 and Title 50, Chapter 6, Part 9, relative to construction services providers.

SB1282/HB1445 Property taxes and number of acres of land.

Sponsors Sen. Niceley, Frank; Rep. Hicks, Tim
Category Taxes Property
Summary Increases from 1,500 to 5,000 the number of acres of land that may be placed within one property tax jurisdiction and increases from 1,500 to 5,000 the maximum acreage available to a real property owner that may be classified as forest or open space land.
Senate Status 02/22/21 - Referred to Senate State & Local Government Committee.
House Status 03/01/21 - Referred to House Property & Planning Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.

SB1292/HB1454 Removal of subminimum wage exception for employees with impaired productivity or earning capacity.

Sponsors Sen. Yarbro, Jeff; Rep. Potts, Jason
Category Labor Law
Summary Removes the subminimum wage exemption for employees whose earning or productive capacity is impaired by age, physical, or mental deficiency or injury. Requires employers to pay these employees no less than the federal minimum wage. Broadly captioned.
Fiscal Note (Dated March 10, 2021) NOT SIGNIFICANT
Senate Status 03/10/21 - Set for Senate Commerce & Labor Committee 03/16/21.
House Status 03/01/21 - Referred to House Banking & Consumer Affairs Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 8 and Title 50, relative to wages.

SB1306/HB1507 Tennessee Infrastructure Bank Act.

Sponsors Sen. Yarbro, Jeff; Rep. McKenzie, Sam
Category Public Finance
Summary Enacts the "Tennessee Infrastructure Bank Act," which creates the Tennessee infrastructure bank to sustainably finance infrastructure projects and drive economic growth. Specifies the bank's powers and the process for receiving loans. Requires the bank to consider the economic, environmental and social benefits and costs of each project under consideration for assistance and prioritize projects that contribute to economic growth, lead to job creation and are of regional or local significance. Establishes a board of directors for the bank.
Senate Status 02/22/21 - Referred to Senate Government Operations Committee.
House Status 02/25/21 - Referred to House Government Operations Committee.
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 8; Title 9; Title 54; Title 55 and Title 67, relative to financing infrastructure projects.

SB1307/HB1361 Right to Call for Help Act.

Sponsors Sen. Yarbro, Jeff; Rep. Mannis, Eddie
Category Property & Housing
Summary Establishes that residents and tenants have the right to call law enforcement or emergency assistance if they are calling on behalf of victims of abuse or crime or are victims

themselves. This right may not be waived, and landlords are prohibited from limiting or restricting that right or penalizing tenants for practicing that right. Prohibits government entities from enacting or enforcing ordinances that would impose a penalty on any party for calling law enforcement or emergency assistance.

Fiscal Note (Dated February 21, 2021) NOT SIGNIFICANT
Senate Status 03/09/21 - Senate Commerce & Labor Committee deferred. to 03/23/21
House Status 03/01/21 - Referred to House Business & Utilities Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 66, relative to rental properties.

SB1308/HB1147 Prohibits an employer from requiring an employee to receive an immunization or vaccination for COVID-19.

Sponsors Sen. Hensley, Joey; Rep. Grills, Rusty
Category Labor Law
Summary Prohibits employers from requiring employees to receive the COVID-19 vaccination as a condition of continued employment or taking adverse action against employees who refuse the vaccine. Removes exception that medical examinations or treatments against the will of an employee could be required when necessary for the health and safety of others. Broadly captioned.

Fiscal Note (Dated February 24, 2021) NOT SIGNIFICANT
Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.
House Status 03/10/21 - House Banking & Consumer Affairs Subcommittee deferred to 03/24/21.
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 8; Title 50 and Title 68, relative to employment.

SB1348/HB458 Adoption of an essential workers' bill of rights during a state of emergency.

Sponsors Sen. Gardenhire, Todd; Rep. Thompson, Dwayne
Category Labor Law
Summary Requires certain employers to adopt and implement an essential workers' bill of rights during a state of emergency or disaster, declared by the governor. The bill of rights requires an employer to provide the essential workers with adequate personal protective equipment and products at no cost to the workers. Also requires the employer to inform the employer's essential workers when an essential worker has contracted a disease related to the state of emergency and of the essential workers' potential exposure to the disease. Specifies other requirements for the bill of rights.

Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/24/21 - Referred to House Banking & Consumer Affairs Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 8; Title 49; Title 50; Title 62; Title 63 and Title 68, relative to essential workers.

SB1352/HB1542 Eminent domain to acquire private property for trails, paths, and greenways.

Sponsors Sen. Gardenhire, Todd; Rep. Weaver, Terri
Category Local Government
Summary Prohibits the use of eminent domain to acquire private property for trails, paths or greenways unless the property is parallel to, runs directly along the length of and extends in the same direction as a highway or road. Creates an exemption in cases of a written agreement between the property owner and a planned unit development, homeowner's association or business entity.

Senate Status 02/22/21 - Referred to Senate Judiciary Committee.
House Status 03/01/21 - Referred to House Civil Justice Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 29, Chapter 16, Part 1, relative to real property.

SB1353/HB1315 TACIR study regarding the use of a voter referendum to approve significant tax increases on real property.

Sponsors Sen. Johnson, Jack; Rep. Ogles, Brandon
Category Taxes Property
Summary Directs TACIR to conduct a study regarding the use of a voter referendum to approve significant tax increases on real property that includes recommendations for procedural changes to implement. Mandates that TACIR conduct this study from existing resources. Broadly captioned.
Fiscal Note (Dated February 19, 2021) NOT SIGNIFICANT
Senate Status 02/22/21 - Referred to Senate State & Local Government Committee.
House Status 02/24/21 - Referred to House Property & Planning Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 2; Title 4, Chapter 10; Title 5; Title 6; Title 7; Title 9, Chapter 21 and Title 67, Chapter 5, relative to property tax increases.

SB1369/HB1442 Tennessee COVID-19 Recovery Act - delaying of dental procedures.

Sponsors Sen. Bell, Mike; Rep. Johnson, Curtis
Category Tort Liability
Summary Expands the definition of "arising from COVID-19" for the purposes of the Tennessee COVID-19 Recovery Act to include delaying or modifying the schedule of any dental procedure. Broadly captioned.
Fiscal Note (Dated February 24, 2021) NOT SIGNIFICANT
Senate Status 02/22/21 - Referred to Senate Judiciary Committee.
House Status 03/01/21 - Referred to House Civil Justice Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 9, Chapter 8, Part 3; Title 29, Chapter 34; Title 29, Chapter 20 and Title 49, Chapter 7, Part 1, relative to COVID-19 related civil liability.

SB1381/HB1127 Use of residential property as a long-term rental property - prohibitions by HOAs.

Sponsors Sen. Bell, Mike; Rep. Farmer, Andrew
Category Property & Housing
Summary Requires homeowner's associations to provide a record of the votes cast in a vote to amend a declaration that prohibits or effectively prohibits the use of residential property as long-term rental property upon request. Establishes that owners of a property subject to a declaration that prohibits the use of residential property as long-term rental property have a right to use the property as a long-term rental property until they transfer it. Requires business entities that own residential property that is subject to a declaration to send the homeowner's association written notice of the change in business contact information and the new owner of the property within 30 business days of the declaration.
Amendment Summary Senate Commerce & Labor Committee amendment 1(004377) deletes and rewrites all language after the enacting clause such that the substantive changes: (1) remove certain information which HOAs were required to provide upon written request; and (2) specify that the vested right to lease property applies to single family residential real property.
Fiscal Note (Dated February 19, 2021) NOT SIGNIFICANT
Senate Status 03/09/21 - Senate Commerce & Labor Committee recommended with amendment 1 (004377). Sent to Senate Calendar Committee.
House Status 03/11/21 - Set for House Local Government Committee 03/16/21.

Caption AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 27, relative to commerce.

SB1386 Revised assessments for property destroyed by fire, flood, wind, or other disaster.

Sponsors Sen. Kyle, Sara

Category Taxes Property

Summary Requires assessor of property to advise the county or municipal tax collector of a revised assessment based on commercial and industrial tangible personal property that is destroyed, demolished, or substantially damaged by fire, flood, wind, or any other disaster.

Senate Status 02/22/21 - Referred to Senate State & Local Government Committee.

Caption AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property taxes.

SB1404/HB608 Time frame for report produced by bureau of workers' compensation.

Sponsors Sen. Swann, Art; Rep. Moon, Jerome

Category Workers Compensation

Summary Changes, from December 31 to December 15, the date by which the bureau of workers' compensation must produce a report listing the name of each covered employer that failed, during the preceding fiscal year, to provide workers' compensation coverage or qualify as a self-insured employer. Broadly captioned.

Fiscal Note (Dated February 8, 2021) NOT SIGNIFICANT

Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.

House Status 02/11/21 - Caption bill held on House clerk's desk.

Caption AN ACT to amend Tennessee Code Annotated, Title 50, relative to workers' compensation.

SB1507/HB1326 Recordation of land sale contracts with the county register.

Sponsors Sen. Akbari, Raumesh; Rep. Hardaway, G.A.

Category Property & Housing

Summary Requires land sale contracts to be recorded in the county where the land lies, or in one of the counties the land lies in if the land is in more than one. Defines "land sale contract" as a contract for the sale of land in which the buyer will receive immediate possession of the land and pay the purchase price in installments over time, but the seller will retain legal title until all payments are made.

Fiscal Note (Dated March 7, 2021) Increase State Revenue Exceeds \$5,800/FY21-22 and Subsequent Years Increase Local Revenue Exceeds \$1,000/FY21-22 and Subsequent Years

Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.

House Status 03/11/21 - Set for House Property & Planning Subcommittee 03/16/21.

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

SB1532/HB854 Classification of land as agricultural, forest, or open space land.

Sponsors Sen. Roberts, Kerry; Rep. Helton, Esther

Category Taxes Property

Summary Extends, from March 1 to March 15, the deadline by which a landowner must file with the assessor of property an application for land to be classified as agricultural, forest, or open space land and removes the ability for the assessor to void the rollback assessment if it is determined that the assessment was imposed in error. Broadly captioned.

Senate Status 02/22/21 - Referred to Senate State & Local Government Committee.

House Status 02/20/21 - Referred to House Property & Planning Subcommittee.

Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to property taxes.

SB1533/HB1110 **Agents of taxpayers - registration fee required.**
Sponsors Sen. Roberts, Kerry; Rep. Smith, Robin
Category Taxes Property
Summary Limits present law exemption for attorneys who represent taxpayers at hearings before the board of equalization from the requirement that certain agents of taxpayers submit a registration fee and register as an agent and requires such registration and fee from such attorneys if the attorney or law firm engages in a financial transaction with a current member of the assessment appeals commission. Broadly captioned.
Senate Status 02/22/21 - Referred to Senate State & Local Government Committee.
House Status 02/22/21 - Referred to House Property & Planning Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 67, relative to property taxes.

SB1535/HB1117 **Governing board of the regional transportation authority of Middle Tennessee.**
Sponsors Sen. Roberts, Kerry; Rep. Hurt, Chris
Category Transportation General
Summary Increases from 60 to 90 days, the maximum timeframe in which the governing board of the regional transportation authority of Middle Tennessee may vote to adopt alternative provisions to operate as a regional transportation authority. Broadly captioned.
Fiscal Note (Dated February 12, 2021) NOT SIGNIFICANT
Senate Status 02/22/21 - Referred to Senate Transportation & Safety Committee.
House Status 02/22/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 2; Title 7; Title 54; Title 55; Title 64 and Title 67, relative to transportation.

SB1561/HB445 **Bureau of workers' compensation - annual report on employers who failed to provide coverage.**
Sponsors Sen. Bailey, Paul; Rep. Vaughan, Kevin
Category Workers Compensation
Summary Extends from December 31 to January 1, the date by which the bureau of workers' compensation must produce its annual report listing the name of each covered employer that failed, during the preceding state fiscal year, to provide workers' compensation coverage or qualify as a self-insured employer as required by law. Broadly captioned.
Fiscal Note (Dated February 1, 2021) NOT SIGNIFICANT
Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/10/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 50, Chapter 6 and Title 56, relative to workers' compensation.

SB1562/HB444 **Annual report by bureau of workers' compensation.**
Sponsors Sen. Bailey, Paul; Rep. Vaughan, Kevin
Category Workers Compensation
Summary Changes from July 1 to January 31, the deadline by which the bureau of workers' compensation must annually review the impact of the Workers' Compensation Reform Act of 2013 on the workers' compensation system in this state and deliver a report of its findings to each member of the general assembly; requires the bureau to provide a presentation of its findings to certain committees. Broadly captioned.
Fiscal Note (Dated February 1, 2021) NOT SIGNIFICANT

Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/10/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 50, Chapter 6 and Title 56, relative to workers' compensation.

SB1567/HB943 Provisions prohibiting retaliatory termination of an employee.
Sponsors Sen. Bailey, Paul; Rep. Mannis, Eddie
Category Labor Law
Summary Clarifies that the definition of "illegal activities" for the purposes of provisions prohibiting the retaliatory termination of an employee does not include non-compliance with state and federal anti-discrimination laws. Broadly captioned.
Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/22/21 - Referred to House Banking & Consumer Affairs Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 20; Title 29 and Title 50, Chapter 1, relative to employee rights.

SB1568/HB1355 Comments from finance committees on draft rules to implement the TN job skills program.
Sponsors Sen. Bailey, Paul; Rep. Curcio, Michael
Category Economic Development
Summary Increases from 60 to 65 the number of days the finance, ways and means committees of the senate and house of representatives have to comment on draft rules from the department to implement the Tennessee job skills program. Broadly captioned.
Fiscal Note (Dated February 27, 2021) NOT SIGNIFICANT
Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.
House Status 02/24/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 8; Title 50; Title 62; Title 63 and Title 68, relative to employment.

SB1576/HB401 Awarding of additional attorneys' fees and costs when employer wrongfully denies claim.
Sponsors Sen. Bailey, Paul; Rep. Boyd, Clark
Category Workers Compensation
Summary Authorizes the court of workers' compensation claims to award additional attorneys' fees and costs incurred when an employer wrongfully denies a claim or wrongfully fails to timely initiate benefits to which the employee or dependent is entitled for injuries that occur between July 1, 2021, and June 30, 2023.
Fiscal Note (Dated February 4, 2021) NOT SIGNIFICANT
Senate Status 03/10/21 - Set for Senate Commerce & Labor Committee 03/16/21.
House Status 03/11/21 - Set for House Commerce Committee 03/16/21.
Caption AN ACT to amend Tennessee Code Annotated, Section 50-6-226, relative to workers' compensation.

SB1577/HB1285 Bureau of workers' compensation annual report on employers not providing workers' compensation.
Sponsors Sen. Bailey, Paul; Rep. Boyd, Clark
Category Workers Compensation
Summary Changes from December 31 to January 15, the date each year by which the bureau of workers' compensation must produce a report that includes a listing of the name of each

covered employer that failed, during the preceding state fiscal year, to provide workers' compensation coverage or qualify as a self-insured employer as required by law. Broadly captioned.

Fiscal Note (Dated February 12, 2021) NOT SIGNIFICANT
Senate Status 03/10/21 - Set for Senate Commerce & Labor Committee 03/16/21.
House Status 03/11/21 - Set for House Commerce Committee 03/16/21.
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 50, Chapter 6 and Title 56, relative to workers' compensation.

SB1604/HB366 Property located along existing rights-of-way.

Sponsors Sen. Bailey, Paul; Rep. Williams, Ryan
Category Property & Housing
Summary Prohibits a governmental entity from requiring a right-of-way dedication that requires a landowner to transfer ownership of any portion of the landowner's property located along an existing public right-of-way to the governmental entity as a condition of approving any application made to the governmental entity. Specifies that a governmental entity may require a right-of-way reservation as a condition of approving any proposed subdivision of a property. Specifies that a real estate licensee has no duty to inform any party to a real estate transaction concerning a right-of-way reservation.
Fiscal Note (Dated February 1, 2021) Increase Local Expenditures Exceeds \$1,000,000/FY21-22 and Subsequent Years*
Senate Status 02/22/21 - Referred to Senate Judiciary Committee.
House Status 02/10/21 - Referred to House Property & Planning Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 13; Title 62 and Title 66, relative to property located along existing rights-of-way.

SB1614/HB1142 Issuance or use of temporary tags or permits.

Sponsors Sen. Bailey, Paul; Rep. Grills, Rusty
Category Transportation Vehicles
Summary Establishes that a dealer that obtains special purpose plates for use by customers for temporary purposes is responsible for the safekeeping of each plate. Broadly captioned.
Fiscal Note (Dated February 24, 2021) NOT SIGNIFICANT
Senate Status 02/22/21 - Referred to Senate Transportation & Safety Committee.
House Status 02/24/21 - Referred to House Transportation Subcommittee.
Caption AN ACT to amend Tennessee Code Annotated, Title 55, Chapter 4 and Title 55, Chapter 5, relative to issuance or use of temporary tags or permits.

SB1616/HB122 Report submitted by the governing committee of the TN automobile insurance plan.

Sponsors Sen. Bailey, Paul; Rep. Whitson, Sam
Category Transportation General
Summary Extends from September 30 to October 15, the annual date by which the governing committee of the Tennessee automobile insurance plan must submit to the department of commerce and insurance a financial report for the preceding calendar year in a form approved by the commissioner. Broadly captioned.
Fiscal Note (Dated February 9, 2021) NOT SIGNIFICANT
Senate Status 02/22/21 - Referred to Senate Commerce & Labor Committee.
House Status 01/14/21 - Caption bill held on House clerk's desk.
Caption AN ACT to amend Tennessee Code Annotated, Title 4; Title 6; Title 7; Title 12; Title 42; Title 47, Chapter 18; Title 54; Title 55; Title 56; Title 65 and Title 67, relative to transportation.

HB168	Valuation of property.
Sponsors	Rep. Lamar, London
Category	Taxes Property
Summary	Requires residential property to be valued for ad valorem tax purposes on the basis of the most recent sale, lease, mortgage, or other transfer of an interest in the property for which unrelated parties with competing interests agreed to a valuation of the property. Broadly captioned.
House Status	02/01/21 - Referred to House Property & Planning Subcommittee.
Caption	AN ACT to amend Tennessee Code Annotated, Title 67, relative to taxation.