



As the General Assembly works towards a late April adjournment, this upcoming week will focus on consideration of the remaining bills before the budget and adjustments to the Governor’s budget. The Senate has indicated they are finalizing their version of the state budget and will consider it in the Senate Finance Committee on Wednesday in anticipation of passing it on the floor on Thursday. The House is also expected to take up the budget late next week. Major legislative priorities of the Administration and the General Assembly still continue to be negotiated between the Chambers and interested parties.

This week, the House chamber passed legislation cutting \$400 million in taxes by simplifying Tennessee’s franchise tax on a business’ net worth. [House Bill 1893](#), sponsored by House Majority Leader William Lamberth, R-Portland, removes the property measure from the state’s franchise tax calculations and authorizes the Department of Revenue to issue refunds to taxpayers who have paid the tax based on property located in the state. An amendment added to the House version of the bill requires any refunds to be made public. It also allows companies who wish to stay under the current tax structure for the tax period ending before Dec. 31, 2023 to do so. If a business applying for a refund has also received economic credits or incentives from the Tennessee Department of Economic and Community Development, the credit amount would be applied to the refund first. The Senate previously approved the legislation, but declined to adopt the House amendment. A conference committee will be appointed to work out the differences between the bills in both chambers.

**BELOW IS A LIST OF YOUR 2024 TRACKED LEGISLATION AS OF THE TIME OF THIS REPORT:**

**SB2                      Limitation on claims against a person for loss, damage, injury, or death arising from COVID-19.**

Sponsors              Sen. Johnson, Jack  
Category                COVID-19  
Summary                Makes permanent limitations on claims against a person for loss, damage, injury, or death arising from COVID-19 and the prohibition on COVID-19 vaccine mandates.  
Fiscal Note            (Dated January 23, 2023) NOT SIGNIFICANT  
Senate Status         01/20/23 - Referred to Senate Health & Welfare Committee.

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

Sponsors              Sen. Hensley, Joey; Rep. Cepicky, Scott  
Category                Taxes Property  
Summary                Raises the initial tax rate authorized by the County Powers Relief Act for residential development from \$1 per square foot to \$3 per square foot. Prohibits a county from increasing the tax rate within a 4-year period of the last tax raise. Allows a county to raise the tax rate to a maximum of 10% following the 4-year period.  
Senate Status         01/20/23 - Referred to Senate State & Local Government Committee.  
House Status           01/20/23 - Withdrawn in House.

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

Sponsors Sen. Crowe, Rusty; Rep. Alexander, Rebecca  
Category Transportation General  
Summary Authorizes the commissioner of transportation to include the anticipated completion dates for projects under construction in the commissioner's quarterly report to the state building commission on the status of road projects. Broadly captioned.  
Amendment Senate amendment 1 (014736) directs the Department of Transportation (TDOT) to install and erect signs for Milligan University at the I-81 / I-26 interchange at Exit 57A in Kingsport. Specifies that the manufacturing and installation of these signs is contingent upon non-state funds.  
Fiscal Note (Dated January 17, 2023) NOT SIGNIFICANT  
Senate Status 03/27/24 - Signed by Senate speaker.  
House Status 03/28/24 - Signed by House speaker.  
Executive Status 04/11/24 - Signed by governor.

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

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

**SB83/HB139 Driver of lead commercial motor vehicle traveling in a platoon.**

Sponsors Sen. Massey, Becky; Rep. Howell, Dan  
Category Transportation Vehicles  
Summary Requires a driver who holds a valid commercial driver license to be present behind the wheel of the lead commercial motor vehicle traveling in a platoon, rather than behind the wheel of each commercial motor vehicle traveling in that platoon. Broadly captioned.  
Fiscal Note (Dated March 3, 2023) Other Fiscal Impact Passage of the proposed legislation could jeopardize federal highway and grant funding to the Department of Transportation.  
Senate Status 03/08/23 - Taken off notice in Senate Transportation & Safety Committee.  
House Status 01/24/23 - Referred to House Transportation Subcommittee.

**SB84 Commercial driver license issued with hazardous materials endorsement - expiration.**

Sponsors Sen. Massey, Becky  
Category Transportation Vehicles  
Summary Establishes that a commercial driver license issued with a hazardous materials endorsement expires on the date the hazardous materials endorsement authorization expires.  
Senate Status 02/03/23 - Withdrawn in Senate.

**SB95 Vehicle registrations by businesses that register at least 15,000 vehicles annually.**

Sponsors Sen. Johnson, Jack  
Category Transportation Vehicles  
Summary Increases the period for which vehicle registrations by businesses that register at least 15,000 vehicles annually from 24 months to 36 months. States that the fees must be in an amount to offset the revenue that would otherwise be generated by 12-month registration fees in effect prior to July 1, 2023, instead of July 1, 2017.  
Senate Status 01/20/23 - Referred to Senate Transportation & Safety Committee.

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

Sponsors Sen. Watson, Bo; Rep. Hazlewood, Patsy  
Category Public Finance  
Summary Authorizes grant payments under the grant assistance program for nursing home care to be made either monthly or quarterly. Payments are payable only to the individual or the individual's legally authorized representative. Broadly captioned.  
Fiscal Note (Dated January 12, 2023) NOT SIGNIFICANT  
Senate Status 04/18/23 - Taken off notice in Senate Finance, Ways & Means Committee.  
House Status 01/24/23 - Referred to House Finance, Ways & Means Subcommittee.

**SB115/HB148 Budget - estimated growth in state economy.**

Sponsors Sen. Watson, Bo; Rep. Hazlewood, Patsy  
Category Public Finance  
Summary Provides for the dollar amount and rate by which the growth of appropriations from state tax revenues will exceed the estimated growth in the state's economy.  
Fiscal Note (Dated January 12, 2023) NOT SIGNIFICANT  
Senate Status 04/18/23 - Taken off notice in Senate Finance, Ways & Means Committee.  
House Status 01/24/23 - Referred to House Finance, Ways & Means Subcommittee.

**SB116/HB149 Appropriations - defraying expenses of legislative enactments passed during 2023 session.**

Sponsors Sen. Watson, Bo; Rep. Hazlewood, Patsy  
Category Public Finance  
Summary Makes appropriations for the purpose of defraying the expenses of certain legislative enactments passed during the 2023 session of the 113th General Assembly. Earmarks sufficient state funds for the purpose of funding any bill naming a highway or bridge in honor of a service member killed in action.  
Senate Status 04/18/23 - Taken off notice in Senate Finance, Ways & Means Committee.  
House Status 01/24/23 - Referred to House Finance, Ways & Means Subcommittee.

**SB117/HB147**      **Bond issuance.**  
Sponsors      Sen. Watson, Bo; Rep. Hazlewood, Patsy  
Category      Public Finance  
Summary      Authorizes the state, acting by resolution of its funding board, to issue and sell its bonds and bond anticipation notes for certain purposes not exceeding \$30,000,000 and must mature 20 years from the date of their issuance. Allows the bonds and interest payable thereon to be exempt from taxation by the state of Tennessee or by any county, municipality, or taxing district of the state except inheritance, transfer, and estate taxes.  
Fiscal Note      (Dated January 20, 2023) Increase State Expenditures - \$3,300,000 - First-Year Debt Service \$48,900,000 Over the life of the bonds \$30,000,000 Principal \$18,900,000 Interest  
Senate Status      04/18/23 - Taken off notice in Senate Finance, Ways & Means Committee.  
House Status      01/24/23 - Referred to House Finance, Ways & Means Subcommittee.

**SB118/HB156**      **Extension for business tax returns.**  
Sponsors      Sen. Rose, Paul; Rep. Boyd, Clark  
Category      Taxes Business  
Summary      Allows for an authorized representative to also sign and apply for an extension for the business tax return deadline.  
Amendment Summary      House Finance Subcommittee amendment 1 (006999) adds hydrogen gas as a product used to power a fuel cell to the definition of alternative fuel for the purposes of fuel tax law. Subjects hydrogen gas to the compressed natural gas tax. Exempts hydrogen gas from the sales and use tax. Effective January 1, 2024. Senate amendment 2 (003511) adds hydrogen gas as a product used to power a fuel cell to the definition of alternative fuel for the purposes of fuel tax law. Subjects hydrogen gas to the compressed natural gas tax. Exempts hydrogen gas from the sales and use tax. Effective January 1, 2024.  
Fiscal Note      (Dated January 17, 2023) NOT SIGNIFICANT  
Senate Status      04/21/23 - Senate passed with amendment 2 (003511).  
House Status      04/18/23 - Taken off notice in House Finance, Ways & Means Subcommittee.

**SB121**      **Tax exemptions for tree canopy cover.**  
Sponsors      Sen. Niceley, Frank  
Category      Taxes Property  
Summary      Creates tax exemption for portions of property that provide tree canopy cover in certain counties, subject to the approval of the local governing body in such counties.  
Fiscal Note      (Dated March 30, 2023) Other Fiscal Impact The fiscal impact of the proposed legislation is dependent upon whether Davidson County elects to come under its provisions. If Davidson County does elect to, there will be a one-time increase to state expenditures of \$10,000 for modifications to the online exemption application; any subsequent recurring increase to state revenue cannot be estimated. The proposed legislation would also result in a recurring decrease to local revenue and increase to local expenditures, both of which cannot be quantified but are considered permissive.  
Senate Status      01/20/23 - Referred to Senate State & Local Government Committee.

**SB131/HB639**      **Joint report on transportation equity fund.**  
Sponsors      Sen. Stevens, John; Rep. Bricken, Rush  
Category      Taxes General  
Summary      Adds the legislative librarian to the list of persons to whom the commissioners of revenue and transportation must provide a copy of their joint annual report summarizing the amount and source of tax revenues received and deposited during the preceding fiscal year in the

transportation equity fund. Broadly captioned.

Amendment Summary Senate Finance Revenue Subcommittee amendment 1 (004141) clarifies that the amount of any qualified charitable contribution of food by an excise taxpayer be equal to the amount deducted for the qualified contribution of food, in accordance with 26 U.S.C. Â§ 170(e)(3), when computing federal taxable income for an excise taxpayer for the tax year. Specifies that food is defined as either articles used for food or drink for humans or other animals, chewing gum, or articles used for components of any food, drink, or chewing gum.

Fiscal Note (Dated January 17, 2023) NOT SIGNIFICANT

Senate Status 04/11/24 - Set for Senate Finance, Ways & Means Committee 04/15/24.

House Status 02/08/24 - Withdrawn in House.

**SB132/HB615 State and local taxes to be excluded from calculation of interchange fees.**

Sponsors Sen. Stevens, John; Rep. Hawk, David

Category Taxes Sales

Summary Specifies that state and local taxes and fees are to be excluded from the calculation of interchange fees by payment card networks for electronic payment transactions. Specifies that such fees and taxes include sales and use taxes, hotel occupancy taxes, alcoholic beverage taxes, and rental vehicle surcharge taxes.

Fiscal Note (Dated February 2, 2023) NOT SIGNIFICANT

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

House Status 02/01/23 - Referred to House Banking & Consumer Affairs Subcommittee.

**SB139/HB49 Extension to time to file franchise and excise tax return.**

Sponsors Sen. Hensley, Joey; Rep. Cepicky, Scott

Category Taxes Business

Summary Limits the commissioner of revenue to granting only one extension of time for a taxpayer to file a franchise and excise tax return. Broadly captioned.

Fiscal Note (Dated January 29, 2023) NOT SIGNIFICANT

Senate Status 01/20/23 - Referred to Senate Finance, Ways & Means Committee.

House Status 01/30/23 - Withdrawn in House.

**SB143/HB132 Commissioner of revenue's report on state board of equalization.**

Sponsors Sen. Briggs, Richard; Rep. Keisling, Kelly

Category Taxes General

Summary Removes the requirement for the commissioner of revenue to provide a report to the general assembly that details the work of the state board of equalization. Broadly captioned.

Fiscal Note (Dated January 17, 2023) NOT SIGNIFICANT

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

House Status 01/20/23 - Caption bill held on House clerk's desk.

**SB155/HB1483 Addition of legislative librarian to annual report by comptroller.**

Sponsors Sen. Niceley, Frank; Rep. Hulse, Bud

Category Public Finance

Summary Adds the legislative librarian to list of persons to whom the comptroller must provide the annual report on state lending programs and state credit support programs.

Fiscal Note (Dated January 17, 2023) NOT SIGNIFICANT

Senate Status 03/28/23 - Taken off notice in Senate State & Local Government Committee.

House Status 03/21/23 - Referred to House Banking & Consumer Affairs Subcommittee.

**SB173/HB247**      **Business tax exemption.**  
Sponsors      Sen. Hensley, Joey; Rep. Barrett, Jody  
Category      Taxes Business  
Summary      Exempts services or people engaged in the appraisal of real estate or real property from business tax.  
Amendment      Senate Finance Committee amendment 1 (007031) exempts services furnished by persons  
Summary      engaged in the appraisal of real estate or real property from the business tax.  
Fiscal Note      (Dated January 28, 2023) Decrease State Revenue \$111,100/FY23-24 and Subsequent Years  
Decrease Local Revenue \$115,700/FY23-24 and Subsequent Years  
Senate Status      04/10/24 - Senate Finance, Ways & Means Committee recommended with amendment 1  
(007031), which exempts services furnished by persons engaged in the appraisal of real estate  
or real property from the business tax. Sent to Senate Calendar Committee.  
House Status      04/10/24 - Set for House Finance, Ways & Means Subcommittee 04/16/24.

**SB175/HB162**      **Report on placards issued to transporters of manufactured homes.**  
Sponsors      Sen. Massey, Becky; Rep. Moon, Jerome  
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.  
Fiscal Note      (Dated January 20, 2023) NOT SIGNIFICANT  
Senate Status      01/21/23 - Referred to Senate Transportation & Safety Committee.  
House Status      01/20/23 - Caption bill held on House clerk's desk.

**SB180**      **Removal of automobile declared a total loss from repair facility's property.**  
Sponsors      Sen. Massey, Becky  
Category      Insurance Automobiles  
Summary      Requires an insurer or insured individual to remove an automobile deemed a total loss from a  
repair facility's property within five business days of the date upon which the automobile is  
deemed a total loss. Specifies additional requirements and penalties related to the requirement.  
Broadly captioned.  
Fiscal Note      (Dated March 23, 2023) NOT SIGNIFICANT  
Senate      01/21/23 - Referred to Senate Commerce & Labor Committee.  
Status

**SB203/HB134**      **Campaign financial disclosure exemptions - churches and other religious organizations.**  
Sponsors      Sen. Walley, Page; Rep. Haston, Kirk  
Category      Campaigns & Lobbying  
Summary      Exempts churches and other religious organizations from the Campaign Finance Disclosure Act  
of 1980 when expending funds in favor of or in opposition to issue measures related to  
questions of public or private morality, including alcohol, drugs, abortion, marriage, or  
gambling.  
Fiscal Note      (Dated February 8, 2023) NOT SIGNIFICANT  
Senate Status      02/28/23 - Taken off notice in Senate State & Local Government Committee.

House Status 01/24/23 - Referred to House Elections & Campaign Finance Subcommittee.

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

Sponsors Sen. Lowe, Adam; Rep. Raper, Kevin

Category Taxes Property

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

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

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

Senate Status 04/11/24 - Set for Senate Finance, Ways & Means Committee 04/15/24.

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

**SB232/HB25 TDOT to report recommendations for improvement for transportation services for passengers with disabilities.**

Sponsors Sen. Yarbrow, Jeff; Rep. Freeman, Bob

Category Transportation Vehicles

Summary Requires the department of transportation to report by February 1, 2024, to the house transportation committee and the senate safety committee on recommendations for change to improve transportation services for passengers with disabilities.

Fiscal Note (Dated January 12, 2023) NOT SIGNIFICANT

Senate Status 01/21/23 - Referred to Senate Transportation & Safety Committee.

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

**SB254/HB73 Maximum potential penalties for OSHA violations to match federal law.**

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

Category Labor Law

Summary Updated the maximum potential penalties for violations of the Tennessee Occupational Safety and Health Act to match those allowed under federal law. Part of Administration Package.

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

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

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

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

Category Transportation Vehicles

Summary Extends the delinquency penalty deadline period from 30 days to 60 days from businesses that maintain a fleet of at least 200 motor vehicles that has contracted with the department of revenue to provide proper titling and registration to comply with certification of title requirements. Broadly captioned. Part of Administration Package.

Fiscal Note (Dated January 20, 2023) NOT SIGNIFICANT

Senate Status 01/21/23 - Referred to Senate Transportation & Safety Committee.

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

**SB283/HB307**      **Pilot program to award grants to students pursuing a quality non-degree credential.**

Sponsors      Sen. Hensley, Joey; Rep. Cepicky, Scott  
Category      Education  
Summary      Requires the board of regents to develop and administer a two-year pilot program to award grants to students enrolled in an eligible program and to students pursuing a Quality non-degree credential (QNDC). Specifies student eligibility requirements for grants. Requires the board of regents to submit a report on the outcomes of the pilot program to the higher education commission, the education committee of the senate, and the education committees of the house of representatives no later than June 30, 2025. Prohibits the board of regents from using net proceeds of the state lottery to fund grants awarded pursuant to this section and requires funds to be appropriated from the general fund.

Senate Status      01/21/23 - Referred to Senate Education Committee.  
House Status      01/30/23 - Withdrawn in House.

**SB339/HB932**      **Consumer Biometric Data Protection Act.**

Sponsors      Sen. Campbell, Heidi; Rep. McKenzie, Sam  
Category      Commercial Law  
Summary      Enacts the "Consumer Biometric Data Protection Act," which prohibits a private entity from collecting, capturing, purchasing, receiving through trade, or otherwise obtaining an individual's biometric identifier or biometric information unless the individual is notified. Requires permission from the individual to be granted in order to collect biometrics data. Requires the private entity to securely store the information. Specifies that a of this part constitutes a violation of the Consumer Protection Act of 1977.

Fiscal Note      (Dated March 23, 2023) NOT SIGNIFICANT  
Senate Status      01/26/23 - Referred to Senate Commerce & Labor Committee.  
House Status      02/07/23 - Referred to House Banking & Consumer Affairs Subcommittee.

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

Sponsors      Sen. Campbell, Heidi; Rep. Hakeem, Yusuf  
Category      Commercial Law  
Summary      Reduces from 45 days to 30 days, the time within which an information holder must notify a resident of this state, or owner or licensee of the information, of a breach of system security. Broadly captioned.

Fiscal Note      (Dated January 24, 2023) NOT SIGNIFICANT  
Senate Status      01/26/23 - Referred to Senate Commerce & Labor Committee.  
House Status      02/02/23 - Caption bill held on House clerk's desk.

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

Sponsors      Sen. Campbell, Heidi; Rep. Powell, Jason  
Category      Transportation General  
Summary      Establishes the office of rail and public transportation within the department of transportation. Requires, among other duties and responsibilities, the office to determine present and future needs for, and economic feasibility of providing, public transportation and the retention, improvement, and addition of passenger and freight rail transportation in this state. Broadly captioned.

Amendment Summary      House Transportation Subcommittee amendment 1 (005049) creates the Office of Rail and Public Transportation (ORPT) within the Department of Transportation (TDOT). Requires the Governor to appoint a director of the ORPT. Authorizes the ORPT to accept grants and enter into



contracts. Permits the ORPT to assist entities in the implementation and improvement of passenger rail and public transportation services. Authorizes the office to acquire, lease, improve, and construct passenger rail and public transportation facilities and acquire and hold title to land necessary for implementation of such. Enables the ORPT to conduct various studies, plans, and programs concerning the needs, economic feasibility, establishment, improvement, and development of public transportation and the retention, improvement, and addition of passenger rail transportation using various methods and coordinating with varied entities. Permits the office to administer state grants for rail transportation and public transportation and to develop guidelines for the development of strategic plans for transit agencies of Davidson and Shelby counties.

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

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

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

**SB383/HB417 Employer asking for prospective employee to provide compensation history.**

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

Category Labor Law

Summary Prohibits an employer from asking for or requiring a prospective employee to provide the prospective employee's compensation history. Also prohibits an employer from retaliating or discriminating against a prospective employee for failing to disclose the prospective employee's compensation history. Requires an employer to provide notice to the employer's employees of employment advancement opportunities and openings, including the potential range of wage rates that the employer reasonably believes that the opening or opportunity will pay and other benefits that will be offered to the hired applicant. Requires the department of labor and workforce development to promulgate rules to effectuate this section.

Fiscal Note (Dated April 5, 2023) NOT SIGNIFICANT

Senate Status 01/26/23 - Referred to Senate Commerce & Labor Committee.

House Status 03/12/24 - House Banking & Consumer Affairs Subcommittee deferred to summer study.

**SB404/HB391 Grants to students enrolled in an eligible workforce training program.**

Sponsors Sen. Hensley, Joey; Rep. Cepicky, Scott

Category Education

Summary Requires the board of regents to develop and administer a two-year pilot program to award grants to students enrolled in an eligible workforce training program. Specifies that the pilot program is to be established and grants are to be awarded by the beginning of the 2023-2024 academic year. Specifies eligibility requirements for grants under this program. Requires the board of regents to submit a report on the outcomes of the pilot program to THEC, the education committee of the senate, and the education committees of the house of representatives no later than June 30, 2025.

Fiscal Note (Dated February 10, 2023) Increase State Expenditures - \$1,721,700/FY22-23 \$1,721,700/FY23-24

Senate Status 04/20/23 - Taken off notice in Senate Finance, Ways & Means Committee.

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

<b>SB461/HB902</b>	<b>Establishes the future of work commission.</b>
Sponsors	Sen. Watson, Bo; Rep. Hurt, Chris
Category	Education
Summary	Establishes the future of work commission to govern the activities of the Tennessee Education and Workforce Data Center established in the department of finance and administration's office of evidence and impact to collect, conduct research using, respond to public records requests for, and publish reports regarding certain education and workforce data to create a web-based platform to provide an overview of progress from education into the workforce. Broadly captioned.
Amendment Summary	Senate Government Operations amendment 1 (005205) creates the Education and Workforce Data Advisory Committee (Committee). Requires that the Office of Evidence and Impact, housed within the Department of Finance and Administration, to assist the Committee to research, develop, and implement policies relating to education and workforce development, and develop and implement a model data-sharing agreement to be used between schools and workforce entities. Requires the Office of Evidence and Impact to serve as a central repository of education and workforce data to be publicly shared, to conduct research and provide annual reports to various agencies, and to provide technical and data analysis support to agencies that contribute data. Senate Education Committee amendment 2 (006418) creates the Education and Workforce Data Advisory Committee (Committee). Requires the Department of Finance and Administration to house and assist the Committee to develop education and workforce research agenda. Requires the Department of Finance and Administration to serve as a central repository of education and workforce data to be publicly shared, to create and publish an inventory and dictionary of data elements, provide technical and data analysis support to agencies that contribute data, develop and make available a model data-sharing agreement, and fulfill public information requests. Requires the Department of Finance and Administration to develop and publish feedback reports and data tools regarding the success of education and workforce development initiatives by June 30, 2024, on their website. House Education Administration Committee amendment 1 (012609) creates the Statewide Longitudinal Data System (System), which is to be maintained by the Department of Finance and Administration (F&A). Requires the Commissioner of F&A, or their designee, to convene a Longitudinal Data Advisory Committee (Committee) which, in coordination with F&A, is to ensure a secure central repository for data that is in strict compliance with other laws, create and maintain a list of data in the System and who has access to it, develop data access review processes and request forms, respond to data access requests, provide technical and data analysis support to contributors and users, and may develop data sharing agreements between entities. Requires F&A to work with contributing entities to make interactive data dashboards publicly available to stakeholders regarding the success of education and workforce development initiatives, and to make certain data available by September 1, 2024, and annually thereafter, on F&A's website.
Fiscal Note	(Dated March 10, 2023) Increase State Expenditures \$3,433,000/FY23-24 \$3,356,500/FY24-25 and Subsequent Years
Senate Status	04/11/24 - Set for Senate Finance, Ways & Means Committee 04/15/24.
House Status	04/11/24 - Set for House Finance, Ways & Means Subcommittee 04/16/24.

<b>SB470/HB124</b>	<b>Personal trailer registration.</b>
Sponsors	Sen. Rose, Paul; Rep. Leatherwood, Tom
Category	Transportation Vehicles
Summary	Requires the registration of personal trailers, including those used for the transportation of boats, other trailers, or semitrailer drawn by an automobile or truck.
Senate Status	01/30/23 - Referred to Senate Transportation & Safety Committee.

House Status 02/13/23 - Withdrawn in House.

**SB481/HB261 Department of revenue - providing info about special license plates with a website renewal.**

Sponsors Sen. Stevens, John; Rep. Marsh, Pat  
Category Transportation Vehicles  
Summary Authorizes the department of revenue to provide information about special license plates with a website renewal, send other notifications about these plates by electronic means, and provide information about these plates through other web-based means.  
Fiscal Note (Dated January 24, 2023) NOT SIGNIFICANT  
Senate Status 01/30/23 - Referred to Senate Transportation & Safety Committee.  
House Status 01/24/23 - Referred to House Transportation Subcommittee.

**SB510/HB865 Rules pertaining to automobile clubs and associations.**

Sponsors Sen. Walley, Page; Rep. Keisling, Kelly  
Category Transportation Vehicles  
Summary Allows the commissioner of commerce and insurance to promulgate rules pertaining to automobile clubs and associations. Broadly captioned.  
Fiscal Note (Dated January 28, 2023) NOT SIGNIFICANT  
Senate Status 01/30/23 - Referred to Senate Transportation & Safety Committee.  
House Status 02/02/23 - Caption bill held on House clerk's desk.

**SB517/HB465 Timeframe for request for hearing regarding refusal by commissioner to issue certificate of title.**

Sponsors Sen. Niceley, Frank; Rep. Jernigan, Darren  
Category Transportation Vehicles  
Summary Increases from 10 to 20, the amount of days within the action complained of, that an aggrieved party must make a written request for a formal hearing under the Uniform Administrative Procedures Act, when the commissioner of revenue issues or refuses to issue a certificate of title, discharges or refuses to discharge a lien, or issues or refuses to issue a replacement certificate of title. Broadly captioned.  
Amendment Summary Senate amendment 1 (014528) rewrites the bill to, instead, require, beginning on January 1, 2025, and each year thereafter, the department of revenue to verify that the owner of each disabled parking placard has not died. If a recipient of a disabled parking placard is found to be deceased, then the department must promptly invalidate the placard. House amendment 2 (017196) renames the act as the "Representative Darren Jernigan Act."  
Fiscal Note (Dated January 28, 2023) NOT SIGNIFICANT  
Senate Status 04/04/24 - Senate concurred in House amendment 2 (017196).  
House Status 03/28/24 - House passed with amendment 2 (017196), which renames the act as the "Representative Darren Jernigan Act."  
Executive Status 04/04/24 - Sent to the speakers for signatures.

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

Sponsors Sen. Niceley, Frank; Rep. Vaughan, Kevin  
Category Taxes Property  
Summary Allows the division of property assessment to send the annual report, with the appropriate summary of the work accomplished by the division and any appropriate recommendations, to

Fiscal Note the state board of equalization in electronic format. Broadly captioned.  
(Dated January 25, 2023) NOT SIGNIFICANT  
Senate Status 03/28/23 - Senate State & Local Government Committee deferred to 03/29/23.  
House Status 02/02/23 - Caption bill held on House clerk's desk.

**SB554/HB781 Statewide building construction standards relative to one-family and two-family dwellings.**

Sponsors Sen. Gardenhire, Todd; Rep. Butler, Ed  
Category Construction  
Summary Provides that a resolution adopted by a county or municipal legislative body on or after July 1, 2023 to exempt itself from the statewide building construction standards relative to one-family and two-family dwellings expire 150 days, instead of 180 days, following the date of the election for the local legislative body next occurring following the adoption of the resolution. Broadly captioned.  
Amendment Summary Senate Commerce & Labor Committee amendment 1, House Property & Planning Subcommittee amendment 1 (004299) requires local governments seeking to adopt mandatory sprinkler requirements for one-family and two-family dwellings to adopt the requirement by either ordinance or resolution. Authorizes instead of requires a vote for the adoption of such to be separate from any other ordinance or resolution addressing building construction safety standards. Removes requirements that such ordinance or resolution be adopted upon two-thirds vote on final reading and requirements regarding the timing of readings when multiple readings are required.  
Fiscal Note (Dated March 4, 2023) NOT SIGNIFICANT  
Senate Status 03/20/23 - Failed in Senate Commerce & Labor Committee after adopting amendment 1 (004299).  
House Status 03/21/23 - Taken off notice in House Local Government Committee.

**SB569/HB604 Brochures on interstate CDLs provided at driver license service locations.**

Sponsors Sen. Yarbrow, Jeff; Rep. Powell, Jason  
Category Transportation Vehicles  
Summary Authorizes the department of safety to prepare brochures that provide information on the opportunity for persons 18 to 20 years of age to apply for interstate CDLs and the opportunity for persons to apply to become third-party skills test examiners to perform skills tests required to obtain a CDL. Requires the department to make the brochures available at driver license service locations throughout the state.  
Fiscal Note (Dated March 30, 2023) NOT SIGNIFICANT  
Senate Status 01/30/23 - Referred to Senate Transportation & Safety Committee.  
House Status 02/01/23 - Caption bill held on House clerk's desk.

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

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

<b>SB647/HB596</b>	<b>No Quit Act.</b>
Sponsors	Sen. Lamar, London; Rep. Powell, Jason
Category	Labor Law
Summary	Enacts the "No Quit Act"; requires an employer that is requesting an employee to voluntarily resign to provide the employee with written notice of the rights, privileges, and benefits the employee waives or loses if the employee voluntarily resigns. Broadly captioned.
Fiscal Note	(Dated March 10, 2023) NOT SIGNIFICANT
Senate Status	03/14/23 - Taken off notice in Senate Commerce & Labor Committee.
House Status	02/01/23 - Referred to House Banking & Consumer Affairs Subcommittee.
<b>SB707/HB1010</b>	<b>Municipalities agreeing to jointly engage one building inspector.</b>
Sponsors	Sen. Stevens, John; Rep. Grills, Rusty
Category	Local Government
Summary	Lowers the population threshold, from 25,000 to 20,000, below which two or more cities may agree to jointly engage one building inspector.
Fiscal Note	(Dated March 1, 2023) NOT SIGNIFICANT
Senate Status	03/20/23 - Taken off notice in Senate Commerce & Labor Committee.
House Status	03/27/24 - Taken off notice in House Property & Planning Subcommittee.
<b>SB751/HB627</b>	<b>Removal of provision on benefits from the 1986 gasoline tax increases.</b>
Sponsors	Sen. Massey, Becky; Rep. Carr, Dale
Category	Transportation General
Summary	Deletes an expired provision specifying which highway projects were to benefit from the 1986 gasoline tax increases. Broadly captioned.
Fiscal Note	(Dated January 28, 2023) NOT SIGNIFICANT
Senate Status	02/06/23 - Referred to Senate Transportation & Safety Committee.
House Status	02/01/23 - Caption bill held on House clerk's desk.
<b>SB752/HB1014</b>	<b>Railroad crossings - notification to affected railroad and governmental bodies.</b>
Sponsors	Sen. Massey, Becky; Rep. Grills, Rusty
Category	Transportation General
Summary	Authorizes the department to notify the railroad and governmental body affected by an applicant's proposed plan to construct a railroad grade crossing or convert a private crossing to a public crossing, by mail or electronically. Broadly captioned.
Fiscal Note	(Dated January 31, 2023) NOT SIGNIFICANT
Senate Status	02/06/23 - Referred to Senate Transportation & Safety Committee.
House Status	02/02/23 - Caption bill held on House clerk's desk.
<b>SB770/HB989</b>	<b>Posting of info on board website regarding disciplining contractor, home improvement services provider.</b>
Sponsors	Sen. Yarbrow, Jeff
Category	Professions & Licensure
Summary	Requires the state board for licensing contractors to post, within 15 days, instead of 30 days, of the board's action with regard to the board disciplining a contractor, home improvement services provider, or home improvement contractor, on the board's website information identifying the person, the violation, and the date a penalty was imposed. Broadly captioned.
Fiscal Note	(Dated February 3, 2023) NOT SIGNIFICANT

Senate Status 02/06/23 - Referred to Senate Commerce & Labor Committee.  
House Status 02/02/23 - Caption bill held on House clerk's desk.

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

Sponsors Sen. Stevens, John; Rep. Faison, Jeremy  
Category Taxes Property  
Summary Increases from 18 to 24 months the period of exemption from real property taxes to which a charitable organization is entitled for the first lot purchased or developed by the organization for the construction of a single family residence for a low-income household. Broadly captioned.  
Amendment Summary House Local Government Committee amendment 1 (011122) establish the process for assessment and valuation of low-income housing properties for property tax purposes. Applies to residential property and projects developed on or after January 1, 2025.  
Fiscal Note (Dated March 30, 2023) Other Fiscal Impact The extent and timing of any permissive decrease to local property tax revenue cannot be estimated.  
Senate Status 03/27/24 - Failed in Senate State & Local Government Committee after adopting amendment 1 (015573).  
House Status 03/28/24 - Taken off notice in House Calendar & Rules Committee.

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

Sponsors Sen. Gardenhire, Todd; Rep. Rudd, Tim  
Category Property & Housing  
Summary Removes ambiguous language and clarifies that a transfer of a possibility of reverter or right of entry by a holder other than the original grantor is invalid unless the validity of the future interest was determined by a final judgment in a judicial proceeding, or by a settlement among interested persons, prior to July 1, 2015. Broadly captioned.  
Amendment Summary Senate amendment 1 (003741) clarifies that a tenancy by the entirety in real property cannot be assigned or severed, or a spouse's interest in a real property conveyed, to a third party without the written consent of both spouses or a court order. House Civil Justice Committee amendment 1 (017426) establishes a process by which a property owner may file a complaint to request the sheriff remove an unlawful occupant of a residential dwelling under certain conditions. Requires the sheriff to: (1) investigate the complaint; and (2) serve a notice to immediately vacate on all unlawful occupants. Authorizes the sheriff to arrest any person in the dwelling for trespass, outstanding warrants, or any other legal cause. Entitles the sheriff to a fee for service of the notice to immediately vacate and authorizes the sheriff to charge a reasonable hourly rate should the property owner request the sheriff to be on standby as the locks are changed and an unlawful occupant's personal property is removed. Authorizes a person to bring a civil action if they are wrongfully removed from a dwelling and requires the court to expedite such hearing.  
Fiscal Note (Dated February 16, 2023) NOT SIGNIFICANT  
Senate Status 02/27/23 - Senate passed with amendment 1 (003741).  
House Status 04/12/24 - Set for House Floor 04/15/24.

**SB800/HB858 Annual report on tolling as an alternative means of financing bridges or highways.**

Sponsors Sen. Yarbro, Jeff; Rep. Jernigan, Darren  
Category Transportation General

Summary Authorizes the department of transportation to submit its report concerning tolling as an alternative means of funding or financing bridges or highways within the state pursuant to the Tennessee Tollway Act in an electronic format. Broadly captioned.  
Fiscal Note (Dated January 31, 2023) NOT SIGNIFICANT  
Senate Status 02/06/23 - Referred to Senate State & Local Government Committee.  
House Status 02/02/23 - Caption bill held on House clerk's desk.

**SB801/HB857** **Publication of certified highway map on county's or municipality's website.**  
Sponsors Sen. Yarbro, Jeff; Rep. Jernigan, Darren  
Category Transportation General  
Summary Requires a county or municipality to publish its certified highway map on the county's or municipality's website, which must be accessible to the public, no less than 30 days prior to the date of a public hearing on the map. Broadly captioned.  
Fiscal Note (Dated April 5, 2023) NOT SIGNIFICANT  
Senate Status 02/06/23 - Referred to Senate Transportation & Safety Committee.  
House Status 02/02/23 - Caption bill held on House clerk's desk.

**SB837/HB1019** **Pregnancy Resource Tax Credit Act.**  
Sponsors Sen. Taylor, Brent; Rep. Doggett, Clay  
Category Taxes Business  
Summary Enacts the "Pregnancy Resource Tax Credit Act," which authorizes business, excise, and franchise tax credits for businesses that make monetary contributions to eligible nonprofit organizations that provide certain pregnancy-related services.  
Fiscal Note (Dated March 12, 2023) Decrease State Revenue \$150,000/FY23-24 \$585,000/FY24-25 \$625,000/FY25-26 \$665,000/FY26-27 \$705,000/FY27-28 \$745,000/FY28-29 and Subsequent Years Decrease Local Revenue \$255,000/FY24-25 and Subsequent Years  
Senate Status 04/11/24 - Set for Senate Finance, Ways & Means Committee 04/15/24.  
House Status 04/18/23 - Taken off notice in House Finance, Ways & Means Subcommittee.

**SB840/HB703** **Annual transportation equity fund report date extended.**  
Sponsors Sen. Hensley, Joey; Rep. Doggett, Clay  
Category Taxes General  
Summary Extends, from December 31 to January 15, the date by which the transportation equity fund annual report, which includes tax revenues from fuels used for aviation, railways, and water carriers, must be submitted to the governor and members of the general assembly. Broadly captioned.  
Fiscal Note (Dated January 29, 2023) NOT SIGNIFICANT  
Senate Status 03/14/23 - Taken off notice in Senate Finance Revenue Subcommittee.  
House Status 02/01/23 - Caption bill held on House clerk's desk.

**SB849/HB793** **Filing of return for franchise or excise tax - exception.**  
Sponsors Sen. Watson, Bo; Rep. Hazlewood, Patsy  
Category Taxes Business  
Summary Removes exception that allows persons subject to the franchise tax or excise tax who were registered under prior law, or who have filed a return under prior law, to not be required to complete and file a registration information form.  
Fiscal Note (Dated March 9, 2023) NOT SIGNIFICANT  
Senate Status 04/18/23 - Taken off notice in Senate Finance, Ways & Means Committee.

House Status 02/07/23 - Referred to House Finance, Ways & Means Subcommittee.

**SB850/HB1263 Study of Child Labor Act of 1976.**

Sponsors Sen. Watson, Bo; Rep. Travis, Ron

Category Labor Law

Summary Requires the department of labor and workforce development to conduct a study of the Child Labor Act of 1976 and the Tennessee Protection of Minor Performers Act, and to report its findings to the governor, the speaker of the house of representatives, the speaker of the senate, and the legislative librarian no later than December 1, 2023. Broadly captioned.

Fiscal Note (Dated March 10, 2023) NOT SIGNIFICANT

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

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

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

Sponsors Sen. Niceley, Frank; Rep. Faison, Jeremy

Category Transportation Vehicles

Summary Prohibits persons engaged in the business of towing motor vehicles by wrecker or otherwise, or storing such motor vehicles, for remuneration from charging the owner or lienholder a storage fee for a period exceeding 21 days without the owner or lienholder's consent unless certain exceptions apply. Broadly captioned.

Amendment Summary House amendment 1 (014606) rewrites the bill to, instead, authorize persons engaged in the business of towing and storing motor vehicles or storing motor vehicles that have been towed to remove and secure a firearm left in a stored motor vehicle if the firearm can be removed without causing damage to the motor vehicle. If removed, the firearm must be tagged or logged in a manner to tie it to the vehicle from which it was removed, and the firearm must be stored at the business in a firearm safe or other type of secure storage. The business must notify the owner of the vehicle when a firearm is removed and secured, and such notice must include information regarding how the firearm may be retrieved. Senate amendment 1 (017875) clarifies, for purposes of the bill, the following: (1) That a "motor vehicle" means a self-propelled vehicle that is designed for use upon the highway, including trailers and semitrailers designed for use with the vehicle, and every vehicle that is propelled by electric power obtained from overhead wires but not operated upon rails, except traction engines, road rollers, and farm tractors. However, a "motor vehicle" does not include a motorized bicycle; and (2) That a "person" includes a natural person, firm, association, corporation, or partnership.

Fiscal Note (Dated February 3, 2023) NOT SIGNIFICANT

Senate Status 04/09/24 - Senate passed with amendment 1 (017875).

House Status 04/12/24 - Set for House Message 04/15/24.

**SB940/HB819 Increases state minimum wage.**

Sponsors Sen. Oliver, Charlane; Rep. Chism, Jesse

Category Labor Law

Summary Increases the state minimum wage from \$7.25 to \$12.00 an hour. Requires employers to pay employees at least 1.5 times the regular wage rate for any work done in excess of 40 hours during a work week. Makes employers who violate the minimum wage requirements liable to the employee for the amount of unpaid wages.

Fiscal Note (Dated March 12, 2023) Increase State Expenditures Exceeds \$570,300/FY24-25 and Subsequent Years/General Fund Exceeds \$220,000/FY24-25 and Subsequent Years/ Higher Education Institutions Increase Local Expenditures Exceeds \$150,000/FY24-25 and Subsequent Years\*



Senate Status 03/14/23 - Taken off notice in Senate Commerce & Labor Committee.  
House Status 02/07/23 - Referred to House Banking & Consumer Affairs Subcommittee.

**SB969/HB1207**

**Tennessee Public Buildings Accessibility Act.**

Sponsors Sen. Powers, Bill; Rep. Carringer, Michele  
Category Construction  
Summary Increases from 120 to 180 days the period within which a public building must come into full compliance if the public building was constructed, enlarged, or substantially altered or repaired after July 1, 2012, and is discovered to have deviated from the standards and specifications of the Tennessee Public Buildings Accessibility Act.  
Amendment Summary Senate State & Local Government Committee amendment 1 (005913) prohibits a local government from limiting the use of construction material that is approved by a national building code or the state fire marshal.  
Fiscal Note (Dated February 6, 2023) NOT SIGNIFICANT  
Senate Status 03/28/23 - Senate State & Local Government Committee deferred to summer study after adopting amendment 1 (005913).  
House Status 02/02/23 - Caption bill held on House clerk's desk.

**SB1000/HB1046**

**THDA - votes required to approve the operation of financial assistance programs.**

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

Fiscal Note (Dated January 31, 2023) NOT SIGNIFICANT  
Senate Status 04/11/24 - Set for Senate Finance, Ways & Means Committee 04/15/24.  
House Status 04/17/23 - House Government Operations Committee recommended. Sent to House Finance.

**SB1050/HB468 Time required to keep and preserve tax collection records.**

Sponsors Sen. Yarbrow, Jeff; Rep. Hemmer, Caleb  
Category Taxes General  
Summary Extends from three years to five years, the amount of time that a metropolitan government tax collection official must keep and preserve tax collection records. Broadly captioned.  
Amendment House Property & Planning Subcommittee amendment 1 (006293) allows the proceeds from a tax levied upon the occupancy of a short-term rental unit secured through a short-term rental unit marketplace that is distributed to the metropolitan government by the department of revenue, may be deposited into an account created by the metropolitan government pursuant to an ordinance and used exclusively for promoting affordable housing for residents of limited means within the county with the remaining proceeds must be used as otherwise provided by law. Senate State & Local Committee amendment 1 (006680) authorizes all or a portion of the proceeds from a tax upon the occupancy of a short-term rental unit secured through a short-term rental unit marketplace to be deposited into an account created by the metropolitan government and used exclusively for promoting affordable housing for residents of limited means.

Fiscal Note (Dated January 27, 2023) NOT SIGNIFICANT  
Senate Status 03/29/23 - Senate State & Local Government Committee recommended with amendment 1 (006680). Sent to Senate Calendar Committee.  
House Status 04/11/23 - Taken off notice in House Local Government Committee.

**SB1065/HB787 Certified highway maps to be published on county and municipal websites.**

Sponsors Sen. Hensley, Joey; Rep. Warner, Todd  
Category Transportation Vehicles  
Summary Requires a county or municipality to publish its certified highway map on the county or municipality's website, which shall be accessible to the public, no less than 30 days prior to the date of a public hearing on the map. Broadly captioned.

Fiscal Note (Dated March 3, 2023) NOT SIGNIFICANT  
Senate Status 03/08/23 - Senate Transportation & Safety Committee deferred to 03/15/23.  
House Status 02/02/23 - Caption bill held on House clerk's desk.

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

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

Fiscal Note (Dated March 16, 2023) NOT SIGNIFICANT  
Senate Status 03/21/23 - Taken off notice in Senate Judiciary Committee.  
House Status 02/07/23 - Referred to House Property & Planning Subcommittee.

**SB1135/HB1223**      **Deduction on return for sales tax collected but not remitted 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 6, 2023) NOT SIGNIFICANT  
Senate Status      04/18/23 - Taken off notice in Senate Finance, Ways & Means Committee.  
House Status       02/02/23 - Caption bill held on House clerk's desk.

**SB1136/HB1222**      **Notice required by each board in regard to estimate of board fees for 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 6, 2023) NOT SIGNIFICANT  
Senate Status      02/06/23 - Referred to Senate State & Local Government Committee.  
House Status       02/02/23 - Caption bill held on House clerk's desk.

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

Sponsors            Sen. Yarbrow, Jeff; Rep. Clemmons, John  
Category            Transportation General  
Summary             Increases, from 10 to 12, the number of days an owner of a utility facility, which is located in a state highway right-of-way, has to respond to a second relocation notice. Broadly captioned.  
  
Fiscal Note         (Dated February 1, 2023) NOT SIGNIFICANT  
Senate Status      02/06/23 - Referred to Senate Transportation & Safety Committee.  
House Status       02/02/23 - Caption bill held on House clerk's desk.

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

Sponsors            Sen. Swann, Art; Rep. Russell, Lowell  
Category            Property & Housing  
Summary             Requires payment of a \$2,500 fee for the transfer of real property located within communities governed by certain nonprofit property owners' associations. Adds other related requirements including fee collection, reporting, and how to use the collected fees.  
  
Fiscal Note         (Dated March 30, 2023) NOT SIGNIFICANT  
Senate Status      02/06/23 - Referred to Senate Commerce & Labor Committee.  
House Status       02/07/23 - Referred to House Property & Planning Subcommittee.

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

Sponsors            Sen. Swann, Art  
Category            Property & Housing

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

Fiscal Note (Dated April 10, 2023) NOT SIGNIFICANT

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

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

Sponsors Sen. McNally, Randy; Rep. Sexton, Cameron

Category Taxes Property

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

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

Fiscal Note (Dated February 1, 2023) NOT SIGNIFICANT

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

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

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

Sponsors Sen. Johnson, Jack; Rep. Boyd, Clark

Category Property & Housing

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

Amendment Summary Senate Commerce & Labor Committee amendment 1 (006120) revises various provisions related to retainage in contracts. Effective January 1, 2024. Applies to contracts entered into, amended, or renewed on or after that date. Senate Commerce & Labor Committee amendment 2 (016068) introduces stricter regulations regarding the withholding and release of retainage funds in construction contracts. Owners who fail to release retained funds as required will be liable to pay an additional \$500 per day as damages after the ninetieth day of the specified events outlined in the subsection. Prime contractors or remote contractors must pay a similar penalty if they fail to release retained funds within ten days of receipt, accruing from the tenth day after receipt. These provisions are enacted immediately upon becoming

law and apply to contracts executed, amended, or renewed thereafter, aiming to ensure prompt and fair payment practices within the construction industry in Tennessee. House Commerce Committee amendment 1 (013935) increases, from \$300 per day to \$500 per day, the amount required to be paid as damages by a party to a contract that is withholding retained funds to the owner of the retained funds, for failing to deposit the funds into an escrow account in accordance with state law. Requires a party that is withholding retained funds in accordance with a contract and fails to pay or otherwise release the retainage as required, to pay each owner of the retained funds an additional \$500 per day as damages for each day that the retained funds are not paid or otherwise released. Requires a prime or remote contractor that fails to pay or otherwise release retained funds within 10 days after receipt to pay each owner of the retained funds an additional \$500 per day as damages for each day that the funds are withheld after the tenth day of the contractor's receipt of the retainage. Specifies when damages begin to accrue for these provisions. Effective upon becoming a law. Applies to contracts entered into, amended, or renewed after the act takes effect.

Fiscal Note (Dated March 9, 2023) NOT SIGNIFICANT  
Senate Status 03/21/24 - Re-referred to Senate Calendar Committee.  
House Status 04/09/24 - Returned to House clerk's desk.

**SB1235/HB1422 Taxpayer reporting a debt owed to certain governmental claimants.**

Sponsors Sen. Yager, Ken; Rep. Hicks, Gary  
Category Taxes General  
Summary In the case of a taxpayer who reports a debt owed to certain governmental claimants and who is owed a tax refund, specifies that the method of notification provided by the commissioner of revenue to the treasurer and each claimant must be by email or in writing. Broadly captioned.

Fiscal Note (Dated March 9, 2023) NOT SIGNIFICANT  
Senate Status 03/14/23 - Taken off notice in Senate Finance Revenue Subcommittee.  
House Status 02/02/23 - Caption bill held on House clerk's desk.

**SB1256/HB34 Shelby County - landlord registration.**

Sponsors Sen. Akbari, Raumesh; Rep. Thompson, Dwayne  
Category Property & Housing  
Summary Requires residential landlords in Shelby County to furnish certain information to the agency or department of local government that is responsible for enforcing building codes in the jurisdiction where the dwelling units are located.

Fiscal Note (Dated March 1, 2023) Increase Local Revenue \$27,300/FY23-24 and Subsequent Years/Permissive/Shelby County  
Senate Status 03/19/24 - Taken off notice in Senate Finance, Ways & Means Committee.  
House Status 03/12/24 - Failed in House Business & Utilities Subcommittee.

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

Sponsors Sen. Akbari, Raumesh; Rep. Dixie, Vincent  
Category Banking & Credit  
Summary Enacts the "Homeowner Bill of Rights," which details the pre-foreclosure procedures to notify the delinquent property owner, commencing foreclosure sales, assess the borrower's financial situation, and explore options for the borrower to avoid a foreclosure sale. States different avenues for the borrower to get out of foreclosure and implement foreclosure prevention. Details that sales and litigation are final after 90 days. Broadly captioned.

Senate Status 02/06/23 - Referred to Senate Commerce & Labor Committee.  
House Status 02/07/23 - Referred to House Banking & Consumer Affairs Subcommittee.

**SB1273/HB509**

**Tax payments by electronic transfer methods.**

Sponsors Sen. Yarbrow, Jeff; Rep. Baum, Charlie  
Category Taxes General  
Summary Authorizes the commissioner of revenue to accept payment of franchise taxes by electronic transfer methods as approved by the commissioner if requested by the taxpayer. Broadly captioned.  
Fiscal Note (Dated March 9, 2023) NOT SIGNIFICANT  
Senate Status 03/14/23 - Taken off notice in Senate Finance Revenue Subcommittee.  
House Status 02/01/23 - Caption bill held on House clerk's desk.

**SB1276/HB1305**

**Landlord disclosures to residential tenants.**

Sponsors Sen. Yarbrow, Jeff; Rep. Thompson, Dwayne  
Category Property & Housing  
Summary Requires a landlord, or another person authorized to enter into a rental agreement on the landlord's behalf, to disclose to a residential tenant certain contact information for the agent authorized to manage the premises and an owner of the premises, or a person or agent authorized to act for and on behalf of the owner for the acceptance of service of process and for receipt of notices and demands.  
Amendment Summary House Business & Utilities Subcommittee amendment 1 (006178) requires a landlord, or another person authorized to enter into a rental agreement on the landlord's behalf, to disclose certain information to a residential tenant. Authorizes a tenant who requests such information in writing to bring a cause of action if the information is not provided within 10 days of the tenant submitting the request. Requires the court to order the information be provided and award the tenant reasonable costs and attorneys' fees, if the court finds that the landlord or the landlord's agent failed to comply.  
Fiscal Note (Dated March 9, 2023) NOT SIGNIFICANT  
Senate Status 03/21/23 - Taken off notice in Senate Commerce & Labor Committee.  
House Status 03/21/23 - Failed in House Business & Utilities Subcommittee after adopting amendment 1 (006178).

**SB1277/HB969**

**Redefines "industrial and commercial property."**

Sponsors Sen. Yarbrow, Jeff; Rep. Thompson, Dwayne  
Category Taxes Property  
Summary Redefines "industrial and commercial property" for assessment and classification purposes to include real property that is used, or held for use, for dwelling purposes in which 50 or more single family, residential properties are owned by one individual, entity, or association, including, but not limited to, investor groups, within one county and used, or held for use, as rental property. Broadly captioned.  
Fiscal Note (Dated March 4, 2023) Increase Local Revenue Exceeds \$2,903,100/FY24-25 and Subsequent Years  
Senate Status 02/06/23 - Referred to Senate State & Local Government Committee.  
House Status 02/07/24 - Taken off notice in House Property & Planning Subcommittee.

**SB1284/HB1061**

**Unlawful representation as a licensed contractor.**

Sponsors Sen. Niceley, Frank; Rep. Faison, Jeremy

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

**SB1290/HB1196 Notice of apprenticeship programs available on department's website.**  
Sponsors Sen. Bailey, Paul; Rep. Williams, Ryan  
Category Labor Law  
Summary Requires the commissioner of the department of labor and workforce development to ensure that a listing of apprenticeship programs approved by made available to the public on the department's public website and updated twice annually.  
Fiscal Note (Dated February 1, 2023) NOT SIGNIFICANT  
Senate Status 03/13/24 - Taken off notice in Senate Commerce & Labor Committee.  
House Status 02/02/23 - Caption bill held on House clerk's desk.

**SB1291/HB602 Timeframe for placing security freeze on consumer report.**  
Sponsors Sen. Bailey, Paul; Rep. Powell, Jason  
Category Commercial Law  
Summary Increases, from three to five days, the number of days a consumer reporting agency has to place a security freeze on a consumer report after receiving the written or electronic request from the Tennessee consumer. Broadly captioned.  
Fiscal Note (Dated January 28, 2023) NOT SIGNIFICANT  
Senate Status 02/06/23 - Referred to Senate Commerce & Labor Committee.  
House Status 02/01/23 - Caption bill held on House clerk's desk.

**SB1292/HB1420 Base salary increase for certain preferred service employees.**  
Sponsors Sen. Bailey, Paul; Rep. Butler, Ed  
Category Public Employees  
Summary Increases the starting salaries and wages by 15% for the following preferred service employees: fire and building code inspector manager, fire and building code inspector supervisor, fire and building code inspector, levels 2 and 3, firefighting commission coordinator, manufactured home inspector advanced, manufactured home inspector associate, manufactured home inspector consultant, manufactured home inspector INT, and manufactured home inspector manager.  
Fiscal Note (Dated March 13, 2023) Increase State Expenditures - \$610,900/FY23-24 and Subsequent Years Other Fiscal Impact - The FY23-24 Governors proposed budget includes funding for a five percent raise for state employees. If the proposed five percent raise is enacted, then the required increase in state expenditures resulting from this legislation will be \$407,300 in FY23-24 and subsequent years.  
Senate Status 03/21/23 - Taken off notice in Senate Commerce & Labor Committee.  
House Status 03/28/23 - Taken off notice in House Public Service Subcommittee.

**SB1296/HB52**      **Notice requirement for land surveyors conducting boundary surveys.**  
Sponsors      Sen. Bailey, Paul; Rep. Hale, Michael  
Category      Property & Housing  
Summary      Expands notice requirement for land surveyors conducting boundary surveys by requiring them to notify all adjoining landowners of the survey rather than just when the surveyor discovers or reasonably should have discovered discrepancies between the deed descriptions of the adjoining owners. Specifies that notice be sent by certified mail to the current address used for mailing property tax notices within five business days of the completion of the survey.  
Fiscal Note      (Dated January 28, 2023) NOT SIGNIFICANT  
Senate Status      03/20/23 - Taken off notice in Senate Commerce & Labor Committee.  
House Status      03/21/23 - Taken off notice in House Business & Utilities Subcommittee.

**SB1310/HB157**      **Elimination of business tax.**  
Sponsors      Sen. Bailey, Paul; Rep. Baum, Charlie  
Category      Taxes Business  
Summary      Eliminates the business tax for tax periods that begin on or after January 1, 2024. Broadly captioned.  
Fiscal Note      (Dated February 19, 2023) Decrease State Revenue \$285,600,000/FY23-24 \$336,000,000/FY24-25 and Subsequent Years Decrease Local Revenue \$274,735,600/FY23-24 \$323,218,300/FY24-25 and Subsequent Years  
Senate Status      04/20/23 - Taken off notice in Senate Finance, Ways & Means Committee.  
House Status      01/24/23 - Referred to House Finance, Ways & Means Subcommittee.

**SB1324/HB1355**      **Public notice requirements for a foreclosure sale of real property.**  
Sponsors      Sen. Bailey, Paul; Rep. Farmer, Andrew  
Category      Property & Housing  
Summary      Updates requirements regarding public notice for a foreclosure sale of real property, including a requirement that public notice is posted on the secretary of state's website.  
Fiscal Note      (Dated February 9, 2023) Increase State Revenue \$488,900/FY23-24 \$977,800/FY24-25 and Subsequent Years Increase State Expenditures \$146,000/FY23-24 \$56,000/FY24-25 and Subsequent Years  
Senate Status      03/21/23 - Taken off notice in Senate State & Local Government Committee.  
House Status      04/05/23 - Returned to House clerk's desk.

**SB1341/HB1472**      **Affordable housing and workforce development fund allocation - Shelby County.**  
Sponsors      Sen. Lamar, London; Rep. Towns Jr., Joe  
Category      Local Government  
Summary      Authorizes Shelby County to appropriate funds for affordable housing or workforce housing. Broadly captioned.  
Fiscal Note      (Dated March 16, 2023) Other Fiscal Impact A precise impact on expenditures for Shelby County cannot be reasonably determined, but is considered permissive.  
Senate Status      03/21/23 - Taken off notice in Senate State & Local Government Committee.  
House Status      02/02/23 - Caption bill held on House clerk's desk.

**SB1352/HB243**      **Exemption on food sold to persons 70 years of age or older.**



Sponsors Sen. Hensley, Joey; Rep. Hale, Michael  
Category Taxes Sales  
Summary Exempts the retail sale of food and food ingredients from the sales tax if sold to a person who is 70 years of age or older during the period beginning July 1, 2023 and ending September 30, 2023.  
Amendment Summary House Finance, Ways, and Means Subcommittee amendment 1 (012028) changes the period of tax exemption on food and food ingredients for individuals aged 65 and above to July 1, 2024, to September 30, 2024. Does not exempt sale from micro markets or vending machines.  
Fiscal Note (Dated March 1, 2024) NOT SIGNIFICANT  
Senate Status 04/11/24 - Set for Senate Finance, Ways & Means Committee 04/15/24.  
House Status 04/11/24 - Set for House Finance, Ways & Means Subcommittee 04/16/24.

**SB1354/HB1300 Accessibility of information on the department of transportation website.**

Sponsors Sen. Powers, Bill; Rep. Vital, Greg  
Category Transportation General  
Summary Requires the department of transportation to make the information available on its website free and accessible to any resident in the state.  
Fiscal Note (Dated February 1, 2023) NOT SIGNIFICANT  
Senate Status 02/06/23 - Referred to Senate Transportation & Safety Committee.  
House Status 02/02/23 - Caption bill held on House clerk's desk.

**SB1356/HB1424 Requirements for the retainment of records and invoices associated with filed sales and use tax return.**

Sponsors Sen. Powers, Bill; Rep. Hicks, Gary  
Category Taxes Sales  
Summary Changes, from December 31 to December 15, the date from which a dealer must, for a period of three years, keep and preserve records and invoices that are associated with a filed sales and use tax return. Broadly captioned.  
Fiscal Note (Dated February 14, 2023) NOT SIGNIFICANT  
Senate Status 03/14/23 - Taken off notice in Senate Finance Revenue Subcommittee.  
House Status 02/02/23 - Caption bill held on House clerk's desk.

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

Sponsors Sen. Southerland, Steve  
Category Taxes Property  
Summary Requires a bank designated by the county trustee to act as a collection agent for the trustee and accept the deposit of county and municipal property taxes, to provide to the county trustee such evidence of the taxes deposited into the account and a copy of the deposit forms at least every five business days, instead of every three business days. Broadly captioned.  
Amendment Summary House Finance Subcommittee amendment 1 (004166) requires that the tax levied on the retail sale of non-exempt dyed diesel fuel is only levied on the first \$3.68 of each gallon sold. Requires that the cap specified must be adjusted proportionally to account for fractional amounts sold.  
Fiscal Note (Dated February 14, 2023) NOT SIGNIFICANT  
Senate Status 03/21/23 - Taken off notice in Senate State & Local Government Committee.  
House Status 04/18/23 - Taken off notice in House Finance, Ways & Means Subcommittee.

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

Sponsors Sen. Reeves, Shane; Rep. Martin, Brock  
Category Taxes Property  
Summary Adds the directors of the office of legislative budget analysis to the list of persons to whom the comptroller must provide the estimates of the annual income limit for eligibility in the property tax relief program that is likely to maintain the program at a constant level of expenditure.  
Fiscal Note (Dated February 1, 2023) NOT SIGNIFICANT  
Senate Status 03/21/23 - Taken off notice in Senate State & Local Government Committee.  
House Status 02/02/23 - Caption bill held on House clerk's desk.

**SB1444/HB655 Contractor licenses minimum project cost.**

Sponsors Sen. Roberts, Kerry; Rep. Fritts, Monty  
Category Construction  
Summary Increases the minimum total project cost amount for which a license as a contractor is required from \$25,000 to \$40,928. Ties the minimum total project cost amount to the United States Bureau of Labor Statistics' Producer Price Index by Industry: Building Materials and Supplies Dealers. Requires the board for licensing contractors to update the amount at least annually and publish the amount on its public website.  
Amendment Summary House Commerce Committee (013943) makes changes to the Contractors Licensing Act of 1994. Increases, from \$25,000 to \$50,000, the minimum total project cost amount for which a license as a certain contractor, limited license, or building permit is required. Changes the amount, from \$25,000 to \$50,000, that is a Class A misdemeanor for any firm corporation or person accepting a bid to contract for a project if the contractor is not licensed. Increases the required surety bond or irrevocable letter of credit that an applicant for a home improvement contractor's license must file with the Board of State Licensing Contractors (BLC) from \$10,000 to \$25,000. Senate Commerce & Labor Committee amendment 1 (006027) makes changes to the Contractors Licensing Act of 1994. Increases, from \$25,000 to \$50,000, the minimum total project cost amount for which a license as a certain contractor, limited license, or building permit is required. Changes the amount, from \$25,000 to \$50,000, that is a Class A misdemeanor for any firm corporation or person accepting a bid to contract for a project if the contractor is not licensed. Increases the required surety bond or irrevocable letter of credit that an applicant for a home improvement contractor's license must file with the Board of State Licensing Contractors (BLC) from \$10,000 to \$25,000.  
Fiscal Note (Dated February 8, 2023) NOT SIGNIFICANT  
Senate Status 03/21/23 - Senate Commerce & Labor Committee recommended with amendment 1 (006027). Sent to Senate Calendar Committee.  
House Status 02/20/24 - Failed in House Commerce Committee after adopting amendment 1 (013943).

**SB1495/HB1527 Owner of rental car furnishing info of person who rented car when car received parking violation.**

Sponsors Sen. Swann, Art; Rep. Fritts, Monty  
Category Transportation Vehicles  
Summary Extends the period, from 30 days to 45 days, in which an owner of a rental car may furnish information of the person who rented the car when the car received a parking violation in order for the owner to avoid liability for the violation. Broadly captioned.  
Fiscal Note (Dated April 10, 2023) NOT SIGNIFICANT  
Senate Status 02/06/23 - Referred to Senate Transportation & Safety Committee.  
House Status 02/02/23 - Caption bill held on House clerk's desk.

<b>SB1581/HB1974</b>	<b>Allocation of sales tax revenue from retail sales of new or used motor vehicles to state highway fund.</b>
Sponsors	Sen. Pody, Mark; Rep. Hawk, David
Category	Taxes Sales
Summary	Allocates all revenue generated from the sales tax on retail sales of new or used motor vehicles and new or used tires to the state highway fund. Earmarks a share of sales tax revenue allocated to the general fund to the department of transportation for administrative expenses. Broadly captioned.
Amendment Summary	Senate Finance Revenue Subcommittee amendment 1 (013784) requires all sales and use tax revenue generated from the sale of new or used motor vehicles and tires in excess of base tax revenues to be deposited in the Highway Fund.
Fiscal Note	(Dated January 4, 2024) Increase State Revenue \$32,981,000/FY24-25 and Subsequent Years/TDOT \$1,108,977,000/FY24-25 and Subsequent Years/Highway Fund Decrease State Revenue \$1,043,670,500/FY24-25 and Subsequent Years/General Fund \$4,074,400/FY24-25 and Subsequent Years/Revenue \$10,186,000/FY24-25 and Subsequent Years/Sinking Fund Decrease Local Revenue \$51,046,200/FY24-25 and Subsequent Years
Senate Status	04/11/24 - Set for Senate Finance, Ways & Means Committee 04/15/24.
House Status	01/30/24 - Referred to House Finance, Ways & Means Subcommittee.
<b>SB1592/HB1606</b>	<b>Recipients of annual report on moneys deposited into transportation equity fund.</b>
Sponsors	Sen. Massey, Becky; Rep. Howell, Dan
Category	Transportation General
Summary	Adds the office of legislative budget analysis as a recipient of the joint annual report provided by the commissioner of transportation and the commissioner of revenue that summarizes the amount and source of all moneys received and deposited in the transportation equity fund. Broadly captioned.
Fiscal Note	(Dated January 15, 2024) NOT SIGNIFICANT
Senate Status	01/10/24 - Referred to Senate Transportation & Safety Committee.
House Status	01/10/24 - Caption bill held on House clerk's desk pending an amendment.
<b>SB1594/HB1607</b>	<b>Change order to be included in quarterly report on status of road projects.</b>
Sponsors	Sen. Massey, Becky; Rep. Howell, Dan
Category	Transportation General
Summary	Requires the commissioner of transportation to include any change orders in the commissioner's quarterly report submitted to the state building commission regarding the status of road projects. Broadly captioned.
Amendment Summary	Senate amendment 1(015515) designates several bridges, highways, and road segments in Tennessee to honor individuals for their contributions and sacrifices. These include the Lewis R. Bradford Memorial Bridge in Bledsoe County, the James Marcus Teague Memorial Bridge in Fayette County, the W.G. 'Sonny' Dement, Jr. Interchange in Jackson, Madison County, the Grand Ole Opry Star Jeannie Seely Interchange in Nashville, the James Edward Clemons Memorial Highway in Smith County, the SSG Ira Lynn Meredith Memorial Bridge in Carter County, the Richard J. Eskind Memorial Bridge in Nashville, the Rick Schwartz Wild Works Way in Nashville, the Sammie Joe Durham Memorial Bridge in Hickman County, the Bill Rich Memorial Highway in the City of Celina and Clay County, the Ed Haley Bridge in the City of Millington, Shelby County, Lindsley Avenue in Davidson County, the Bishop William H. Graves, Sr. Memorial Highway in Haywood County, the Edgar R. 'Buddy' Bowers Memorial Bridge in

the City of Harriman, Roane County, and the Dr. John A. Auxier Memorial Bridge on Interstate 40 at the exit for Industrial Park Road (Exit 362) in Roane County. The Department of Transportation is directed to erect suitable signs or markers according to guidelines, with costs covered by nonstate funds, and any excess cost must be paid within thirty days of receiving an invoice. These designations are honorary and do not affect addresses or governmental system. (Dated December 8, 2023) NOT SIGNIFICANT

Fiscal Note

Senate Status

House Status

03/18/24 - Senate passed with amendment 1 (015515).

04/11/24 - House deferred to 04/18/24.

**SB1694/HB1814**

**Disclosure of information to residential tenant by landlord.**

Sponsors

Category

Summary

Sen. Yarbrow, Jeff; Rep. Thompson, Dwayne

Property & Housing

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

Amendment

Summary

House amendment 1 (017502) rewrites the bill to, instead, require the landlord, or a person authorized to enter into a rental agreement on the landlord's behalf, to disclose to the tenant in writing at or before the commencement of the tenancy the following: (1) The name and address of (i) the agent authorized to manage the premises, which may include a third-party management company; and (ii) an owner of the premises or a person or agent authorized to act for and on behalf of the owner for the acceptance of service of process and for receipt of notices and demands; and (2) A telephone number or electronic mail address for maintenance services; or an online portal system designed for landlord-tenant communication. Senate Commerce & Labor Committee amendment 1 (015380) requires a landlord, or any person authorized to enter into a rental agreement on the landlord's behalf, to disclose certain contact information and means of communication to a residential tenant at or prior to commencement of tenancy.

Fiscal Note

Senate Status

House Status

(Dated January 27, 2024) NOT SIGNIFICANT

04/11/24 - Senate deferred to 4/15/2024.

04/11/24 - House passed with amendment 1 (017502), which rewrites the bill to, instead, require the landlord, or a person authorized to enter into a rental agreement on the landlord's behalf, to disclose to the tenant in writing at or before the commencement of the tenancy the following: (1) The name and address of (i) the agent authorized to manage the premises, which may include a third-party management company; and (ii) an owner of the premises or a person or agent authorized to act for and on behalf of the owner for the acceptance of service of process and for receipt of notices and demands; and (2) A telephone number or electronic mail address for maintenance services; or an online portal system designed for landlord-tenant communication.

**SB1717/HB1730**

**English only driver license examinations.**

Sponsors

Category

Summary

Fiscal Note

Senate Status

Sen. Hensley, Joey; Rep. Capley, Kip

Transportation Vehicles

Requires all written driver license examinations to be administered in English only. Prohibits use of a translation dictionary, electronic device, or interpreter to assist with the examination.

(Dated February 25, 2024) Decrease State Revenue Exceeds \$58,100/FY24-25 and Subsequent Years/ Driver Services Decrease State Expenditures \$5,000/FY24-25 and Subsequent Years/ Driver Services Decrease Local Revenue \$1,300/FY24-25 and Subsequent Years

03/13/24 - Taken off notice in Senate Transportation & Safety Committee.

House Status 01/11/24 - Referred to House Transportation Subcommittee.

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

Sponsors Sen. Rose, Paul; Rep. Butler, Ed

Category Government Regulation

Summary Requires the state fire marshal or another state entity that receives an inspection request for new construction or the renovation of an existing building to conduct the inspection within 72 hours of receipt of the request. Broadly captioned.

Amendment Summary House Commerce Committee amendment 1 (012771) requires the State Fire Marshal (SFM) or appropriate state entity to conduct a requested inspection of new construction or the renovation of an existing building within three business days of the receipt of the request. Authorizes the SFM or appropriate state entity who is physically unable to perform the inspection on-site within three business days to instead complete an inspection in the same timeframe by requesting submission of photographs or other appropriate technology for review that allows the SFM to ensure the requirements for the building inspection are met. Requires the Commissioner of the Department of Commerce and Insurance (DCI) to promulgate rules for resolving disputes that arise during the request for such inspections regarding the application of the rules adopted under the official construction safety standards. Senate Commerce & Labor Committee amendment 1, House Commerce Committee amendment 2 (013556) requires the State Fire Marshal (SFM) or appropriate state entity to conduct a requested inspection of new construction or the renovation of an existing building within three business days of the receipt of the request. Requires an inspection done in connection with a certificate of occupancy to be completed within five business days of the receipt of the request. Requires the Commissioner of the Department of Commerce and Insurance (DCI) to promulgate rules for resolving disputes that arise during the request for such inspections regarding the application of the rules adopted under the official construction safety standards.

Fiscal Note (Dated January 29, 2024) Increase State Expenditures \$342,500/FY24-25/General Fund \$332,800/FY25-26 and Subsequent Years/General Fund \$358,200/FY24-25/Health Facilities Commission \$348,600/FY25-26 and Subsequent Years/ Health Facilities Commission Other Fiscal Impact To the extent that current revenue is not sufficient to cover the cost of additional expenditures of the Health Facilities Commission, the commission may increase fees to cover the additional expenditures.

Senate Status 04/11/24 - Set for Senate Finance, Ways & Means Committee 04/15/24.

House Status 04/11/24 - Set for House Finance, Ways & Means Subcommittee 04/16/24.

**SB1737/HB1836 Denial of service analysis for customers of financial institutions.**

Sponsors Sen. Rose, Paul; Rep. Rudd, Tim

Category Banking & Credit

Summary Requires financial institutions to make determinations about the provision or denial of services based on an analysis of risk factors unique to each current or prospective customer. Prohibits financial institutions from denying or canceling services to a person, or otherwise discriminating against a person, based upon the use of a social credit score or other factors.

Fiscal Note (Dated April 3, 2024) Increase State Expenditures \$309,500/FY24-25/Financial Institutions \$306,500/FY25-26 and Subsequent Years/Financial Institutions

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

House Status 01/25/24 - Referred to House Banking & Consumer Affairs Subcommittee.

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

Sponsors Sen. Lundberg, Jon; Rep. Reedy, Jay  
Category Taxes Property  
Summary Changes the amount of reimbursement for property taxes for disabled veteran homeowners from payment on the first \$175,000 of full market value to the first \$300,000 of full market value.  
Fiscal Note (Dated February 14, 2024) Increase State Expenditures Exceeds \$13,318,600/FY24-25 and Subsequent Years Other Fiscal Impact The extent of any permissive impact on local government expenditures cannot reasonably be determined.  
Senate Status 04/11/24 - Set for Senate Finance, Ways & Means Committee 04/15/24.  
House Status 02/28/24 - Taken off notice in House Property & Planning Subcommittee.

**SB1808/HB2105 Driving privileges for a person who is not a US citizen or lawful permanent resident.**

Sponsors Sen. Campbell, Heidi; Rep. Dixie, Vincent  
Category Transportation Vehicles  
Summary Authorizes the department of safety to issue a driver privilege card or permit that confers the same privileges as a driver license to a person who is not a United States citizen or lawful permanent resident of the United States as long as they meet certain requirements, such as being a resident of the state, having reported income in Tennessee, and meets the financial responsibility requirements of the Tennessee Financial Responsibility Law of 197. Any information that is not otherwise collected by the department or required for the issuance of any other driving credential issued pursuant to obtaining a driver privilege card and any information regarding restrictions in the department's records related to the issuance of a credential issued pursuant to this section is deemed privileged and confidential.  
Fiscal Note (Dated February 25, 2024) Other Fiscal Impact The proposed legislation will require the Department of Safety to modify existing software and design and implement new licenses. This work is assumed to be accomplished by the relevant vendors under current contract provisions with no additional expenditures to the department. However, if the relevant contract provisions are exhausted by this and other legislation subsequently enacted, the department could incur an increase in state expenditures up to \$230,500 in FY24-25. SB 1808 - HB 2105 There will also be an unknown increase in state revenue to the Driver Services Division of the Department of Safety deriving from an increase in license issuance and renewals. Additionally, there will be an unknown increase in local government revenue due to fees charged for license issuance and renewals.  
Senate Status 03/13/24 - Failed in Senate Transportation & Safety Committee.  
House Status 03/13/24 - Taken off notice in House Transportation Subcommittee.

**SB1824/HB2074 Extension of time for filing or payment.**

Sponsors Sen. Watson, Bo; Rep. Hicks, Gary  
Category Taxes Business  
Summary Allows a request for an extension of time to file a business tax return and pay the tax to be signed by the taxpayer or the taxpayer's representative. Broadly captioned.  
Fiscal Note (Dated January 23, 2024) NOT SIGNIFICANT  
Senate Status 04/11/24 - Set for Senate Finance, Ways & Means Committee 04/15/24.  
House Status 04/11/24 - Set for House Finance, Ways & Means Subcommittee 04/16/24.

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

Sponsors Sen. Johnson, Jack; Rep. Bricken, Rush  
Category State Government

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

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

Fiscal Note (Dated February 19, 2024) NOT SIGNIFICANT

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

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

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

**SB1855/HB2136 Foreclosure notices.**

Sponsors Sen. Lowe, Adam; Rep. Eldridge, Rick

Category Estates & Trusts

Summary Requires the first publication for a sale of land to foreclose a deed of trust, mortgage, or other lien securing the payment of money or other thing of value or under judicial orders or process to be at least 30 days, instead of at least 20 days, previous to the sale. Broadly captioned.

Fiscal Note (Dated March 8, 2024) NOT SIGNIFICANT

Senate Status 01/31/24 - Referred to Senate Judiciary Committee.

House Status 03/12/24 - Taken off notice in House Civil Justice Subcommittee.

**SB1857/HB2161 Davidson County - partial payment of property taxes.**

Sponsors Sen. Haile, Ferrell; Rep. Moon, Jerome

Category Taxes Property

Summary Reduces, from \$25 to \$20, the minimum amount of a partial payment of property taxes that the Trustee for the Metropolitan Government of Nashville and Davidson County may accept. Broadly captioned.

Fiscal Note (Dated February 13, 2024) NOT SIGNIFICANT

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

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

**SB1866/HB1907 Determining whether a person is an illegal alien for employment purposes.**

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

Category Labor Law

Summary Clarifies that illegal alien means anyone who is not lawfully admitted for permanent residence in the United States or authorized to be employed by the federal Immigration and Naturalization Act or the United States attorney general.

Fiscal Note (Dated March 10, 2024) NOT SIGNIFICANT

Senate Status 04/08/24 - Senate passed.

House Status 04/09/24 - House Commerce Committee recommended. Sent to House Calendar & Rules.

**SB1889/HB1849 THDA reports on info relating to grants, tax credits, and other funds distributed through the authority.**

Sponsors Sen. Oliver, Charlane; Rep. Parkinson, Antonio

Category Property & Housing  
Summary Requires THDA to report quarterly to each member of the general assembly information relating to grants, tax credits, and other funds distributed through the authority, the resources utilized by the authority to facilitate such distributions, and information relating to mechanisms by which the public may apply for and access such distributions. Broadly captioned.

Fiscal Note (Dated January 15, 2024) NOT SIGNIFICANT  
Senate Status 01/29/24 - Referred to Senate State & Local Government Committee.  
House Status 02/14/24 - Taken off notice in House Property & Planning Subcommittee.

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

Sponsors Sen. Oliver, Charlane; Rep. Clemmons, John  
Category Property & Housing  
Summary Requires a landlord, leasing company, or management company to disclose all fees charges in addition to the rent during a billing cycle and whether the residential property landlord accepts reusable screening reports prior to the prospective tenant's submission of an application. Creates requirements for an individual to use a reusable tenant screening report in an application for residential rental property. Makes other changes related to the disclosure and charging of fees in connection with residential rental property including prohibiting a landlord from charging a fee that is higher than the actual cost to do business.

Fiscal Note (Dated March 1, 2024) NOT SIGNIFICANT  
Senate Status 03/12/24 - Taken off notice in Senate Commerce & Labor Committee.  
House Status 03/05/24 - Failed in House Business & Utilities Subcommittee.

**SB1913/HB1944 Class B misdemeanor offense - operation of motor vehicle with altered height of front fender.**

Sponsors Sen. Niceley, Frank; Rep. Carr, Dale  
Category Transportation Vehicles  
Summary Makes it a Class B misdemeanor offense for a person to operate a passenger motor vehicle on a street, road, or highway in this state if, by alteration of the suspension, frame, or chassis, the height of the vehicle's front fender is four or more inches greater than the height of the rear fender. Broadly captioned.

Fiscal Note (Dated February 2, 2024) NOT SIGNIFICANT  
Senate Status 02/28/24 - Signed by Senate speaker.  
House Status 02/28/24 - Signed by House speaker.  
Executive Status 03/07/24 - Enacted as Public Chapter 0541 effective July 1, 2024.

**SB1916/HB2394 Parameters for transferring unused campaign funds.**

Sponsors Sen. Niceley, Frank; Rep. Lafferty, Justin  
Category Campaigns & Lobbying  
Summary Allows a candidate for a state or local campaign to transfer unused funds to a federal campaign account for a primary election if the candidate notifies each donor of the proposed transfer and a donor does not object to the transfer within 30 days of the notification. Requires the funds donated by donors who object to the transfer to be returned to the donor.

Fiscal Note (Dated February 13, 2024) NOT SIGNIFICANT  
Senate Status 03/19/24 - Taken off notice in Senate State & Local Government Committee.  
House Status 03/13/24 - Taken off notice in House Elections & Campaign Finance Subcommittee.



**SB1934/HB2043**      **Eliminates sales tax on groceries.**  
Sponsors            Sen. Oliver, Charlane; Rep. Behn, Aftyn  
Category             Taxes Sales  
Summary              Eliminates the 4% sales tax on the retail sale of food and food ingredients for human consumption. Enacts the Business Enterprise Tax Act which imposes a 0.75% tax upon the taxable enterprise value tax base of every business enterprise. Also enacts the Worldwide Combined Reporting Act which applies to the reporting of net earnings and the levying of taxes. (32 pp.)  
  
Amendment         House Finance Subcommittee amendment 1 (015661) eliminates the state and local sales tax on food and food ingredients and holds local governments harmless for lost state-shared allocations. Effective January 1, 2025.  
Summary  
  
Fiscal Note         (Dated March 3, 2024) Increase State Revenue Net Impact Exceeds \$39,559,700/FY24-25 Exceeds \$19,779,900/FY25-26 and Subsequent Years Increase State Expenditures \$2,000,000/FY24-25 Decrease Local Revenue Net Impact \$240,573,300/FY24-25 \$481,146,600/FY25-26 and Subsequent Years Other Fiscal Impact The extent in which adoption of Worldwide Combined Reporting may impact foreign direct investment and business activity in this state, and whatever impact it may or may not have on state revenue, is based upon multiple unknown variables that cannot be reasonably quantified or determined.  
  
Senate Status        04/11/24 - Set for Senate Finance, Ways & Means Committee 04/15/24.  
House Status        04/11/24 - Set for House Finance, Ways & Means Subcommittee 04/16/24.

**SB1982/HB2084**      **Offense of wage theft.**  
Sponsors            Sen. Lamar, London; Rep. Jones, Justin  
Category             Criminal Law  
Summary              Establishes the offense of wage theft which is described as a person who acts as an employer, hires an employee for a wage and intentionally does not pay the employee the greater of the amount agreed upon between the employer and the employee or the minimum wage rate. Broadly captioned.  
  
Fiscal Note         (Dated March 15, 2024) Increase State Expenditures \$41,400 Incarceration Increase Local Expenditures \$900/FY24-25 and Subsequent Years\*  
  
Senate Status        01/29/24 - Referred to Senate Judiciary Committee.  
House Status        03/19/24 - House Banking & Consumer Affairs Subcommittee took no action.

**SB2017/HB2113**      **Property tort cause of action for unpaid wages.**  
Sponsors            Sen. Reeves, Shane; Rep. Powers, Dennis  
Category             Tort Liability  
Summary              Requires a property tort cause of action for unpaid wages for hours worked, overtime, minimum wage, salary, bonuses, commissions, or other compensation owed to an employee or independent contractor, including causes of action for breach of contract, unjust enrichment, or quantum meruit to be brought within three years of accruing.  
  
Fiscal Note         (Dated February 16, 2024) NOT SIGNIFICANT  
Senate Status        04/01/24 - Senate passed.  
House Status        03/18/24 - House passed.  
Executive Status    04/01/24 - Sent to the speakers for signatures.

**SB2027/HB2110**      **Clarification of "work."**  
Sponsors            Sen. Reeves, Shane; Rep. Boyd, Clark  
Category             Labor Law  
Summary              For purposes of this bill, "work" has the same meaning as interpreted by the U.S. Supreme

Court in relation to the Fair Labor Standards Act. The U.S. Supreme Court has held that "work," broadly, means services rendered for which remuneration is owed. "Work" includes all time that an employee is required to be on the employer's premises, on duty, or at a prescribed workplace. For example, time spent at a workplace putting on or removing work-related gear qualifies as "work." This bill provides that "work" does not include the time an employee spends on the following: (1) Walking, riding, or traveling to and from the actual place of performance of the principal activity or activities that the employee is employed to perform; (2) Activities that are preliminary to or postliminary to the principal activity; or (3) Activities that require insubstantial or insignificant periods of time beyond the employee's scheduled working hours. This bill prohibits an employee from joining as a party plaintiff in any civil action brought under this bill by an employee, person acting on behalf of an employee, or person acting on behalf of all similarly situated employees unless that employee first gives written consent to become such a party plaintiff and that consent is filed with the court in which the action is brought. This bill establishes a statute of limitations of two years for filing any such action.

Amendment Summary	House amendment 1 (013622) removes the following provisions from the bill: (1) The two-year statute of limitations; and (2) The prohibition on an employee joining as a party plaintiff in a civil action that is brought under state human rights law by an employee, person acting on behalf of an employee, or person acting on behalf of all similarly situated employees unless that employee first gives written consent to become such a party plaintiff and that consent is filed with the court in which the action is brought.rs.
Fiscal Note	(Dated February 12, 2024) NOT SIGNIFICANT
Senate Status	03/18/24 - Signed by Senate speaker.
House Status	03/14/24 - Signed by House speaker.
Executive Status	04/02/24 - Enacted as Public Chapter 0623 effective July 1, 2024.

## **SB2066/HB1969**

### **Installation of carbon monoxide alarms in childcare agencies.**

Sponsors	Sen. Bailey, Paul; Rep. Jernigan, Darren
Category	Welfare
Summary	Requires installation of carbon monoxide alarms in each room of a childcare agency where care is provided to a child. Requires the alarms to meet certain national certification standards and be installed in accordance with national fire safety recommendations or manufacturer instructions. Establishes dates by which the alarms must be installed in new and existing childcare agencies.
Amendment Summary	Senate amendment 1 (014029) makes the following changes to the bill: (1) Removes the definition of an "approved carbon monoxide alarm" ("alarm"); (2) Removes the requirement that the alarm be installed in accordance with either the standards of the National Fire Protection Association or the manufacturer's directions, unless the standards or directions conflict with applicable law; (3) Requires the alarm to be listed according to the International Building Code and International Fire Code for the purpose of carbon monoxide detection; (4) Adds the penalty for a violation of the bill, which is a Class C misdemeanor and clarifies that each day on which a violation continues constitutes a separate offense. (5) Removes the requirement that a child care agency in operation on July 1, 2024, have alarms installed no later than September 30, 2024; (6) Removes the requirement that a child care agency that begins operating on or after July 1, 2024, have alarms installed prior to the first day that child care is provided to children on the premises of the agency; and (7) Authorizes the state fire marshal to promulgate rules to effectuate the bill.
Fiscal Note	(Dated February 15, 2024) NOT SIGNIFICANT
Senate Status	02/29/24 - Senate passed with amendment 1 (014029).
House Status	04/04/24 - House passed.
Executive Status	04/04/24 - Sent to the speakers for signatures.

<b>SB2100/HB1892</b>	<b>Use of third-party examiners, inspectors, or engineers.</b>
Sponsors	Sen. Johnson, Jack; Rep. Lamberth, William
Category	Construction
Summary	Authorizes the use of certain third-party examiners, inspectors, engineers, and professionals in lieu of a local or state examiner, inspector, engineer, or professional for certain permitted processes and requirements. Establishes procedures and requirements for the use of a third-party examiner, inspector, engineer, or professional in building construction. Part of Administration Package (22 pp.).
Amendment Summary	Senate amendment 1 (013987) requires a local jurisdiction, which has adopted its building standards and codes authorized in statute, but outside of the minimum state-wide standards, to perform any examinations of construction plans and specifications and inspections within 30 days of a request. Authorizes the State Fire Marshal to require an inspection during construction or alteration of certain types of buildings or structures. Authorizes a person in a local jurisdiction to engage with third-party inspectors or third-party plans examiners to examine plans and specifications prior to construction or to complete locally required building construction inspections and inspection reports during construction, in lieu of examinations or inspections by the local jurisdiction. Clarifies that engaging with a third party is not applicable to state buildings, educational occupancies, or any other occupancy requiring an inspection by the State Fire Marshal for initial licensure, except agencies licensed by the Department of Human Services. Removes the requirement that a local jurisdiction that accepts an electrical engineer inspection by a registered inspector must maintain a record of an inspection performed by an engineer for no less than three audit years. Authorizes a person to engage a third-party water resource engineer to prepare a permit package to install a subsurface sewage disposal system or to inspect the final inspection of a subsurface sewage disposal system in lieu of the Department of Environment and Conservation (TDEC) or contract county. Authorizes a person to engage a third-party water resource engineer to conduct a final inspection or to review engineering reports, plans, and specifications to construct, install, or modify a non-discharging treatment works or sewerage system, including the collection system, treatment facility, and land application components. Authorizes a person to engage a third-party wetland professional to review an application for the alteration of the physical, chemical, radiological, biological, or bacteriological properties of any waters of the state in lieu of TDEC review. Authorizes the third party to submit a permit application review after the applicant has submitted an aquatic resource inventory and TDEC has concurred with this inventory. Creates requirements and guidelines for engaging with each applicable third party under the applicable departments. Prohibits third parties from conducting an inspection, examination, review or permit package if the third-party inspector or third-party examiner has a conflict of interest. Requires any fees charged by the local government or department for a third-party plans examinations, inspection, reviews or permit packaging to be the same amount charged by the local government, or departments to perform the same service. Senate amendment 2 (014959) requires a person who engages a third-party inspector to complete locally required building inspections are required to continue using a third-party inspector for any subsequent inspections. Requires the person to submit the building plans, inspection reports, third-party inspector's name and registration, and a sworn written statement by the third-party inspector stating any deficiencies in the applicable code. House amendment 1 (017076) makes the following changes: (1) Authorizes a soil scientist certified by the department to submit an application for a permit for a subsurface sewage disposal system with a capacity of less than 750 gallons per day that includes the completed application, application fee, proposed design, an appropriate intensity soils map signed by a soil scientist certified by the department, and a completed but unsigned permit for construction of the subsurface disposal system; and (2) When a local jurisdiction or the state fire marshal's office accepts a final inspection under the provisions in the bill summary regarding third-party

inspectors, then requires the local jurisdiction to issue a certificate of occupancy.  
Fiscal Note (Dated February 10, 2024) NOT SIGNIFICANT  
Senate Status 04/08/24 - Senate concurred in House amendment 1 (017076).  
House Status 03/28/24 - House passed with amendment 1 (017076).  
Executive Status 04/08/24 - Sent to the speakers for signatures.

**SB2103/HB1893 Value of tangible property as minimum tax base.**

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

Category Taxes Business

Summary Deletes the provision requiring that the measure of the franchise tax must not be less than the actual value of the real or tangible property owned or used by a taxpayer in this state. Authorizes the commissioner of revenue to issue refunds under certain conditions to taxpayers who properly file a claim for refund for taxes paid under that provision.

Amendment Summary Senate amendment 2 (003515) makes the following changes to the bill: (1) Requires the tax subject to refund to have been reported to the department of revenue ("department") on a return filed on or after January 1, 2021, covering a tax period that ended on or after March 31, 2020, and the refund claim must be filed between May 1, 2024 and February 3, 2025, instead of requiring the refund to be claimed within three years from December 31 of the year in which the payment was made or within any period covered by an extension; (2) Requires all refunds paid pursuant to the bill to be paid from an appropriately designated fund established by the commissioner of finance and administration. Except as otherwise provided in this (2), any unexpended balance at the end of a fiscal year must not revert to the general fund but must be carried forward to be expended in the subsequent fiscal year. On or before June 30, 2025, the commissioner of finance and administration and the commissioner of revenue must jointly certify to the chairs of the finance, ways and means committees of the senate and the house of representatives the amount claimed pursuant to the bill. On July 1, 2025, any funds in excess of the certified amount must revert to the general fund. The fund specified in this (2) expires upon final payment of all refunds due pursuant to this section, and any remaining balance must revert to the general fund. It is the legislative intent that the beginning balance in the fund must be from funds appropriated by the general assembly in the general appropriations act for the purposes of the bill; and (3) On or before December 31, 2024, requires the department of revenue to report in writing to the chairs of the finance, ways and means committees of the senate and the house of representatives, and to the directors of the office of legislative budget analysis, the total number of refund claims filed and the total amount paid pursuant to the bill; this removes the requirement to report annually until December 31, 2027. House amendment 1 (017753) makes the following changes: (1) Revises the provision in the bill requiring the tax subject to refund to have been reported to the department of revenue ("department") on a return filed on or after January 1, 2021, covering a tax period that ended on or after March 31, 2020, and the refund claim must be filed between May 1, 2024 and February 3, 2025, by, instead, requiring the tax subject to refund must have been reported to the department on a return filed on or after January 1, 2023, covering a tax period that ended on or after March 31, 2022, and the refund claim must be filed pursuant to this section between May 1, 2024, and February 3, 2025; (2) Adds to the provision in the bill requiring the claim for refund, including information necessary to determine the proper amount due, to be filed on a form prescribed by the commissioner exclusively for the purpose of seeking a refund and must not include a claim for refund on any other basis by requiring the form to include a statement that upon acceptance of a refund, the taxpayer knowingly waives any claim by the taxpayer or the right to file suit alleging that the franchise tax in the Franchise Tax Law of 1999 is unconstitutional by failing the internal consistency test; (3) If a taxpayer is due a refund under this bill and the taxpayer is a party to an agreement with the department of economic and community development and, as a result of such agreement, has received or is entitled to a tax credit administered by the department

of revenue, requires the tax credit must first be used to offset and reduce the amount of the refund due to the taxpayer (4) Requires the name of each taxpayer issued a refund and the amount of the refund issued to be published on the department's website; (5) Prohibits attorneys' fees from being added to the amount of refund due; (6) Requires the office of the attorney general to review and approve the department's process for reviewing refund claims under this bill before the department is authorized to review and approve such claims; (7) If the application of the Franchise Tax Law of 1999 to a tax period results in a lower tax base than the minimum tax base of the value of tangible property, as it existed prior to the effective date of this bill, and as it applied to tax periods ending before December 31, 2023, then this amendment authorizes a taxpayer to annually elect to use the minimum tax base of the value of tangible property as it applied to tax periods ending before December 31, 2023. However, the election must result in a higher tax levied for the tax period under the law relevant to the rate of tax under the Franchise Tax Law of 1999, and the taxpayer waives any claim that the minimum tax base of the value of tangible property is unconstitutional by failing the internal consistency test; (8) Adds to the present law providing that the commissioner of revenue, with the approval of the attorney general is empowered and directed to refund to taxpayers all taxes collected or administered by the commissioner that are, on the date of payment, paid in error or paid against any statute, rule, regulation or clause of the constitution of this state or of the United States. The commissioner is also authorized to automatically issue a credit or refund, without the necessity of the approval for the portion of estimated taxes paid in excess of the actual liability established by the initial and subsequently filed return for the tax period. The authority granted in this present law extends only to taxes for which a claim is filed, with the commissioner under penalties of perjury, within three years from December 31 of the year in which the payment was made. However, this amendment provides that with regard to the payment of a franchise tax levied under the Franchise Tax Law of 1999, the authority granted in the present law in (8) above extends only to taxes for which a claim is filed, with the commissioner under penalties of perjury, within one year from December 31 of the year in which the payment was made; and (9) Requires a suit that contains a claim or allegation that the franchise tax in the Franchise Tax Law of 1999, or any provision of that act is unconstitutional by failing the internal consistency test to be filed on or before February 3, 2025.

Fiscal Note (Dated February 12, 2024) Increase State Revenue \$1,561,577,600/FY24-25/Franchise Tax Refund Fund Decrease State Revenue \$393,400,000/FY24-25/General Fund \$405,200,000/FY25-26 and Subsequent Years/General Fund Increase State Expenditures \$1,561,577,600/FY24-25/General Fund Other Fiscal Impact Should taxpayers amend estimated tax payments as a result of the proposed legislation in FY23-24, decreases in state franchise tax revenue will be realized prior to FY24-25. The amount of any decrease is dependent on multiple unknown factors and cannot be reasonably determined. An amount of up to \$1,561,577,600 will be expended from the Franchise Tax Refund Fund beginning in FY24-25 and ending in FY27-28. The Governors FY24-25 proposed budget includes a one-time appropriation of \$1,200,000,000 in FY23-24 and recognizes a decrease in recurring revenue of \$410,000,000, beginning in FY24-25.

Senate Status 04/11/24 - Senate non-concurred in House amendment 1 (017753).

House Status 04/12/24 - Set for House Message 04/15/24.

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

Sponsors Sen. Briggs, Richard; Rep. Behn, Aftyn

Category Property & Housing

Summary Requires each municipal and metropolitan government to adopt, on or before July 1, 2025, certain housing development strategies, including providing for zoning that specifically allows

or encourages the development of tiny homes, in addition to other strategies. Provides that a municipal or metropolitan government that does not adopt such housing development strategies is ineligible for certain state grants, including community development block grants and local park and recreation fund grants. Broadly captioned.

Fiscal Note (Dated February 14, 2024) Other Fiscal Impact A mandatory impact to local government revenue and increase in local expenditures cannot be estimated with reasonable certainty. \*  
Senate Status 03/19/24 - Taken off notice in Senate State & Local Government Committee.  
House Status 02/06/24 - Referred to House Property & Planning Subcommittee.

### **SB2126**

#### **Increases minimum hourly wage.**

Sponsors Sen. Kyle, Sara  
Category Labor Law  
Summary Increases, from \$7.25 to \$15, the minimum hourly wage for employees within the state.  
Senate Status 02/02/24 - Withdrawn in Senate.

### **SB2136/HB2318**

#### **Scope of practice of physician assistants and advanced practice nurses.**

Sponsors Sen. Reeves, Shane; Rep. Williams, Ryan  
Category Health Care  
Summary Makes revisions to the authorized scope of practice of physician assistants and advanced practice nurses who meet certain qualifications (35 pp.).  
Amendment Summary House Health Subcommittee amendment 1 (016712) establishes the scope of services which may be performed by physician assistants, including the issuing of controlled substances. Authorizes an authorized physician assistant to complete, sign, and file medical certifications of death. Authorizes a physician assistant who has not received endorsement from the Board of Physician Assistants (BPA) to practice under protocols jointly developed by a collaborating physician and the physician assistant. Establishes the manner in which protocols may be utilized. Requires a physician assistant who has received an endorsement from the board to have a collaborative agreement with a physician. Requires a physician assistant to have a minimum of 6,000 hours of documented postgraduate clinical experience, have a physician willing to enter into a collaborative agreement, and meet such other requirements as set forth in rules promulgated by the BPA to be eligible to receive an endorsement. Requires the Board of Medical Examiners (BME) to establish and maintain an online registry of licensed physicians who are willing to enter into a collaborative agreement with a physician assistant. Effective January 1, 2025, authorizes the BPA to take disciplinary action against a physician assistant for holding themselves out as board-certified in a medical specialty, or for utilizing a medical specialty designation with certain titles, advertisements, credentialing, or applications. Creates exceptions for certain licensees who worked in a healthcare setting that used a medical specialty designation prior to January 1, 2024. Senate Judiciary Committee amendment 1 (017651) establishes the scope of services which may be performed by physician assistants, including the issuing of controlled substances. Authorizes an authorized physician assistant to complete, sign, and file medical certifications of death. Authorizes a physician assistant who has not received endorsement from the Board of Physician Assistants (BPA) to practice under protocols jointly developed by a collaborating physician and the physician assistant. Establishes the manner in which protocols may be utilized. Requires a physician assistant who has received an endorsement from the board to have a collaborative agreement with a physician. Requires a physician assistant to have a minimum of 6,000 hours of documented postgraduate clinical experience, have a physician willing to enter into a collaborative agreement, and meet such other requirements as set forth in rules promulgated by the BPA to be eligible to receive an endorsement. Does not require a physician assistant who is eligible to become endorsed by the BPA. Requires the initial rules governing the

collaboration of physician assistants with physicians to be established and promulgated by a task force composed of six members from the BPA, Board of Medical Examiners (BME), Board of Osteopathic Examination, and the Board of Podiatric Medical Examiners, who must be appointed by their respective boards by September 1, 2024. Terminates the task force upon the upon the effective date of a permanent rule establishing collaboration pursuant to the legislation, and requires the task force to notify the revisor of statutes of the effective date of the rules promulgated by the task force. Requires the BME to establish and maintain an online registry of licensed physicians who are willing to enter into a collaborative agreement with a physician assistant. Authorizes the BPA to take disciplinary action against a physician assistant for holding themselves out as board-certified in a medical specialty, or for utilizing a medical specialty designation with certain titles, advertisements, credentialing, or applications. Creates exceptions for certain licensees who worked in a healthcare setting that used a medical specialty designation prior to January 1, 2024.

Fiscal Note (Dated March 10, 2024) Increase State Revenue \$1,094,100/FY24-25/Board of Nursing \$189,900/FY24-25/Board of Physician Assistants \$328,200/FY25-26 and Subsequent Years/ Board of Nursing \$57,000/FY25-26 and Subsequent Years/ Board of Physician Assistants Increase State Expenditures \$332,700/FY24-25/ Division of Health-Related Boards \$308,900/FY25-26 and Subsequent Years/ Division of Health-Related Boards HB 2318 - SB 2136 Pursuant to Tenn. Code Ann. 4-29-121, all health-related boards are required to be self-supporting over a two-year period. The Board of Nursing had an annual surplus of \$28,720 in FY21-22, an annual deficit of \$665,329 in FY22-23, and a cumulative reserve balance of \$7,181,718 on June 30, 2023. The Board of Physician Assistants had an annual surplus of \$100,032 in FY21-22, an annual deficit of \$29,153 in FY22-23, and a cumulative reserve balance of \$295,339 on June 30, 2023. The Division of Health-Related Boards had an annual surplus of \$2,687,730 in FY21-22, an annual surplus of \$720,811 in FY22-23, and a cumulative reserve balance of \$36,563,823 on June 30, 2023.

Senate Status 04/10/24 - Senate Finance, Ways & Means Committee recommended. Sent to Senate Calendar Committee.

House Status 04/10/24 - Set for House Government Operations Committee 04/15/24.

**SB2143/HB2131 Report on findings and recommendations concerning the TN works pilot program.**

Sponsors Sen. Reeves, Shane; Rep. Powers, Dennis

Category Labor Law

Summary Removes an outdated provision that required the department of labor and workforce development, on or before January 1, 2014, to report to the commerce and labor committee of the senate and the business and utilities committee of the house of representatives concerning the department's findings and recommendations concerning the Tennessee works pilot program. Broadly captioned.

Fiscal Note (Dated January 27, 2024) NOT SIGNIFICANT

Senate Status 02/01/24 - Referred to Senate Commerce & Labor Committee.

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

**SB2148/HB2100 Provision or denial of services based on an analysis of risk factors unique to customer.**

Sponsors Sen. Johnson, Jack; Rep. Zachary, Jason

Category Banking & Credit

Summary Requires financial institutions to make determinations about the provision or denial of services based on an analysis of risk factors unique to each current or prospective customer. Prohibits financial institutions from denying or cancelling services to a person based on the

Amendment Summary	<p>person's political affiliations, religious beliefs, firearm ownership, and other factors. House amendment 1 (015550) requires financial institutions and insurers to make determinations about the provision or denial of services based on an analysis of risk factors or based on an analysis of sound underwriting and actuarial principles related to actual or reasonably anticipated loss experience unique to each current or prospective customer. Prohibits a financial institution from denying, canceling or discriminating its services to a person on the basis of a list of certain specific factors including, but not limited to political affiliation, social credit score, or any factor that is not a quantitative, impartial, risk-based standard. Prohibits an insurer from refusing to insure, or charging a different rate to a person, solely on the basis of a person's political affiliations or religious affiliations. Authorizes a customer to request from a financial institution a detailed explanation within 90 days of the basis of denial, restriction or termination of service. Requires the financial institution to submit upon receipt of the request the letter within 30 days. Establishes a violation by a financial institution of such as an unfair and deceptive act or practice under the Consumer Protection Act of 1977 and establishes a violation by an insurer is an unfair trade practice under the Unfair Trade Practices and Unfair Claims Settlement Act of 2009. Declares that the provisions of the legislation do not apply to a department, agency, or instrumentality of the United States, or its agent, to the extent of its operations in such capacity. Senate amendment 2 (015625) prohibits an insurer from refusing to insure or charge a different rate to a person on the basis of political opinions or religious beliefs.</p>
Fiscal Note	(Dated February 9, 2024) Increase State Expenditures \$310,600/FY24-25/Financial Institutions \$307,600/FY25-26 and Subsequent Years/Financial Institutions
Senate Status	03/25/24 - Senate passed with amendment 2 (015625).
House Status	04/01/24 - House concurred in Senate amendment 2 (015625).
Executive Status	04/01/24 - Sent to the speakers for signatures.

**SB2150/HB2249**

**Declaration subject time frame.**

Sponsors	Sen. Johnson, Jack; Rep. McCalmon, Jake
Category	Property & Housing
Summary	Reduces from 30 business days to 30 days, the amount of time that a business entity that is subject to a declaration has to send notice of a change in contact information for the entity or a transfer of the ownership interest in the residential property to the homeowners' association. Broadly captioned.
Amendment Summary	Senate amendment 1 (014107) rewrites the bill to add to the law regarding homeowners' associations, as follows: (1) This amendment requires a homeowners' association seeking to levy a special assessment on its members for a nonessential amenity to (i) pass the assessment by at least a two-thirds majority vote of the total members in the homeowners' association; and (ii) provide members with financing or a payment plan over a defined period of time. As used in this amendment, a "nonessential amenity" means an amenity that is not essential to the daily regular operation of the community, including a pool, tennis court, or club house and does not include: (i) a road, utility, or other amenity that is necessary to the daily regular operation of a community; or (ii) an amenity described in the declaration but not yet built; (2) This amendment provides that if a member of the homeowners' association fails to pay a special assessment for a nonessential amenity, then this amendment prohibits the homeowners' association from taking a foreclosure action against the property or the member for failure to pay the special assessment; and (3) This amendment revises the present law that provides that the law regarding multiple ownership of property relevant to homeowners' associations applies to declaration amendments that are enacted on or after May 1, 2021. This amendment clarifies that such present law is not applicable to the provisions in this amendment.
Fiscal Note	(Dated January 31, 2024) NOT SIGNIFICANT
Senate Status	04/04/24 - Signed by Senate speaker.



House Status 04/05/24 - Signed by House speaker.  
Executive Status 04/05/24 - Sent to governor.

**SB2163/HB2422 Timeframe for a fire marshal to settle a building or fire code dispute.**

Sponsors Sen. Yarbro, Jeff; Rep. Powell, Jason  
Category Local Government  
Summary Increases from 10 working days to 15 business days the amount of time the fire marshal has to issue a decision on a dispute between a city and county regarding a building or fire code. Broadly captioned.  
Fiscal Note (Dated February 7, 2024) NOT SIGNIFICANT  
Senate Status 02/01/24 - Referred to Senate Commerce & Labor Committee.  
House Status 02/01/24 - Caption bill held on House clerk's desk.

**SB2182/HB2797 Notice requirement for public meeting by an industrial development corporation.**

Sponsors Sen. Lundberg, Jon; Rep. Hulse, Bud  
Category Local Government  
Summary Specifies that the required notice of a public meeting by an industrial development corporation related to the approval of a payment in lieu of taxes for a lessee of the corporation must be published on the website of the corporation. Broadly captioned.  
Amendment Summary Senate amendment 1 (015080) rewrites the bill to, instead, provide that an industrial development corporation created by a housing opportunity county or by a municipality within the boundaries of the housing opportunity county or jointly by any combination of such entities has the following powers: (1) To construct and install public infrastructure for qualified residential developments or contract with a private party for the construction and installation of such public infrastructure; (2) To accept loans and grants of money from this state or the U.S. or any agency or instrumentality of this state or the U.S., upon such terms and conditions as this state, the U.S., or the agency or instrumentality may impose, for purposes of carrying out the design, construction, installation, financing, or undertaking of public infrastructure; and (3) To make loans and grants of money to private entities constructing and installing public infrastructure for qualified residential developments within the boundaries of the housing opportunity county upon such terms as the industrial development corporation deems advisable. As used in this amendment, a "housing opportunity county" means a county that is certified by the comptroller of the treasury and the commissioner of economic and community development as a county with acute needs for additional housing to support the expected growth in population due to the undertaking of one or more economic development projects, whether or not located in the county, that are expected to result in the employment of more than 1,000 new employees. Additionally, as used in this amendment, a "qualified residential development" means an area to be developed for residential housing, which may be single-family housing or multi-family housing so long as that at least 80 percent of the developable area in the development is expected to be used for residential housing, as determined by the industrial development corporation. If this state or an agency or instrumentality of this state makes a loan or grant to an industrial development corporation in a housing opportunity county for the purposes described in this amendment, then this amendment requires such loan or grant to be made upon such terms as are embodied in a written agreement between this state or an agency or instrumentality of this state and that are approved by the comptroller of the treasury, the commissioner of economic and community development, and the commissioner of finance and administration. Such agreement may include such terms as are deemed advisable to this state to ensure that the housing to be constructed in the qualified residential development is affordable for persons

residing in the housing opportunity county. Senate amendment 2 (17340) makes the following changes: (1) Establishes that a "housing opportunity county" means a county with acute needs for additional housing to support the expected growth in population due to the undertaking of one or more economic development projects, whether located in the county or surrounding area, that are certified by the commissioner of economic and community development as expected to result in the employment of more than 1,000 new employees; and (2) If this state or an agency or instrumentality of this state makes a loan or grant to an industrial development corporation in a housing opportunity county for the purposes described in the bill, requires such loan or grant to be made upon such terms as are embodied in a written agreement between this state or an agency or instrumentality of this state and the industrial development corporation and that are approved by the comptroller of the treasury and the commissioner of finance and administration. House Local Government Committee amendment 1 (015086) authorizes certain industrial development corporations (IDCs) to: (1) construct and install public infrastructure for qualified residential developments, or to contract for such services; (2) accept loans and grants from the state and federal government or an instrumentality thereof; and (3) make loans and grants to private entities constructing and installing public infrastructure for qualified residential developments. Requires loans and grants made to IDCs by the state or an instrumentality thereof to be approved by the Comptroller of the Treasury (COT), the Commissioner of Economic and Community Development (ECD), and the Commissioner of Finance and Administration (F&A). House Local Government Committee amendment 2 (017340) changes the definition of "housing opportunity county" to mean counties with acute needs for additional housing to support expected population growth due to the undertaking of one or more economic development projects, whether in the county or the surrounding area, that are certified by the commissioner of economic and community development that will result in the employment of more than 1,000 new employees. Removes the requirement for the written agreement to be approved by the commissioner of economic and community development and the language allowing for the agreement to include terms that ensure the development is affordable for persons residing in the housing opportunity county.

Fiscal Note  
Senate Status

(Dated January 31, 2024) NOT SIGNIFICANT  
04/10/24 - Senate passed with amendment 1 (015080) and amendment 2 (17340). Senate amendment 1 (015080) rewrites the bill to, instead, provide that an industrial development corporation created by a housing opportunity county or by a municipality within the boundaries of the housing opportunity county or jointly by any combination of such entities has the following powers: (1) To construct and install public infrastructure for qualified residential developments or contract with a private party for the construction and installation of such public infrastructure; (2) To accept loans and grants of money from this state or the U.S. or any agency or instrumentality of this state or the U.S., upon such terms and conditions as this state, the U.S., or the agency or instrumentality may impose, for purposes of carrying out the design, construction, installation, financing, or undertaking of public infrastructure; and (3) To make loans and grants of money to private entities constructing and installing public infrastructure for qualified residential developments within the boundaries of the housing opportunity county upon such terms as the industrial development corporation deems advisable. As used in this amendment, a "housing opportunity county" means a county that is certified by the comptroller of the treasury and the commissioner of economic and community development as a county with acute needs for additional housing to support the expected growth in population due to the undertaking of one or more economic development projects, whether or not located in the county, that are expected to result in the employment of more than 1,000 new employees. Additionally, as used in this amendment, a "qualified residential development" means an area to be developed for residential housing, which may be single-family housing or multi-family housing so long as that at least 80 percent of the developable area in the development is expected to be used for residential housing, as determined by the industrial development corporation. If this state or an agency or

instrumentality of this state makes a loan or grant to an industrial development corporation in a housing opportunity county for the purposes described in this amendment, then this amendment requires such loan or grant to be made upon such terms as are embodied in a written agreement between this state or an agency or instrumentality of this state and that are approved by the comptroller of the treasury, the commissioner of economic and community development, and the commissioner of finance and administration. Such agreement may include such terms as are deemed advisable to this state to ensure that the housing to be constructed in the qualified residential development is affordable for persons residing in the housing opportunity county. Senate amendment 2 (17340) makes the following changes: (1) Establishes that a "housing opportunity county" means a county with acute needs for additional housing to support the expected growth in population due to the undertaking of one or more economic development projects, whether located in the county or surrounding area, that are certified by the commissioner of economic and community development as expected to result in the employment of more than 1,000 new employees; and (2) If this state or an agency or instrumentality of this state makes a loan or grant to an industrial development corporation in a housing opportunity county for the purposes described in the bill, requires such loan or grant to be made upon such terms as are embodied in a written agreement between this state or an agency or instrumentality of this state and the industrial development corporation and that are approved by the comptroller of the treasury and the commissioner of finance and administration.

House Status 04/11/24 - Set for House Finance, Ways & Means Subcommittee 04/16/24.

**SB2188/HB2384 Person designated to check bus for children at stops under TN Children with Disabilities Transportation Act.**

Sponsors Sen. Massey, Becky; Rep. Howell, Dan  
Category Education  
Summary

Changes, from August 1 of each year to before July 31 of each year, the date by which the name, address, and telephone number of the person designated to check a bus or vehicle for children at stops under the Tennessee Children with Disabilities Transportation Act must be sent to the appropriate LEA. Broadly captioned.

Amendment Summary Senate amendment 1 (015571) prohibits a governmental entity or local board of education from extending immunity granted to governmental employees to independent school bus owners and operators or other persons or entities by contract, agreement, or other means in performing or providing school-related transportation services to a local board of education. Requires that a contract or agreement between a local board of education and independent school bus owners and operators requires sufficient limits for tort liability exposures related to performing or providing school-related transportation services to the local board of education by the owners and operators as evidenced by a certificate of insurance from the owners and operators that has the local board of education listed as an additional insured.

Fiscal Note (Dated January 30, 2024) NOT SIGNIFICANT  
Senate Status 03/18/24 - Senate passed with amendment 1 (015571).  
House Status 04/11/24 - House passed.  
Executive Status 04/11/24 - Sent to the speakers for signatures.

**SB2198/HB2745 Reporting requirements for department of revenue.**

Sponsors Sen. Yarbro, Jeff; Rep. Clemmons, John  
Category Taxes Business  
Summary

Requires the department of revenue to submit, by January 1, 2026, a one-time report to the finance, ways and means committees of the house and the senate concerning the revenue effects of certain amendments made to the provision of the Franchise Tax Law of 1999 that

determines the apportionment of a taxpayer's net worth.

**Amendment Summary** Senate Finance Revenue Subcommittee amendment 1 (015050) establishes a franchise tax limitation credit in the amount of the difference between the Total National Franchise Tax (TNFT) and the Allowable National Franchise Tax (ANFT) to ensure that a taxpayer does not pay franchise taxes that subject the taxpayer to taxation on more than 100 percent of either the taxpayer's net worth or the taxpayer's real and tangible personal property. Establishes that if a taxpayer receives a final court decree determining the franchise tax established through the Franchise Tax Law of 1999, for a tax year ending prior to January 1, 2024, violates the Commerce Clause of the United States Constitution by subjecting the taxpayer to multiple taxation, the sole remedy for the taxpayer is the issuance of a tax limitation credit for that tax year.

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

**Senate Status** 03/19/24 - Senate Finance Revenue Subcommittee returned to full committee with a negative recommendation after adopting amendment 1 (015050).

**House Status** 03/13/24 - Taken off notice in House Finance, Ways & Means Subcommittee.

**SB2235/HB2194** **Reduces the gasoline tax.**

**Sponsors** Sen. Campbell, Heidi; Rep. Mitchell, Bo

**Category** Taxes Fuel

**Summary** Reduces the gasoline tax from 26 cents per gallon to 20 cents per gallon.

**Fiscal Note** (Dated April 3, 2024) Decrease State Revenue Net Impact \$123,981,900/FY24-25 and Subsequent Years/Highway Fund Decrease Local Revenue Net Impact \$77,794,300/FY24-25 and Subsequent Years

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

**House Status** 01/31/24 - Referred to House Transportation Subcommittee.

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

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

**Category** Property & Housing

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

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

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

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

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

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

**Category** Taxes Property

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

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

**Fiscal Note** (Dated March 1, 2024) Increase State Expenditures - \$92,500/FY24-25/Comptroller of the

Treasury Other Fiscal Impact The proposed legislation will result in a recurring decrease in local revenue and increase in local expenditures, both of which cannot be quantified with reasonable certainty but are considered permissive.

Senate Status 04/11/24 - Set for Senate Finance, Ways & Means Committee 04/15/24.  
House Status 04/10/24 - Set for House Finance, Ways & Means Subcommittee 04/16/24.

**SB2253/HB2001 Extension of time period a provider must send a claimant's medical records.**

Sponsors Sen. Stevens, John; Rep. Farmer, Andrew

Category Health Care

Summary Extends, from three business days to five business days, the time in which a provider must send a claimant's medical records to a requesting party after receipt of payment for the records.

Amendment Summary House Civil Justice Committee amendment 1, Senate amendment 1 (017483) makes the changes described below to damages in health care liability actions and applies to all health care liability actions filed on or after September 29, 2023. Present law authorizes in a health care liability action in which liability is admitted or established, the damages awarded to include (in addition to other elements of damages authorized by law) actual economic losses suffered by the claimant by reason of the personal injury, including, but not limited to, cost of reasonable and necessary medical care, rehabilitation services, and custodial care, loss of services and loss of earned income, but only to the extent that such costs are not paid or payable and such losses are not replaced, or indemnified in whole or in part, by insurance provided by an employer either governmental or private, by social security benefits, service benefit programs, unemployment benefits, or any other source except the assets of the claimant or of the members of the claimant's immediate family and insurance purchased in whole or in part, privately and individually. This amendment deletes the above present law and, instead, provides that in all health care liability actions, the common law collateral source rule is abrogated as specified in this amendment. In a health care liability action, the damages awarded may include, in addition to other elements of damages authorized by law, past and future actual economic losses suffered by the claimant. Past actual economic losses are limited to the following: (1) The amounts that have been paid or will be paid by the assets of the claimant or on the claimant's behalf; and (2) The amounts the claimant's providers have accepted or will accept as full payment for reasonable and necessary medical care, rehabilitation services, or custodial care, whether pursuant to (i) an agreement with an insurance company or third-party payor; (ii) the authorized reimbursement rates for a government health insurance program in which the claimant and the provider participate; or (iii) any charity, discount program, write-off, gift, or other reason by the provider. This amendment provides that actual economic losses will only be limited to the extent that documentation of the reduction is submitted. As used in this amendment, "actual economic losses" means the financial costs incurred by the claimant by reason of the personal injury, including the cost of reasonable and necessary medical care, rehabilitation services, and custodial care.

Fiscal Note (Dated February 7, 2024) NOT SIGNIFICANT

Senate Status 04/11/24 - Senate passed with amendment 1 (017483), which makes the changes described below to damages in health care liability actions and applies to all health care liability actions filed on or after September 29, 2023. Present law authorizes in a health care liability action in which liability is admitted or established, the damages awarded to include (in addition to other elements of damages authorized by law) actual economic losses suffered by the claimant by reason of the personal injury, including, but not limited to, cost of reasonable and necessary medical care, rehabilitation services, and custodial care, loss of services and loss of earned income, but only to the extent that such costs are not paid or payable and such losses are not replaced, or indemnified in whole or in part, by insurance provided by an employer either governmental or private, by social security benefits, service benefit programs,

unemployment benefits, or any other source except the assets of the claimant or of the members of the claimant's immediate family and insurance purchased in whole or in part, privately and individually. This amendment deletes the above present law and, instead, provides that in all health care liability actions, the common law collateral source rule is abrogated as specified in this amendment. In a health care liability action, the damages awarded may include, in addition to other elements of damages authorized by law, past and future actual economic losses suffered by the claimant. Past actual economic losses are limited to the following: (1) The amounts that have been paid or will be paid by the assets of the claimant or on the claimant's behalf; and (2) The amounts the claimant's providers have accepted or will accept as full payment for reasonable and necessary medical care, rehabilitation services, or custodial care, whether pursuant to (i) an agreement with an insurance company or third-party payor; (ii) the authorized reimbursement rates for a government health insurance program in which the claimant and the provider participate; or (iii) any charity, discount program, write-off, gift, or other reason by the provider. This amendment provides that actual economic losses will only be limited to the extent that documentation of the reduction is submitted. As used in this amendment, "actual economic losses" means the financial costs incurred by the claimant by reason of the personal injury, including the cost of reasonable and necessary medical care, rehabilitation services, and custodial care.

House Status 04/11/24 - Set for House Floor on 04/16/24.

**SB2289/HB2525 Low-interest construction loans to low-income persons living in areas with a need for affordable housing.**

Sponsors Sen. Kyle, Sara; Rep. Thompson, Dwayne

Category Taxes Property

Summary Requires a county register to remit 20% of collected transfer and mortgage taxes to the agency for purposes of making low-interest and zero-interest construction loans to low-income persons who live in areas with a critical need for affordable housing.

Fiscal Note (Dated April 4, 2024) Increase State Revenue \$80,184,000/FY24-25 and Subsequent Years/ Homebuyers Revolving Loan Fund Pool Decrease State Revenue \$80,184,000/FY24-25 and Subsequent Years/ General Fund Increase State Expenditures \$974,600/FY24-25 and Subsequent Years/ General Fund Other Fiscal Impact The precise timing and amount of any loans issued, loan repayments collected, and additional interest revenue to the Homebuyers Revolving Loan Fund Pool, if any, are dependent on multiple unknown factors cannot be reasonably determined.

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

House Status 02/01/24 - Referred to House Property & Planning Subcommittee.

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

Sponsors Sen. Johnson, Jack; Rep. Slater, William

Category Public Employees

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

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

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

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

**SB2315/HB2368**

**Residential Infrastructure Development Act of 2024.**

Sponsors

Sen. Pody, Mark; Rep. Carr, Dale

Category

Local Government

Summary

Authorizes a uniform procedure to establish infrastructure development districts as an alternative method to fund and finance capital infrastructure through the levy and collection of special assessments. Provides for the uniform operation, exercise of power, and procedure for termination of any such independent district. Defines "host municipality" and other relative definitions. Authorizes the governing body of a host municipality to create, by resolution, one or more infrastructure development districts located in whole or part within the boundaries of such municipality. Requires an infrastructure development district to be approved by the governing body of each host municipality. Specifies residential requirement for district area. Also specifies public hearing and notice requirements regarding infrastructure development districts (19 pp.).

Amendment

Summary

Senate amendment 1, House Local Government Committee amendment 1 (015807) makes the following changes: (1) Clarifies that, as used in the bill, an "infrastructure development district" or "district" does not include a development district created pursuant to the Development District Act of 1965; (2) Revises the provision in the bill that defines "infrastructure" to mean (i) the streets, roads, bridges, and sidewalks, and water, wastewater, natural gas, electric, telecommunications, and storm water facilities, required for the development of a district, as identified in the establishment resolution, whether within or without the boundaries of the district; and (ii) land within the boundaries of the district required to be donated, dedicated, or otherwise made available to a governmental entity for public purposes by clarifying that the streets, roads, bridges, and sidewalks, and water, wastewater, natural gas, electric, telecommunications, and storm water facilities mentioned in (2)(i) above benefit the properties within the district; (3) Adds to the provisions in the bill requiring special assessments to be levied on the basis and in the amount set forth in the establishment resolution by also requiring the governing body to determine the total costs and expenses to be paid from the special assessments, and apportion such costs and expenses upon the various properties located within the district in accordance with the benefits conferred upon the various properties; (4) In determining the benefits to each lot or parcel of property within the district, authorizes the governing body to consider (i) frontage; (ii) area; (iii) the proportion that the assessed value of each lot or parcel bears to the whole assessed value of all properties within the district; or (iii) a combination of such factors; (5) Requires special assessments to be imposed and collected annually; (6) Provides that all books of accounts and financial records of the district are subject to annual audit by the comptroller of the treasury or the comptroller's designee. The host municipality must pay for the cost of any audit; (7) Requires the comptroller of the treasury to ensure that audits are prepared in accordance with generally accepted governmental auditing standards and determine if the audits meet minimum audit standards prescribed by the comptroller of the treasury. An audit must not be accepted as meeting the requirements of this amendment until approved by the comptroller of the treasury; (8) Requires all audits to be completed as soon as practicable after the end of the fiscal year of the host municipality. One copy of each audit must be furnished to each member of the governing body and the comptroller of the treasury; and (9) Revises the provisions in the bill authorizing the establishment of a district to be initiated by a petition filed in the office of the clerk or other officers responsible for keeping the records of the governing body of each host municipality required to approve the establishment of such district, signed by (i) the developer; (ii) a majority of the owners of real property in the district having an assessed value of not less than two-thirds of the assessed value of all the real property proposed to be included in the district; and (iii) the owners of each parcel of property within the district which is, at the time of the filing of the petition, being assessed as residential property by, instead, requiring the petition to be signed by (i) the developer; and (ii) the owners of each parcel of property proposed to be included in the district. House

Finance, Ways & Means Committee amendment 1 (018099) specifies that the maximum term of any bonds, notes, or other debt obligations pursuant to this section to fund the cost of infrastructure, including any refinancing bonds, must not exceed 30 years from the issuance of the bonds, notes, or other debt obligations for the purpose of funding the infrastructure.

Fiscal Note (Dated March 3, 2024) Other Fiscal Impact A precise impact to local government revenue and expenditures cannot be estimated, but such impacts are considered permissive.

Senate Status 04/01/24 - Senate passed with amendment 1 (015807).

House Status 04/11/24 - Set for House Floor on 04/16/24.

**SB2338/HB1926 Changing of the due date of the taxpayer's business tax return.**

Sponsors Sen. Yager, Ken; Rep. Williams, Ryan

Category Taxes Business

Summary Changes the provision that the commissioner can change the tax return associated with a change in the tax period for the Business Tax Act from not less than two calendar months following the end of the tax period to not less than 60 days following the end of the tax period.

Fiscal Note (Dated January 27, 2024) NOT SIGNIFICANT

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

House Status 01/25/24 - Caption bill held on House clerk's desk.

**SB2391/HB2711 Revises provisions governing trade practices and consumer protection.**

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

Category Commercial Law

Summary Revises provisions governing trade practices and consumer protection.

Fiscal Note (Dated February 24, 2024) NOT SIGNIFICANT

Senate Status 03/11/24 - Senate passed.

House Status 04/08/24 - House passed.

Executive Status 04/08/24 - Sent to the speakers for signatures.

**SB2392/HB2542 Report regarding the strategic statewide plan to increase pedestrian safety.**

Sponsors Sen. Massey, Becky; Rep. Howell, Dan

Category Transportation General

Summary Requires the report regarding the strategic statewide plan to increase pedestrian safety that is to be submitted by the department on or before February 15, 2024, to be submitted every four years thereafter to the chairs of the transportation committee of the house of representatives and the transportation and safety committee of the senate. Broadly captioned.

Fiscal Note (Dated April 1, 2024) Increase State Expenditures \$100,000/FY27-28 and Every Four Years Thereafter/Highway Fund

Senate Status 02/01/24 - Referred to Senate Transportation & Safety Committee.

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

**SB2409/HB2396 Food delivery worker's minimum wage.**

Sponsors Sen. Lamar, London; Rep. Harris, Torrey

Category Labor Law

Summary Establishes the minimum wage for a food delivery worker as \$12 an hour with an increase each with the cost of living and an overtime rate of 1.5 times the regular wage. Broadly captioned.



Fiscal Note (Dated February 26, 2024) NOT SIGNIFICANT  
Senate Status 02/01/24 - Referred to Senate Commerce & Labor Committee.  
House Status 03/12/24 - Failed in House Banking & Consumer Affairs Subcommittee.

**SB2428/HB2532 Notification of arrest by county fire investigator.**

Sponsors Sen. Powers, Bill; Rep. Burkhart, Jeff  
Category Local Government  
Summary Requires a county fire investigator that makes an arrest to notify local law enforcement of the arrest as soon as practicable. Broadly captioned.  
Amendment Senate amendment 2 (015982) rewrites the bill to, instead, authorize a county that has  
Summary entered into a written mutual aid agreement with each municipality within the county relating to the provisions of fire services in the context of state military affairs, emergencies, and civil defense law, to fund up to 50 percent of the cost to provide fire services to unincorporated portions of the county using county general funds.  
Fiscal Note (Dated February 22, 2024) NOT SIGNIFICANT  
Senate Status 03/21/24 - Senate passed with amendment 2 (015982).  
House Status 04/01/24 - House passed.  
Executive Status 04/01/24 - Sent to the speakers for signatures.

**SB2429/HB1903 Requirements for licensing of contractors.**

Sponsors Sen. Powers, Bill; Rep. Burkhart, Jeff  
Category Professions & Licensure  
Summary Changes from a reviewed or audited financial statement prepared by a licensed public accountant or a certified public accountant to a compilation prepared by a licensed public accountant or a certified public accountant that a contractor who is seeking renewal of a license with a monetary limit exceeding \$1,500,000 must submit with the renewal application.  
Amendment House amendment 1 (013925) authorizes the board, without cause, to require a financial  
Summary statement of the applicant that is reviewed or audited and attested to by a licensed public accountant or certified public accountant if the board has reason to believe it is in the best interest of the public safety and welfare.  
Fiscal Note (Dated February 7, 2024) NOT SIGNIFICANT  
Senate Status 03/27/24 - Signed by Senate speaker.  
House Status 03/26/24 - Signed by House speaker.  
Executive Status 04/09/24 - Signed by governor.

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

Sponsors Sen. Powers, Bill; Rep. Burkhart, Jeff  
Category Local Government  
Summary Prohibits a local government from limiting or prohibiting the use or installation of products that meet the national codes and standards or materials that meet the national codes and standards for single-family or multi-family housing or commercial construction under four stories. Deletes provision declaring that a denial of a waiver by a local governmental entity about construction materials does not constitute a prohibition of those construction materials.  
Fiscal Note (Dated March 8, 2024) NOT SIGNIFICANT  
Senate Status 03/27/24 - Taken off notice in Senate Commerce & Labor Committee.  
House Status 03/12/24 - Taken off notice in House Business & Utilities Subcommittee.

**SB2432/HB2547**     **Authorization of local governmental entities to purchase fuel in the open market.**

Sponsors     Sen. Haile, Ferrell; Rep. Lamberth, William  
Category     Government Contracts  
Summary     Authorizes a local governmental entity to purchase fuel and fuel products in the open market without public advertisement or competitive bidding, but requires the entity, whenever possible, to obtain at least three documented quotes. Permits such purchases from the department of general services' contract where available.

Amendment     Senate amendment 1 (014249) clarifies that a county, municipality, metropolitan government, Summary     utility district, local education agency, or other local governmental entity may purchase gasoline or diesel fuel in the open market without public advertisement or competitive bidding when purchasing gasoline or diesel fuel in bulk amounts that would exceed the applicable bid limits

Fiscal Note     (Dated February 10, 2024) Other Fiscal Impact The extent and timing of any permissive decrease in local expenditures cannot be estimated with reasonable certainty.

Senate Status     04/01/24 - Signed by Senate speaker.  
House Status     04/02/24 - Signed by House speaker.  
Executive Status     04/02/24 - Sent to governor.

**SB2457/HB2337**     **Standard monthly housing assistance payment amount.**

Sponsors     Sen. Akbari, Raumesh; Rep. Pearson, Justin  
Category     Welfare  
Summary     Requires the agency to establish the payment standard amount for the monthly housing assistance payment under the federal housing choice voucher program to the maximum allowed by federal law.

Fiscal Note     (Dated March 9, 2024) Other Fiscal Impact The precise impact on the THDA voucher program is unknown and cannot be reasonably determined due to multiple unknown factors.

Senate Status     03/19/24 - Taken off notice in Senate State & Local Government Committee.  
House Status     03/13/24 - Failed in House Property & Planning Subcommittee for lack of second.

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

Sponsors     Sen. Akbari, Raumesh; Rep. Pearson, Justin  
Category     State Government  
Summary     Requires the department of finance and administration, in conjunction with assistance from the department of revenue and the Tennessee Housing Development Agency, to promulgate rules to establish a grant program to render assistance to first-time home buyers, utilizing federal funds allocated and state funds appropriated for such purposes. Broadly captioned.

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

Senate Status     04/11/24 - Set for Senate Finance, Ways & Means Committee 04/15/24.  
House Status     03/13/24 - Failed in House Property & Planning Subcommittee for lack of second.

**SB2483/HB2481**     **Filing an exception regarding the property tax assessment for a utility or carrier.**

Sponsors     Sen. Kyle, Sara; Rep. Thompson, Dwayne  
Category     Taxes Property  
Summary     Changes, from 20 days to three weeks, the time in which a person or entity must file an exception regarding the property tax assessment for a utility or carrier before the person or

Fiscal Note entity is deemed to have waived any objection to the assessment. Broadly captioned.  
(Dated March 14, 2024) NOT SIGNIFICANT  
Senate Status 03/19/24 - Taken off notice in Senate State & Local Government Committee.  
House Status 02/01/24 - Caption bill held on House clerk's desk.

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

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

**SB2493/HB2569 Requires schools to hire staff reflecting the ethnic makeup pf the students.**

Sponsors Sen. Yarbro, Jeff; Rep. Glynn, Ronnie  
Category Education  
Summary Requires LEAs and public charter schools to strive to employ administrative, instructional, and all other school personnel, in a manner that fairly represents the racial and ethnic composition of the student body for the school to which such personnel are assigned. Broadly captioned.  
Fiscal Note (Dated March 24, 2024) NOT SIGNIFICANT  
Senate Status 02/01/24 - Referred to Senate Education Committee.  
House Status 02/06/24 - Referred to House K-12 Subcommittee.

**SB2496/HB2623 Creation of a voluntary attainable housing incentive program by ordinance.**

Sponsors Sen. Gardenhire, Todd; Rep. Carr, Dale  
Category Property & Housing  
Summary Authorizes the chief legislative body of a municipality to create a voluntary attainable housing incentive program by ordinance for the purpose of authorizing certain incentives to be provided to property owners who seek to build attainable housing. Broadly captioned.  
Amendment Summary Senate amendment 1 (014534) authorizes the chief legislative body of a municipality to create a voluntary attainable housing incentive program by ordinance for the purpose of authorizing certain incentives to be provided to property owners who seek to build multi-family attainable housing. Requires property owners to submit a completed application to the regional planning commission of a local government in order to be considered for the voluntary program. Defines "multi-family housing" to mean accommodations that are designed principally for residential use and consist of not less than five rental units on one site, so long as such units are not detached. House Local Government Committee amendment 1 (014174) requires property owners to submit a completed application to the regional planning commission of a local government or to the municipal planning commission of a local government, pursuant to

the ordinance enacted, to be considered for the voluntary attainable housing incentive program. Restricts multi-family housing to mean housing accommodations that are designed primarily for residential use and consist of not less than five rental units on one site as long as they are not detached.

Fiscal Note (Dated February 17, 2024) Other Fiscal Impact A recurring, permissive impact to local government revenue and expenditures cannot be reasonably estimated.

Senate Status 03/18/24 - Senate passed with amendment 1 (014534).

House Status 04/11/24 - House Calendar & Rules Committee deferred to 04/18/24.

**SB2522/HB2576 Notification of a home improvement contractor licensee timeframe.**

Sponsors Sen. Pody, Mark; Rep. Boyd, Clark

Category Property & Housing

Summary Increases, from 30 to 35, the number of days after a change of control in ownership, management, or a change of address or trade name, that a home improvement contractor licensee has to notify the state board for licensing contractors. Broadly captioned.

Amendment Summary Senate Commerce & Labor Committee amendment 1, House Business & Utilities Subcommittee amendment 1 (015133) prohibits a home improvement contractor from performing services involving a swimming pool without obtaining a bond in an amount that matches the value of the proposed swimming pool before performing services. Requires the contractor to provide proof of the bond upon request by a consumer. Authorizes the State Board for Licensing Contractors to discipline a licensee by revocation or suspension of the person's license or by the assessment of a civil penalties of not more than \$5,000 per violation.

Fiscal Note (Dated February 2, 2024) NOT SIGNIFICANT

Senate Status 03/12/24 - Senate Commerce & Labor Committee recommended with amendment 1 (015133). Sent to Senate Calendar Committee.

House Status 03/26/24 - Taken off notice in House Commerce Committee.

**SB2532/HB2725 Affordable housing - development entitlements.**

Sponsors Sen. Lamar, London; Rep. McKenzie, Sam

Category Property & Housing

Summary Deletes the prohibition on local governments enacting a law that would place requirements regarding inclusionary, affordable, or below market value housing when entitlements, variances, or any other form of permit or authorization is sought from the local government. Deletes the prohibition on a local governmental unit from conditioning development entitlements through amendment to the zoning map on the allocation of existing or newly constructed private residential or commercial rental units to be sold or rented at below market rates.

Fiscal Note (Dated February 25, 2024) NOT SIGNIFICANT

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

House Status 03/06/24 - Failed in House Property & Planning Subcommittee for lack of a motion.

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

Sponsors Sen. Swann, Art; Rep. Carr, Dale

Category Taxes Property

Summary Grants first priority to property tax liens relative to receiver's liens and other liens established under the Neighborhood Preservation Act and the Tennessee Local Land Bank Program. Clarifies that various provisions governing judicial sales do not apply to property tax

Amendment Summary	proceedings. Makes various revisions to laws governing property tax liens, delinquent property taxes, and property tax proceedings. (21pp.). Broadly captioned. Senate State and Local Government Committee amendment 1, House Property & Planning Subcommittee amendment 1 (016386) makes changes regarding local banks and bids for the acquisition of real property. If a local bank submits a bid equal to or greater than the highest bidder within two business days from the close of the tax sale auction, then the local bank is the prevailing bidder. Cleans up the bill. Authorizes a negotiated sale if a second sale is not permissible for a real property.
Fiscal Note	(Dated March 16, 2024) Other Fiscal Impact A precise impact to local revenue and mandatory expenditures cannot be estimated with certainty. *
Senate Status	03/19/24 - Senate State & Local Government Committee recommended with amendment 1 (016386). Sent to Senate Calendar Committee.
House Status	04/11/24 - Set for House Finance, Ways & Means Subcommittee 04/16/24.

**SB2604/HB2765 Notification required regarding conviction of a commercial driver license holder for a violation of law.**

Sponsors	Sen. Stevens, John; Rep. Grills, Rusty
Category	Transportation Vehicles
Summary	Changes, from five days to five business days, the deadline by which the department of safety must notify the driver licensing authority in the licensing state, and the commercial driver license information system, after receiving a report of a conviction of a commercial driver license holder for a violation of law relating to motor vehicle traffic control, other than parking violations, in any vehicle, or a report of a conviction of a person who does not hold a noncommercial driver license for a violation of law relating to motor vehicle traffic control, other than parking violations, in a commercial vehicle. Broadly captioned.
Fiscal Note	(Dated February 4, 2024) NOT SIGNIFICANT
Senate Status	02/05/24 - Referred to Senate Transportation & Safety Committee.
House Status	02/05/24 - Held on House clerk's desk.

**SB2635/HB2787 Building codes - inclusion of three-family and four-family dwellings.**

Sponsors	Sen. Rose, Paul; Rep. Barrett, Jody
Category	Safety
Summary	Authorizes a local government to amend adopted building codes to include three-family dwellings and four-family dwellings within the scope of the residential code by modifying, transitioning, and establishing minimum prescriptive requirements to address the design and construction of those dwellings and make conforming changes to adopted building codes.
Amendment Summary	Senate amendment 1, House Local Government Committee amendment 1 (015677) requires the statewide building construction safety standards to allow a local government to amend the adopted building code for three-family dwellings and four-family dwellings in accordance with the standards. In amending the rules pursuant to the bill, the state fire marshal must not mandate automatic fire sprinkler systems for three-family dwellings and four-family dwellings where structures are under 5,000 square feet in area and less than three stories in height and where two-hour fire-resistance-rating for wall, floor, and ceiling separation assemblies is met. Local governments may adopt mandatory sprinkler requirements and may be permitted to use the National Fire Protection Association 13D standard for three-family dwellings and four-family dwellings by local ordinance pursuant to the process described in state law.
Fiscal Note	(Dated February 25, 2024) Other Fiscal Impact A permissive increase in local expenditures in FY24-25 and subsequent years cannot be precisely estimated.
Senate Status	04/09/24 - Senate passed with amendment 1 (015677).
House Status	04/11/24 - Set for House Finance, Ways & Means Committee 04/16/24.

**SB2646/HB2602** **Increases hourly minimum wage.**  
Sponsors Sen. Kyle, Sara; Rep. Johnson, Gloria  
Category Labor Law  
Summary Increases the hourly minimum wage to \$20.00, or the federal minimum wage established pursuant to the Fair Labor Standards Act of 1938, whichever rate is greater.  
Fiscal Note (Dated February 26, 2024) Increase State Expenditures Exceeds \$10,979,500/FY24-25/General Fund Exceeds \$21,953,300/FY25-26 and Subsequent Years/General Fund Exceeds \$500,000/FY24-25/Higher Education Institutions Exceeds \$1,000,000/FY25-26 and Subsequent Years/ Higher Education Institutions Increase Local Expenditures Exceeds \$2,500,000/FY24-25\* Exceeds \$5,000,000/FY25-26 and Subsequent Years\*  
Senate Status 03/12/24 - Failed in Senate Commerce & Labor Committee.  
House Status 03/12/24 - Failed in House Banking & Consumer Affairs Subcommittee.

**SB2707/HB2092** **Changes the definition of "home loan."**  
Sponsors Sen. Southerland, Steve; Rep. Vaughan, Kevin  
Category Commercial Law  
Summary Changes the definition of a "home loan" to a closed-end loan with a term of at least 241 months. Removes existing variable limits on the maximum effective rate of annual interest on home loans of no higher than two points greater than the rate established by the FNMA auction or four points greater than the 30-year treasury bond market yield index, leaving the maximum rate of interest per annum for home loans that may be charged at a fixed 18 percent limit. Broadly captioned.  
Fiscal Note (Dated February 9, 2024) NOT SIGNIFICANT  
Senate Status 03/12/24 - Taken off notice in Senate Commerce & Labor Committee.  
House Status 03/19/24 - Taken off notice in House Banking & Consumer Affairs Subcommittee.

**SB2833/HB2927** **Removal of temporary healthcare structure from a caregiver's property.**  
Sponsors Sen. Stevens, John; Rep. Sexton, Cameron  
Category Property & Housing  
Summary Extends the time in which a temporary family healthcare structure must be removed from a caregiver's property from 30 to 45 days from the time in which the mentally or physically impaired person is no longer receiving or is no longer in need of assistance via a temporary family healthcare structure. Broadly captioned.  
Senate Status 03/19/24 - Taken off notice in Senate State & Local Government Committee.  
House Status 02/05/24 - Caption bill held on House clerk's desk.

**SB2882/HB2955** **Requires TACIR to study availability of affordable housing in this state.**  
Sponsors Sen. Kyle, Sara; Rep. Hardaway, G.A.  
Category State Government  
Summary Requires the TACIR to study the availability of affordable housing in this state and report its findings and recommendations to the general assembly no later than January 1, 2025. Broadly captioned.  
Fiscal Note (Dated March 14, 2024) NOT SIGNIFICANT  
Senate Status 03/19/24 - Taken off notice in Senate State & Local Government Committee.  
House Status 03/27/24 - Taken off notice in House Property & Planning Subcommittee.

<b>SB2893/HB2592</b>	<b>Tennessee office of apprenticeship.</b>
Sponsors	Sen. Niceley, Frank; Rep. Powers, Dennis
Category	Labor Law
Summary	Removes the requirement that, no later than December 31, 2021, the commissioner, or the commissioner's designee, submit to the U.S. secretary of labor and the administrator of the national office of apprenticeship, an application to recognize the Tennessee office of apprenticeship as a state apprenticeship agency pursuant to federal law. Broadly captioned
Fiscal Note	(Dated January 31, 2024) NOT SIGNIFICANT
Senate Status	02/05/24 - Referred to Senate Commerce & Labor Committee.
House Status	02/05/24 - Caption bill held on House clerk's desk.
<b>SB2900/HB2719</b>	<b>THDA board of directors - approval of operation of the financial assistance programs.</b>
Sponsors	Sen. Bailey, Paul; Rep. Garrett, Johnny
Category	Government Organization
Summary	Reduces the number of members of the board of directors of the Tennessee Housing Development Agency required to approve the operation of the financial assistance programs under the Tennessee Housing Development Agency Act from nine to eight. Broadly captioned.
Fiscal Note	(Dated March 13, 2024) NOT SIGNIFICANT
Senate Status	03/27/24 - Taken off notice in Senate State & Local Government Committee.
House Status	03/20/24 - Taken off notice in House Property & Planning Subcommittee.
<b>SB2906/HB2012</b>	<b>Unlawful presentation as a licensed contractor - references to repealed provisions removed.</b>
Sponsors	Sen. Bailey, Paul; Rep. Vaughan, Kevin
Category	Professions & Licensure
Summary	Removes references to repealed provisions of law that provided an additional definition of contractor, and additional penalties, in relation to unlawful representation as a licensed contractor. Broadly captioned.
Fiscal Note	(Dated February 5, 2024) NOT SIGNIFICANT
Senate Status	03/13/24 - Taken off notice in Senate Commerce & Labor Committee.
House Status	01/25/24 - Caption bill held on House clerk's desk.
<b>SB2914/HB2274</b>	<b>TDOT reducing the maximum weight of vehicle loads to protect roads.</b>
Sponsors	Sen. Bailey, Paul; Rep. Marsh, Pat
Category	Transportation Vehicles
Summary	Changes from January 15 to January 1, the beginning date of each year at which time the department of transportation may reduce the maximum weight of vehicle loads if necessary to protect the streets, roads, highways, or other public thoroughfares from unnecessary injury or damage. Broadly captioned.
Fiscal Note	(Dated January 30, 2024) NOT SIGNIFICANT
Senate Status	03/06/24 - Taken off notice in Senate Transportation & Safety Committee.
House Status	02/01/24 - Caption bill held on House clerk's desk.
<b>SB2915/HB1805</b>	<b>Death of eligible operator of freight motor vehicle - refund on portion of registration paid.</b>
Sponsors	Sen. Bailey, Paul; Rep. Butler, Ed
Category	Transportation Vehicles

Summary	Authorizes a refund of the unused portion of the registration fee paid fee for freight motor vehicles operated for commercial purposes upon the death of an eligible operator of the freight motor vehicle. Requires surrendering of the certificate of registration and related license plate and submission of a copy of the death certificate of the deceased eligible operator to the department of revenue prior to issuance of the refund.
Amendment Summary	Senate amendment 1, House Transportation Subcommittee amendment 1 (012787) clarifies that the bill does not apply to refunds of another state's apportioned registration fees governed by a reciprocity agreement.
Fiscal Note	(Dated January 25, 2024) Decrease State Revenue Exceeds \$6,000/FY24-25 and Subsequent Years/Highway Fund Exceeds \$100/FY24-25 and Subsequent Years/General Fund
Senate Status	03/21/24 - Senate passed with amendment 1 (012787).
House Status	04/11/24 - Set for House Finance, Ways & Means Subcommittee 04/16/24.

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

Sponsors	Rep. Thompson, Dwayne
Category	Property & Housing
Summary	Increases from \$10 to \$250 per year, the limit on the fee that an agency or department of local government responsible for enforcing building codes in the jurisdiction where the landlord's dwelling units are located may charge the landlord for registering with the agency or government. Increases from \$50 to \$100 per week, the fine that a landlord who fails to register.
Fiscal Note	(Dated January 22, 2023) Increase Local Revenue \$504,500/FY23-24 and Subsequent Years/Permissive/Davidson County
House Status	01/30/23 - Withdrawn in House.

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

Sponsors	Rep. Hale, Michael
Category	Taxes Property
Summary	Increases income eligibility limits for property tax relief for elderly low-income homeowners and disabled homeowners from \$24,000 to \$36,600 beginning tax year 2024. Increases income eligibility limits for property tax relief for elderly low-income homeowners under the Property Tax Freeze Act to \$36,600. Increases the full market value limit on which property tax reimbursement is calculated for eligible elderly low-income homeowners and disabled homeowners to \$35,000. Increases the full market value limit on which property tax reimbursement is calculated for disabled veteran and surviving spouse homeowners to \$200,000.
Fiscal Note	(Dated March 24, 2023) Increase State Expenditures Exceeds \$5,120,900/FY24-25 and Subsequent Years Other Fiscal Impact The extent of any permissive impact on local government expenditures cannot reasonably be determined.
House Status	01/24/23 - Referred to House Property & Planning Subcommittee.

**HB1896 Provision or denial of services based on analysis of risk factors by financial institutions and insurers.**

Sponsors	Rep. Zachary, Jason
Category	Banking & Credit
Summary	Requires financial institutions and insurers to make determinations about the provision or denial of services based on an analysis of risk factors unique to each current or prospective customer. Prohibits financial institutions and insurers from denying or canceling services to a person, or otherwise discriminating against a person, based upon the use of a social credit score or other



factors, including a person's political affiliations or religious beliefs. Broadly captioned.  
Fiscal Note (Dated April 3, 2024) Increase State Expenditures \$310,600/FY24-25/Financial Institutions  
\$307,600/FY25-26 and Subsequent Years/Financial Institutions  
House 01/30/24 - Referred to House Banking & Consumer Affairs Subcommittee.  
Status

**HB1952** **Revises the schedule of required property appraisals.**  
Sponsors Rep. Carr, Dale  
Category Taxes Property  
Summary Revises the schedule of required property reappraisals by county property assessors from a three-  
to six-year cycle to a one- to four-year cycle. Makes various other updates to property reappraisal  
requirements and procedures.  
House Status 01/24/24 - Withdrawn in House.