



TMHA

Report Date: Apr 16, 2026

Bills

HB1042 (SB1062) - Dates for compliance with the Tennessee Lawful Employment Act.

State Website 

M. Hale (R), S. Reeves (R)

HB1042: Feb. 11, 2025 - Sponsor change.

SB1062: Feb. 12, 2025 - Passed on Second Consideration, refer to Senate Commerce and Labor Committee

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

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

Fiscal Impact: (Dated February 6, 2025) NOT SIGNIFICANT

HB116 (SB1294) - Removes reporting on the status of the computerized titling and registration system.

State Website 

W. Lamberth (R), J. Johnson (R)

HB116: Jan. 15, 2025 - caption bill, held on desk - pending amdt.

SB1294: Feb. 12, 2025 - Passed on Second Consideration, refer to Senate Transportation and Safety Committee

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

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

Fiscal Impact: (Dated January 14, 2025) NOT SIGNIFICANT

HB118 (SB1295) - Reporting on sales tax collected on electronic nicotine delivery devices.

State Website 

W. Lamberth (R), J. Johnson (R)

HB118: Jan. 15, 2025 - caption bill, held on desk - pending amdt.

SB1295: Mar. 18, 2025 - Refer to Senate Finance, Ways & Means Revenue Subcommittee w/ negative recommendation

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

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

Fiscal Impact: (Dated January 14, 2025) NOT SIGNIFICANT

HB1183 (SB1328) - Report on total amount of aviation fuel tax revenues collected.

State Website 

J. Towns Jr (D), J. Yarbo (D)

HB1183: Feb. 12, 2025 - P2C, caption bill, held on desk - pending amdt.

SB1328: Mar. 18, 2025 - Refer to Senate Finance, Ways & Means Committee w/ negative recommendation

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

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

Fiscal Impact: (Dated February 6, 2025) NOT SIGNIFICANT

HB145 (SB268) - TRUMP Act.

State Website 

G. Bulso (R), J. Hensley (R)

HB145: Mar. 26, 2025 - Failed in s/c Banking and Consumer Affairs Subcommittee of Commerce Committee

SB268: Apr. 01, 2025 - Assigned to General Subcommittee of Senate State and Local Government Committee

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

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

Fiscal Impact: (Dated March 10, 2025) OTHER FISCAL IMPACT The proposed legislation may result in a decrease to the Tennessee Investment in Student Achievement allocation to school districts for any local education agency or public charter school

that realizes a decrease in enrollment due to students unable to pay the tuition and fees. Any impact will occur in the year following disenrollment, the extent of which cannot be estimated. Additionally, the legislation may result in increased revenue to local governments due to an increase in the number of students paying tuition and fees; however, the extent and timing of such an increase can not be determined with reasonable certainty. HB 145 - SB 268The proposed legislation may jeopardize federal funding to the state and to local governments. However, due to multiple unknown factors, the extent and timing of any decrease in federal funding cannot be determined with any certainty. Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost.

HB153 (SB173) - Placards report on transporters of manufactured homes.

State Website 

F. Atchley (R), B. Massey (R)

HB153: Jan. 16, 2025 - Ref. to caption bill, held on desk - pending amdt.

SB173: Jan. 27, 2025 - Passed on Second Consideration, refer to Senate Transportation and Safety Committee

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

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

Fiscal Impact: (Dated January 16, 2025) NOT SIGNIFICANT

HB1641 (SB1877) - Extends the deadline for TDOT's annual report on blocked highway-rail grade crossings by one year.

State Website 

W. Lamberth (R), J. Johnson (R)

HB1641: Jan. 14, 2026 - Filed for introduction

SB1877: Apr. 16, 2026 - Referred to Senate Finance, Ways & Means.

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

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

Fiscal Impact: (Dated January 20, 2026) NOT SIGNIFICANT

HB1706 (SB1587) - Makes it a misdemeanor for unlawfully present individuals to operate commercial motor vehicles and requires notifying federal immigration authorities.

State Website 

J. Zachary (R), J. Johnson (R)

HB1706: Apr. 15, 2026 - Set for House Calendar & Rules Committee on Apr 16, 2026.

SB1587: Apr. 02, 2026 - Senate passed with amendment 2 (016288).

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

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

Fiscal Impact: (Dated February 15, 2026) LOCAL GOVERNMENT EXPENDITURES Mandatory FY26 -27 & Subsequent Years >\$88,400 Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost.

HB1708 (SB1889) - Driver license restrictions and citizenship verification for applicants with limited English proficiency.

State Website 

K. Capley (R), B. Taylor (R)

HB1708: Apr. 15, 2026 - Set for House Calendar & Rules Committee on Apr 16, 2026.


SB1889: Mar. 11, 2026 - Senate Transportation recommended with amendment 1 (014566), which requires the issued drivers' license to be non-renewable and only valid for 36 months. Sent to Senate Finance.

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

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

Fiscal Impact: (Dated February 15, 2026) STATE GOVERNMENT REVENUE Highway Fund General Fund Department of Revenue Driver Services FY26-27 (\$1,633,900) (\$33,300) (\$193,100) - FY27-28 & Subsequent Years (\$1,633,900) (\$33,300) (\$193,100) \$46,300 EXPENDITURES Driver Services FY26-27 - FY27-28 & Subsequent Years \$1,400 LOCAL GOVERNMENT REVENUE Mandatory FY26-27 (\$2,194,900) FY27-28 & Subsequent Years NET (\$2,190,900) --- Page 2 --- HB 1708 - SB 1889 2 OTHER FISCAL IMPACT The legislation will require updates to the Department of Safety's A-List software system and the creation of a new restricted driver license . These updates are assumed to be accomplished by the relevant vendor s under the current contractual agreement at no additional cost to the Department. However, if the relevant contract provision s are exhausted by this and other legislation subsequently

enacted, the Department of Safety could incur an additional increase in expenditures estimated to be \$ 57,800 , as provided by the vendors, in FY26-27. The extent and timing of additional impacts to state and local revenue and expenditures beginning in FY34 -35 relative to the number of both restricted and unrestricted licenses obtained, and the renewal and expiration thereof, is unknown and cannot be quantified with reasonable certainty.

HB1709 (SB1901) - Requires U.S. citizenship or qualified alien status for eligibility for various professional licenses and permits. [State Website](#) 

M. Cochran (R), P. Bailey (R)


HB1709: Apr. 15, 2026 - Set for House Floor on Apr 16, 2026.

SB1901: Apr. 07, 2026 - Senate Commerce & Labor Committee recommended with amendment 1 (014986) and amendment 2 (016341). Sent to Calendar Committee.

As introduced, specifies in various provisions that for a person to be eligible for a particular license, certificate, permit, or authorization, the person must be a citizen of the United States or a qualified alien. Broadly captioned.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 7; Title 20; Title 23; Title 33; Title 37; Title 39; Title 42; Title 43; Title 44; Title 45; Title 46; Title 47; Title 49; Title 52; Title 53; Title 55; Title 56; Title 57; Title 59; Title 60; Title 62; Title 63; Title 67; Title 68; Title 69; Title 70; Title 71 and Chapter 463 of the Public Acts of 2025, relative to the regulation of professions.

Fiscal Impact: (Dated February 12, 2026) NOT SIGNIFICANT

HB1719 (SB1780) - Allows the treasurer to electronically file the annual report on abandoned or unclaimed property with designated officials. [State Website](#) 

L. Reeves (R), J. Johnson (R)


HB1719: Jan. 20, 2026 - Filed for Introduction

SB1780: Mar. 03, 2026 - Taken off notice in Senate Commerce & Labor Committee.

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

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

Fiscal Impact: (Dated January 20, 2026) NOT SIGNIFICANT

HB1720 (SB1771) - Allows certain counties to restrict municipal or regional zoning authority beyond municipal boundaries. [State Website](#) 

T. Hicks (R), A. Lowe (R)

HB1720: Apr. 15, 2026 - Set for House Finance, Ways & Means on 04/15/26.

SB1771: Apr. 14, 2026 - Senate deferred to 04/20/26.

As introduced, authorizes certain counties to adopt a resolution prohibiting a municipality or regional zoning commission from exercising zoning authority outside of the boundaries of the municipality. Specifies that bill is applicable to counties with a population of less than 341,500 according to the 2020 or a subsequent federal census. Also specifies that bill is not applicable to a county with a metropolitan form of government.

Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7 and Title 13, relative to zoning outside of municipal boundaries.

Fiscal Impact: (Dated February 07, 2026) OTHER FISCAL IMPACT Due to numerous unknown factors, any mandatory or permissive impacts to local government cannot be determined with reasonable certainty. Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost.

HB1777 (SB2126) - Report on real estate investment trusts' single-family home transactions in Tennessee for 2025. [State Website](#) 

T. Leatherwood (R), B. Taylor (R)

HB1777: Apr. 14, 2026 - Taken off notice in House Finance, Ways & Means Subcommittee.

SB2126: Apr. 07, 2026 - Failed in Senate Commerce & Labor Committee.

As introduced, requires the comptroller of the treasury to submit a report, on or before December 31, 2026, to the governor, the speaker of the senate, the speaker of the house of representatives, the chair of the state and local government committee of the senate, and the chair of the committee of the house of representatives having jurisdiction over housing containing a summary of certain de-identified information related to real estate investment trusts' purchases and sales of single-family homes in this state in 2025. Broadly captioned.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 13; Title 47; Title 48; Title 61; Title 66 and Title 67, relative to real estate investment trusts.

Fiscal Impact: (Dated February 02, 2026) NOT SIGNIFICANT

HB1778 (SB2135) - Study and report on sales tax revenue from prepared and non-prepared food sales. [State Website](#) 

T. Leatherwood (R), B. Taylor (R)

HB1778: Jan. 22, 2026 - Referred to House Finance Subcommittee.

SB2135: Mar. 03, 2026 - Senate Finance Revenue Subcommittee returned to Senate full committee with a negative recommendation.

As introduced, urges the department of revenue to study the amount of revenue derived during the previous five fiscal years from the sales tax imposed on retail sales of non-prepared food, and from the general sales tax imposed on retail sales of prepared food. Requires a report be submitted to the chairs of the finance, ways and means committees and the office of legislative budget analysis.

Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 6, relative to sales tax.

Fiscal Impact: (Dated January 22, 2026) NOT SIGNIFICANT

HB1779 (SB2129) - Mailing address of written notice of the intended seizure of personal property.

State Website 

T. Leatherwood (R), B. Taylor (R)

HB1779: Mar. 11, 2026 - Set for House Cities and Counties Subcommittee on Mar 18, 2026.

SB2129: Mar. 24, 2026 - Taken off notice in Senate State & Local Government.

As introduced, requires a written notice of the intended seizure of personal property given by the county trustee, deputy trustee, or delinquent tax attorney that is mailed to the taxpayer's last known address be provided by certified, registered, or first class mail.

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

Fiscal Impact: (Dated January 31, 2026) NOT SIGNIFICANT

HB1817 (SB1748) - Requires out-of-service orders for commercial drivers who cannot read or speak English and penalizes their employers.

State Website 

L. Russell (R), J. Bowling (R)

HB1817: Apr. 15, 2026 - Set for House Calendar & Rules Committee on Apr 16, 2026.

SB1748: Mar. 19, 2026 - Senate passed with amendment 1 (014600), which requires the Commissioner of the Department of Safety (DOS) to suspend a commercial driver license (CDL) if the driver is issued an out-of-service (OOS) order or is unable to read and speak English. Requires an enforcement officer to issue a CDL holder an OOS if the officer determines during a safety inspection that the driver is unable to read and speak English. Instructs a CDL to remain suspended until the driver passes a written commercial test administered in English by the DOS. Requires DOS to develop and administer an English language proficiency test that meets federal requirements. Effective 90 days following the Commissioner of the DOS' written notice to the Executive Secretary of the Tennessee Code Commission confirming authorization without impact to receipt of federal funds.

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

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

Fiscal Impact: (Dated February 15, 2026) OTHER FISCAL IMPACT The legislation will require updates to the Department of Safety's A-List software system. The updates are assumed to be accomplished by the relevant vendor under the current contractual agreement at no additional cost to the department. However, if the relevant contract provision is exhausted by this and other legislation subsequently enacted, the Department of Safety could incur an additional increase in expenditures estimated to be \$305,000 as provided by the vendor, in FY26 - 27.

HB1932 (SB1983) - Revises redemption period standards for tax sale properties based on delinquency duration.

State Website 

K. Vaughan (R), B. Taylor (R)

HB1932: Apr. 16, 2026 - House bumped from consent.

SB1983: Apr. 09, 2026 - Senate passed.

Taxes, Real Property - As introduced, revises standards for the length of the redemption period for a property subject to a tax sale based on whether the period of delinquency is three years or less or is more than three years. - Amends TCA Section 67-5-2701.

Caption: AN ACT to amend Tennessee Code Annotated, Section 67-5-2701, relative to procedure for redemption of property.

Fiscal Impact: (Dated February 26, 2026) OTHER FISCAL IMPACT Based on multiple unknown variables, any permissive increase in local revenue cannot be determined with reasonable certainty.

HB2 (SB2) - End the Grocery Tax by Closing Corporate Loopholes Act.

State Website 

A. Behn (D), C. Oliver (D)

HB2: Mar. 19, 2025 - Def. to Summer Study in Finance, Ways, and Means Subcommittee

SB2: Apr. 17, 2025 - Placed on Senate Finance, Ways, and Means Committee calendar for 4/21/2025

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

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

Fiscal Impact: (Dated March 13, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years NET (\$823,846,800) EXPENDITURES General Fund FY25-26 \$500,000 LOCAL GOVERNMENT REVENUE Permissive FY25-26 & Subsequent Years NET (\$525,269,200)

HB2026 (SB1814) - Offense of moving, altering, or destroying certain monuments.

State Website 

R. Williams (R), P. Bailey (R)

HB2026: Apr. 15, 2026 - Set for House Calendar & Rules Committee on Apr 16, 2026.

SB1814: Mar. 09, 2026 - Senate passed with amendment 1 (013099).

Criminal Offenses - As introduced, creates a Class A misdemeanor offense of intentionally moving, altering, destroying, or removing a monument the person knows, or reasonably should know, is a property corner monument, historic land surveying monument, or geodetic control monument.

Caption: AN ACT to amend Tennessee Code Annotated, Title 39; Title 62, Chapter 18 and Title 66, relative to land surveying monuments.

Fiscal Impact: (Dated January 24, 2026) LOCAL GOVERNMENT EXPENDITURES Mandatory FY26 -27 & Subsequent Years \$1,000 Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost.

HB2031 (SB2131) - Regulation of accessory dwelling units in housing.

State Website 

J. Faison (R), F. Haile (R)

HB2031: Mar. 11, 2026 - Taken off notice in House Cities & Counties Subcommittee.

SB2131: Feb. 05, 2026 - P2C, referred to Senate State & Local Government Committee.

As introduced, provides for the regulation of accessory dwelling units including zoning authority, permit approval requirements, and available actions of the property owner. Broadly captioned.

Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 66 and Title 68, relative to accessory dwelling units.

Fiscal Impact: (Dated February 15, 2026) OTHER FISCAL IMPACT Due to multiple unknown factors, the timing or amount of any mandatory increase in local expenditures or any decrease in local revenue cannot be reasonably determined. Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost.

HB2066 (SB2561) - Changes the deadline for the Department of Environment and Conservation's annual report.

State Website 

C. Todd (R), S. Reeves (R)

HB2066: Feb. 04, 2026 - P2C, caption bill, held on House clerk's desk pending amendment.

SB2561: Mar. 11, 2026 - Taken off notice in Senate Energy, Agriculture & Natural Resources Committee.

As introduced, changes from January 31 to January 15, the date by which the commissioner must submit an annual report to the chair of the energy, agriculture and natural resources committee of the senate and the chair of the agriculture and natural resources committee of the house of representatives.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4 and Title 69, relative to boards and commissions.

Fiscal Impact: (Dated January 24, 2026) NOT SIGNIFICANT

HB2068 (SB2582) - Limitations on Local Downzoning and Compensation Requirements

State Website 

C. Todd (R), B. Harshbarger (R)

HB2068: Feb. 04, 2026 - Referred to House Cities & Counties Subcommittee.

SB2582: Feb. 05, 2026 - P2C, referred to Senate State & Local Government Committee.

As introduced, prohibits local zoning authorities from downzoning property except under limited circumstances, requires compensation when a downzoning reduces fair market value, authorizes property owners to seek injunctive or monetary relief, and allows zoning authorities to avoid liability by waiving the downzoning. Broadly captioned.

Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7 and Title 13, Chapter 7, relative to zoning.

HB21 (SB1367) - Exemption - retail sale of food and food ingredients.

State Website 

E. Davis (R), B. Watson (R)

HB21: Apr. 09, 2025 - Placed on s/c cal Finance, Ways, and Means Subcommittee for 4/14/2025

SB1367: Dec. 17, 2025 - Sponsor(s) Added.

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

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

Fiscal Impact: (Dated March 13, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years NET (\$808,302,600) EXPENDITURES General Fund FY25-26 \$500,000 LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years \$11,515,500

HB2134 (SB2551) - Host Community Agreements for Out-of-County Solid Waste Disposal.

State Website 

B. Terry (R), S. Reeves (R)

HB2134: Feb. 05, 2026 - Referred to House Agriculture Subcommittee.

SB2551: Mar. 04, 2026 - Taken off notice in the Senate Energy, Agriculture & Natural Resources Committee.

Solid Waste Disposal - As introduced, prohibits municipalities, counties, and other political subdivisions of this state from disposing, or contracting for the disposal of, solid waste in a landfill located outside their territorial boundaries unless the host county or host municipality in which the landfill is located has entered into a host community agreement approving such disposal; applies to all contracts entered into for the disposal of solid waste on or after July 1, 2026. - Amends TCA Title 5; Title 6; Title 7 and Title 68, Chapter 211.

Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7 and Title 68, Chapter 211, relative to solid waste disposal.

Fiscal Impact: (Dated March 01, 2026) OTHER FISCAL IMPACT To the extent that a host community agreement approving waste disposal cannot be reached, a decrease in inspection and tipping fees will occur resulting in a decrease in state revenue. However, due to multiple unknown factors, a precise fiscal impact cannot be reasonably determined.

HB2199 (SB2435) - Extends the public inspection period for hospital marketing and strategic planning records prior to a vote.

State Website 


K. Keisling (R), R. Crowe (R)

HB2199: Feb. 05, 2026 - Caption bill held on House clerk's desk.

SB2435: Feb. 05, 2026 - Referred to Senate Commerce & Labor Committee.

As introduced, increases from seven to 10 days, the mandatory public inspection period for a hospital's marketing and strategic planning records prior to a vote by its board to adopt such plans. Broadly captioned.

Caption: AN ACT to amend Tennessee Code Annotated, Title 3; Title 4; Title 5; Title 6; Title 7; Title 33; Title 41; Title 47; Title 53; Title 56; Title 63; Title 68 and Title 71, relative to healthcare.
Fiscal Impact: (Dated February 03, 2026) NOT SIGNIFICANT

HB2207 (SB2537) - Extends the application period for property tax relief refunds or credits from 35 to 45 days after taxes become delinquent. [State Website](#) 

G. Hicks (R), T. Hatcher (R)

HB2207: Apr. 15, 2026 - Set for House Calendar & Rules Committee on Apr 16, 2026.

SB2537: Apr. 13, 2026 - Senate passed with amendment 1 (014514).

As introduced, increases, from 35 to 45 days, the time period, beginning from the date taxes in a jurisdiction become delinquent, within which taxpayers otherwise eligible for property tax relief must apply for a refund or present a credit voucher for credit on their taxes.

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

Fiscal Impact: (Dated February 18, 2026) NOT SIGNIFICANT

HB2235 (SB2506) - Tennessee Fair Chance Housing Act. [State Website](#) 

V. Dixie (D), C. Oliver (D)

HB2235: Mar. 18, 2026 - House Business & Utilities Subcommittee deferred to final calendar 2.

SB2506: Mar. 10, 2026 - Failed in Senate Commerce & Labor Committee for lack of a second.

As introduced, enacts the Tennessee Fair Chance Housing Act to prohibit housing discrimination based solely on criminal history. Establishes look-back periods and individualized assessment requirements. Requires notice for adverse housing decisions. Provides enforcement and outreach provisions. Broadly captioned.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 21 and Title 66, relative to housing discrimination.

Fiscal Impact: (Dated February 28, 2026) STATE GOVERNMENT EXPENDITURES General Fund FY26 -27 \$545,700 FY27 -28 & Subsequent Years \$532,200 Total Positions Required: 5

HB2236 (SB2341) - Establishes a first-time homebuyer assistance program. [State Website](#) 

V. Dixie (D), C. Oliver (D)

HB2236: Mar. 18, 2026 - Taken off notice in House Cities & Counties Subcommittee.

SB2341: Feb. 05, 2026 - Referred to Senate State & Local Government.

Tennessee Housing Development Agency - As introduced, creates the first-time homebuyer assistance program, to be administered by the agency. - Amends TCA Title 5; Title 6; Title 7 and Title 13, Chapter 23.

Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7 and Title 13, Chapter 23, relative to housing development agency programs.

Fiscal Impact: (Dated March 07, 2026) STATE GOVERNMENT EXPENDITURES General Fund FY26 -27 \$25,430,000 FY27 -28 & Subsequent Years \$50,860 ,000

HB2273 (SB2451) - State fire marshal website training materials. [State Website](#) 

J. Crawford (R), J. Johnson (R)

HB2273: Feb. 05, 2026 - Caption bill held on House clerk's desk.

SB2451: Apr. 07, 2026 - Taken off notice in Senate Commerce & Labor Committee.

Requires the state fire marshal, in addition to the present law requirement of being available for the training of owners of educational and institutional occupancies, their tenants, or employees in methods of fire drills, to make available on the state fire marshal's website training materials to assist in such training.

Caption: AN ACT to amend Tennessee Code Annotated, Title 68, relative to safety.

Fiscal Impact: (Dated February 17, 2026) NOT SIGNIFICANT

HB2281 (SB2330) - Requires state agencies to provide legislative fiscal staff with electronic access to information and budget systems. [State Website](#) 

B. Martin (R), T. Gardenhire (R)

HB2281: Apr. 15, 2026 - Set for House Calendar & Rules Committee on Apr 16, 2026.

SB2330: Mar. 03, 2026 - Senate State & Local Government recommended. Sent to Senate Finance, Ways & Means.

As introduced, requires departments, agencies, and other state governmental entities to make information and records available, including by means of direct electronic access, to the staff of the general assembly's fiscal review committee. Requires the department of finance and administration to provide the office of legislative budget analysis with access to applicable state budget formulation and management systems.

Caption: AN ACT to amend Tennessee Code Annotated, Title 3, Chapter 13; Title 3, Chapter 14 and Title 3, Chapter 7, relative to access to information.

Fiscal Impact: (Dated March 02, 2026) STATE GOVERNMENT EXPENDITURES General Fund FY26 -27 \$1,055,200 FY27 -28 & Subsequent Years \$1,025,4 00 Total Positions Required: 6 OTHER FISCAL IMPACT The F iscal Review Committee staff does not have sufficient office space to accommodate the addition of two positions and equipment . Future accommodations for such, as well as any one -time and recurring costs associated with their placement, are unknown and cannot be quantified with reason able certainty.

HB2288 (SB2622) - Extends the inspection period for installed manufactured homes. [State Website](#) 

B. Mitchell (D), H. Campbell (D)
HB2288: Feb. 02, 2026 - Filed for introduction
SB2622: Feb. 02, 2026 - Filed for introduction

As introduced, increases, from 20 to 25 business days, the time within which the required inspection of an installed manufactured home must occur after the commissioner's receipt of the installer's report. Broadly captioned.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4 and Title 68, relative to building safety.
Fiscal Impact: (Dated February 02, 2026) NOT SIGNIFICANT

HB2292 (SB2507) - Requires contractor licensing board to notify commerce and insurance department of disciplinary actions.

State Website 

G. Hardaway (D), C. Oliver (D)
HB2292: Feb. 05, 2026 - Caption bill held on House clerk's desk.
SB2507: Mar. 10, 2026 - Failed in Senate Commerce & Labor Committee.

As introduced, requires the state board for licensing contractors to notify the department of commerce and insurance of a disciplinary action against a contractor upon posting the notice of disciplinary action on its website. Broadly captioned.

Caption: AN ACT to amend Tennessee Code Annotated, Title 13; Title 62, Chapter 6 and Title 66, relative to contractors.
Fiscal Impact: (Dated February 17, 2026) NOT SIGNIFICANT

HB298 (SB242) - Homes not Hedge Funds Act.

State Website 

A. Behn (D), C. Oliver (D)
HB298: Mar. 11, 2026 - Failed in House Cities & Counties Subcommittee.
SB242: Mar. 09, 2026 - Senate passed with amendment 1 (011600).

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

Caption: AN ACT to amend Tennessee Code Annotated, Title 13; Title 47 and Title 66, relative to housing market manipulation.
Fiscal Impact: (Dated February 7, 2025) NOT SIGNIFICANT

HB301 (SB1371) - Regulation of sober living homes by local governments.

State Website 

G. Martin (R), B. Watson (R)
HB301: Feb. 05, 2025 - Withdrawn.
SB1371: Feb. 12, 2025 - Passed on Second Consideration, refer to Senate Health and Welfare Committee

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

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

HB319 (SB327) - Revises definition of residential property for purposes of classification and assessment.

State Website 

T. Rudd (R), B. Massey (R)
HB319: Mar. 19, 2025 - Def. to Summer Study in Cities & Counties Subcommittee
SB327: Mar. 25, 2025 - Assigned to General Subcommittee of Senate State & Local Government Committee

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

Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to property classification and assessment.
Fiscal Impact: (Dated March 12, 2025) LOCAL GOVERNMENT REVENUE Mandatory FY26-27 & Subsequent Years > (\$72,886,700)

HB396 (SB244) - Requirements for buildings constructed under a voluntary attainable housing incentive program.

State Website 

Y. Hakeem (D), T. Gardenhire (R)
HB396: Feb. 19, 2025 - Failed in s/c Cities & Counties Subcommittee of State & Local Government Committee
SB244: Feb. 27, 2025 - Rcvd. from S., held on H. desk.

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

Caption: AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 3, relative to housing.
Fiscal Impact: (Dated February 3, 2025) NOT SIGNIFICANT

HB424 (SB430) - Credits against franchise and excise tax liability.

State Website 

C. Baum (R), S. Reeves (R)
HB424: Apr. 09, 2025 - Placed on s/c Finance, Ways, and Means Subcommittee for 4/14/2025
SB430: Apr. 21, 2025 - Action deferred in Senate Finance, Ways, and Means Committee to 1/13/2026

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

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

Fiscal Impact: (Dated January 30, 2025) NOT SIGNIFICANT

HB48 (SB368) - Property tax relief for disabled veterans.

State Website 

M. Hale (R), R. Briggs (R)

HB48: Apr. 15, 2025 - Sponsor(s) Added.

SB368: Apr. 17, 2025 - Placed on Senate Finance, Ways, and Means Committee calendar for 4/21/2025

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

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

Fiscal Impact: (Dated March 15, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY26-27 & Subsequent Years >\$32,798,500 OTHER FISCAL IMPACT The extent of any decrease to local government expenditures cannot be reasonably determined.

HB526 (SB752) - Due date for taxpayer's business tax return.

State Website 

R. Williams (R), K. Yager (R)

HB526: Apr. 09, 2025 - Placed on s/c cal Finance, Ways, and Means Subcommittee for 4/14/2025

SB752: Apr. 17, 2025 - Placed on Senate Finance, Ways, and Means Committee calendar for 4/21/2025

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

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

Fiscal Impact: (Dated February 1, 2025) NOT SIGNIFICANT

HB54 (SB118) - Report required by treasurer under the Uniform Unclaimed Property Act.

State Website 

J. Moon (R), T. Hatcher (R)

HB54: Jan. 15, 2025 - caption bill, held on desk - pending amdt.

SB118: Jan. 15, 2025 - Passed on Second Consideration, refer to Senate Commerce and Labor Committee

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

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

Fiscal Impact: (Dated January 6, 2025) NOT SIGNIFICANT

HB607 (SB615) - Summary of meeting provided by advisory council on workers' compensation.

State Website 

J. Barrett (R), J. Hensley (R)

HB607: Feb. 11, 2025 - Sponsor change.

SB615: Mar. 18, 2025 - Assigned to General Subcommittee of Senate Commerce and Labor Committee

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

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

Fiscal Impact: (Dated February 3, 2025) NOT SIGNIFICANT

HB608 (SB1045) - Building or development of infrastructure that is nonessential to the development.

State Website 

T. Rudd (R), S. Reeves (R)

HB608: Apr. 08, 2026 - Taken off notice in House State & Local Government.

SB1045: Mar. 31, 2026 - Taken off notice in Senate State & Local Government.

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

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

Fiscal Impact: (Dated April 7, 2025) LOCAL GOVERNMENT EXPENDITURES Mandatory FY25-26 & Subsequent Years > \$1,000,000 Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost.

HB63 - Pilot program to support homeless or potentially homeless families.

State Website 

S. Cepicky (R)
Feb. 03, 2025 - Withdrawn.

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

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

HB694 (SB844) - Hearings for revocation of licensure by the department of revenue.

State Website 

C. Baum (R), A. Lowe (R)

HB694: Feb. 06, 2025 - P2C, caption bill, held on desk - pending amdt.

SB844: Jan. 08, 2026 - Assigned to General Subcommittee of Senate F,W&M Revenue Subcommittee

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

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

Fiscal Impact: (Dated February 5, 2025) NOT SIGNIFICANT

HB718 (SB721) - Decision by fire marshal on an appeal regarding building or fire codes.

State Website 

J. Moon (R), T. Hatcher (R)

HB718: Feb. 06, 2025 - P2C, caption bill, held on desk - pending amdt.

SB721: Feb. 12, 2025 - Passed on Second Consideration, refer to Senate State and Local Government Committee

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

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

Fiscal Impact: (Dated February 7, 2025) NOT SIGNIFICANT

HB733 (SB771) - Property tax appeals - valuation of industrial and commercial real and tangible personal property.

State Website 

J. Crawford (R), R. Briggs (R)

HB733: Apr. 02, 2025 - Taken off notice for cal. in State & Local Government Committee

SB771: Apr. 01, 2025 - Assigned to General Subcommittee of Senate State & Local Gov't. Committee

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

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

Fiscal Impact: (Dated March 14, 2025) STATE GOVERNMENT REVENUE State Board of Equalization FY25-26 & Subsequent Years >\$3,000 OTHER FISCAL IMPACT A precise impact to local government revenue and expenditures cannot be reasonably determined.

HB757 (SB967) - Days to terminate a residential rental or lease agreement - increase.

State Website 

J. Faison (R), S. Southerland (R)

HB757: Mar. 12, 2025 - Taken off notice for cal in s/c Business and Utilities Subcommittee of Commerce Committee

SB967: Mar. 18, 2025 - Assigned to General Subcommittee of Senate Commerce and Labor Committee

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

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

Fiscal Impact: (Dated February 5, 2025) NOT SIGNIFICANT

HB767 (SB907) - Exemption - receipts from the sale of certain prescription drugs or medicines.

State Website 

G. Hicks (R), F. Haile (R)

HB767: Apr. 01, 2026 - House Finance, Ways & Means Subcommittee deferred to final calendar 2.

SB907: Apr. 17, 2025 - Placed on Senate Finance, Ways, and Means Committee calendar for 4/21/2025

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

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

Fiscal Impact: (Dated February 26, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years (\$2,872,400) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years (\$3,371,900)

HB770 (SB781) - Maximum gross weight of freight motor vehicles.

State Website 

J. Crawford (R), B. Massey (R)

HB770: Mar. 04, 2025 - Failed in s/c Transportation Subcommittee of Transportation Committee

SB781: Feb. 12, 2025 - Passed on Second Consideration, refer to Senate Transportation and Safety Committee

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

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

Fiscal Impact: (Dated March 3, 2025) STATE GOVERNMENT EXPENDITURES Highway Fund FY25-26 Up to \$59,200,000

HB784 (SB872) - Exemption - retail sale of infant formula, diapers, and wipes.

State Website 

G. Martin (R), F. Haile (R)

HB784: Apr. 09, 2025 - Placed on s/c Finance, Ways, and Means Subcommittee for 4/14/2025

SB872: Apr. 17, 2025 - Placed on Senate Finance, Ways, and Means Committee calendar for 4/21/2025

Exempts from the sales and use taxes the retail sale of infant formula and diapers and wipes designed to be used by infants and children.

Defines "infant formula" as a liquid or powder that purports or is represented to be for special dietary use solely as a food for infants and children by nature of its simulation of human milk or its suitability as a complete or partial substitute for human milk.

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

Fiscal Impact: (Dated February 28, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years NET (\$17,622,600) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years NET (\$7,680,600)

HB791 (SB1220) - Workers' Right to Live Act.

State Website 

A. Behn (D), C. Oliver (D)

HB791: Mar. 26, 2025 - Failed for lack of second in: Banking & Consumer Affairs Subcommittee

SB1220: Feb. 12, 2025 - Passed on Second Consideration, refer to Senate Commerce and Labor Committee

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

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

Fiscal Impact: (Dated March 15, 2025) NOT SIGNIFICANT

SB1088 (HB1345) - Termination of rental agreement for nonpayment of rent or cost of repairs, damages.

State Website 

J. Johnson (R), L. Reeves (R)

SB1088: Mar. 18, 2025 - Assigned to General Subcommittee of Senate Commerce and Labor Committee

HB1345: Mar. 12, 2025 - Failed in s/c Business and Utilities Subcommittee of Commerce Committee

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

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

Fiscal Impact: (Dated March 6, 2025) NOT SIGNIFICANT

SB1091 (HB1171) - Annual report on franchise and excise tax credits claimed under current law.

State Website 

J. Johnson (R), R. Williams (R)

SB1091: Mar. 31, 2026 - Senate Finance Committee set behind budget after adopting amendment 1 (015514).

HB1171: Apr. 15, 2026 - Taken off notice in House Finance, Ways & Means Subcommittee.

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

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

Fiscal Impact: (Dated February 5, 2025) NOT SIGNIFICANT

SB1092 (HB1297) - Termination of rental agreement - written notice.

State Website 

A. Lowe (R), J. Powell (D)

SB1092: Mar. 03, 2026 - Taken off notice in Senate Commerce & Labor Committee. Sent to General Subcommittee.

HB1297: Feb. 12, 2025 - P2C, caption bill, held on desk - pending amdt.

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

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

Fiscal Impact: (Dated February 6, 2025) NOT SIGNIFICANT

SB1095 (HB1247) - Exemption - tangible personal property paid for with physical cash.

State Website 

J. Hensley (R), M. Reneau (R)

SB1095: Apr. 17, 2025 - Placed on Senate Finance, Ways, and Means Committee calendar for 4/21/2025

HB1247: Apr. 15, 2026 - Taken off notice in House Finance, Ways & Means Subcommittee.

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

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

Fiscal Impact: (Dated March 7, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years (\$2,268,932,600) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years (\$955,841,600)

SB1098 (HB1161) - Moratorium on the development of property.

State Website 

D. White (R), R. Stevens (R)

SB1098: Feb. 12, 2025 - Passed on Second Consideration, refer to Senate State and Local Government Committee

HB1161: Mar. 19, 2025 - Taken off notice for cal in s/c Cities & Counties Subcommittee of State & Local Government Committee

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

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

Fiscal Impact: (Dated March 15, 2025) OTHER FISCAL IMPACT Due to multiple unknown variables, any fiscal impact upon local governments cannot be determined with reasonable certainty.

SB1113 (HB1265) - Report regarding operation of Uniform Unclaimed Property Act.

State Website 

P. Walley (R), J. Faison (R)

SB1113: Dec. 01, 2025 - Withdrawn.

HB1265: Feb. 12, 2025 - P2C, caption bill, held on desk - pending amdt.

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

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

Fiscal Impact: (Dated February 6, 2025) NOT SIGNIFICANT

SB1124 - Installation of solar energy systems - proof utility has a net metering program.

State Website 

S. Southerland (R)

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

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

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

Fiscal Impact: (Dated March 19, 2025) NOT SIGNIFICANT

SB1128 (HB1295) - Shielding Tennesseans from Oligarchic Power and Eliminating Lawless Obstruction of Necessities Act (STOP ELON Act).

State Website 

J. Yarbrow (D), J. Powell (D)

SB1128: Apr. 08, 2025 - Action deferred in Senate Judiciary Committee to 1st Calendar of 2026

HB1295: Feb. 04, 2026 - Taken off notice in House Judiciary Criminal Justice Subcommittee.

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

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

Fiscal Impact: (Dated March 4, 2025) NOT SIGNIFICANT

SB1167 (HB1365) - TDOT annual report on litter programs receiving funds from increase in the gross receipts tax on bottled soft drinks.

State Website 

R. Akbari (D), J. Chism (D)

SB1167: Feb. 12, 2025 - Passed on Second Consideration, refer to Senate Transportation and Safety Committee

HB1365: Feb. 12, 2025 - P2C, caption bill, held on desk - pending amdt.

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

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

Fiscal Impact: (Dated February 6, 2025) NOT SIGNIFICANT

SB1190 (HB1216) - Increases hourly minimum wage.

State Website 

R. Akbari (D), G. Johnson (D)

SB1190: Mar. 25, 2025 - Assigned to General Subcommittee of Senate Commerce and Labor Committee

HB1216: Mar. 19, 2025 - Failed for lack of second in: Banking & Consumer Affairs Subcommittee

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

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

Fiscal Impact: (Dated March 1, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY25-26 \$47,818,000 FY26-27 & Subsequent Years \$95,299,000 Total Positions Required: 4 LOCAL GOVERNMENT EXPENDITURES Mandatory FY25-26 Up to \$295,994,900 FY26-27 & Subsequent Years Up to \$591,989,900 Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost. SB 1190 - HB 1216

SB12 (HB151) - Property tax relief for disabled veteran homeowners.

State Website 

P. Walley (R), R. Gant (R)

SB12: Jan. 15, 2025 - Passed on Second Consideration, refer to Senate State and Local Government Committee

HB151: Jan. 28, 2025 - Assigned to s/c Cities & Counties Subcommittee

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

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

Fiscal Impact: (Dated January 16, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY26-27 & Subsequent Years >\$4,565,900 OTHER FISCAL IMPACT The extent of any permissive impact on local government expenditures cannot be reasonably determined.

SB1231 (HB1264) - Prohibits nongovernmental or intergovernmental entity from infringing upon private property rights.

State Website 

M. Pody (R), B. Hulsey (R)

SB1231: Feb. 12, 2025 - Passed on Second Consideration, refer to Senate Judiciary Committee

HB1264: Mar. 05, 2025 - Sponsor(s) Added.

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

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

Fiscal Impact: (Dated April 11, 2025) NOT SIGNIFICANT

SB1257 (HB1384) - Pay Stub Protection Act.

State Website 

L. Lamar (D), T. Harris (D)

SB1257: Mar. 18, 2025 - Assigned to General Subcommittee of Senate Commerce and Labor Committee

HB1384: Mar. 19, 2025 - Rec. for pass. if am., ref. to Government Operations Committee

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

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

Fiscal Impact: (Dated February 22, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY25-26 \$165,700 FY26-27 & Subsequent Years \$152,700 Total Positions Required: 2

SB1289 (HB1313) - Occupational safety and health penalties.

State Website 

J. Johnson (R), W. Lamberth (R)

SB1289: Feb. 12, 2025 - Passed on Second Consideration, refer to Senate Commerce and Labor Committee

HB1313: Feb. 12, 2025 - Assigned to s/c Banking & Consumer Affairs Subcommittee

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

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

SB1321 (HB1334) - Removal of obsolete provision of a report by the department of transportation.

State Website 

J. Johnson (R), W. Lamberth (R)

SB1321: Feb. 12, 2025 - Passed on Second Consideration, refer to Senate Transportation and Safety Committee

HB1334: Feb. 12, 2025 - P2C, caption bill, held on desk - pending amdt.

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

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

Fiscal Impact: (Dated February 7, 2025) NOT SIGNIFICANT

SB1323 (HB1327) - Tennessee rural and workforce housing tax credits - authorization by general assembly.

State Website 

J. Johnson (R), W. Lamberth (R)

SB1323: Apr. 01, 2025 - Assigned to General Subcommittee of Senate Finance, Ways, and Means Committee

HB1327: Mar. 19, 2025 - Taken off notice for cal. in State & Local Government Committee

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

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

Fiscal Impact: (Dated February 25, 2025) OTHER FISCAL IMPACT The precise amount of future tax credits is dependent on multiple unknown variables and cannot be quantified with reasonable certainty.

SB1357 (HB1399) - Increases minimum hourly wage.

State Website 

R. Akbari (D), J. Pearson (D)

SB1357: Mar. 25, 2025 - Assigned to General Subcommittee of Senate Commerce and Labor Committee

HB1399: Feb. 11, 2026 - Failed in House Banking & Consumer Affairs Subcommittee.

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

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

Fiscal Impact: (Dated March 12, 2025) STATE GOVERNMENT EXPENDITURES General Fund FY25-26 \$95,324,100 FY26-27 & Subsequent Years \$95,299,000 Total Positions Required: 4 LOCAL GOVERNMENT EXPENDITURES Mandatory FY25-26 & Subsequent Years Up to \$591,989,900 Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost.

SB1358 (HB1398) - Bereavement leave.

State Website 

R. Akbari (D), J. Pearson (D)

SB1358: Feb. 12, 2025 - Passed on Second Consideration, refer to Senate State and Local Government Committee

HB1398: Feb. 11, 2026 - Failed in House Public Service Subcommittee.

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

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

Fiscal Impact: (Dated March 15, 2025) OTHER FISCAL IMPACT Due to multiple unknown variables, the timing and extent of the increase in state fiscal liability is currently unknown.

SB1392 (HB1403) - Bond issuance.

State Website 

B. Watson (R), G. Hicks (R)

SB1392: Apr. 15, 2026 - Senate Finance, Ways & Means deferred to the next meeting.

HB1403: Feb. 10, 2025 - Ref. to Delayed Bills Committee

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

Caption: AN ACT to authorize the state of Tennessee, acting by resolutions of its funding board, to issue and sell its bonds and bond anticipation notes to provide for acquisition of equipment and sites, and erection, construction, and equipment of sites and buildings, expressly including the acquisition of existing structures for expansion, improvements, betterments, and extraordinary repairs to existing structures, for construction of highways, and repair, replacement, or rehabilitation of bridges, and for grants to any county, metropolitan government, incorporated town, city, special district of the state, or any governmental agency or instrumentality of any of them; to make grants to industrial development corporations to provide for acquisition of equipment and acquisition, site preparation, erection, construction, and equipment of sites

and buildings; and infrastructure improvements and development; and to provide for the expenditure of said funds; to issue its debt in excess of the authorized amount to fund discount and costs of issuance; and to provide for the expenditure of said funds. This act makes appropriations for an indefinite period of time for the purpose of allocating the proceeds of the bonds and notes authorized by this act.

Fiscal Impact: (Dated March 20, 2025) STATE GOVERNMENT EXPENDITURES First Year Debt Service \$3,300,000 Over the Life of the Bonds \$48,900,000 Principal \$30,000,000 Interest \$18,900,000

SB1393 (HB1404) - Appropriations - FY beginning July 1, 2024 and July 1, 2025.

State Website 

B. Watson (R), G. Hicks (R)

SB1393: Apr. 15, 2026 - Senate Finance, Ways & Means deferred to the next meeting.

HB1404: Feb. 10, 2025 - Ref. to Delayed Bills Committee

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

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

SB1394 (HB1402) - Growth of appropriations from state tax revenues.

State Website 

B. Watson (R), G. Hicks (R)

SB1394: Apr. 15, 2026 - Senate Finance, Ways & Means deferred to the next meeting.

HB1402: Jan. 14, 2026 - P2C, ref. to Finance, Ways, and Means Committee

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

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

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

SB1395 (HB1401) - Grant payments under the grant assistance program for nursing home care.

State Website 

B. Watson (R), G. Hicks (R)

SB1395: Apr. 15, 2026 - Senate Finance, Ways & Means deferred to the next meeting.

HB1401: Jan. 14, 2026 - P2C, ref. to Finance, Ways, and Means Committee

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

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

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

SB1412 - Contractor applicant inability to appear before board - notice required.

State Website 

C. Oliver (D)

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

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

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

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

SB1601 (HB1501) - Authorizes municipalities to create and require use of landlord registries for certain real estate investment trusts.

State Website 

F. Haile (R), W. Lamberth (R)

SB1601: Mar. 10, 2026 - Taken off notice in Senate Commerce & Labor Committee.

HB1501: Feb. 19, 2026 - House passed with amendment 1 (012176).

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

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

Fiscal Impact: (Dated January 20, 2026) NOT SIGNIFICANT

SB1706 (HB1935) - Prohibits requiring full tax payment on property assessments while an appeal is pending.

State Website 

B. Taylor (R), K. Vaughan (R)

SB1706: Mar. 03, 2026 - Taken off notice in Senate State & Local Government.

HB1935: Feb. 04, 2026 - Referred to House Cities & Counties Subcommittee.

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

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

Fiscal Impact: (Dated February 26, 2026) NOT SIGNIFICANT

SB1892 (HB1928) - TDEC approval of proposed subdivision plans.

State Website 

J. Bowling (R), R. Bricken (R)

SB1892: Feb. 03, 2026 - Withdrawn in Senate.

HB1928: Feb. 02, 2026 - Introduced in the House.

As introduced, requires proposed subdivision plans to be approved by a local planning commission or other agency authorized to approve such plans prior to their submission to the department of environment and conservation for approval rather than such plans being approved by the department first. Broadly captioned.

Caption: AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13 and Title 68, Chapter 221, relative to permits.

SB1916 (HB1969) - Redefines movable structure for purposes of classification and assessment of property.

State Website 

J. Seal (R), A. Farmer (R)

SB1916: Mar. 24, 2026 - Taken off notice in Senate State & Local Government.

HB1969: Mar. 18, 2026 - Taken off notice in House State & Local Government.

As introduced, redefines "movable structure" for purposes of classification and assessment of property so that a mobile home or other movable structure that is used as a residence or apartment must be used permanently as such instead of temporarily or permanently.

Caption: AN ACT to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to movable structures.

Fiscal Impact: (Dated February 27, 2026) OTHER FISCAL IMPACT A precise, mandatory decrease in local property tax revenue cannot be estimated with certainty.

SB1985 (HB1970) - "Tennessee Real Estate Consumer Fraud Protection Act."

State Website 

B. Taylor (R), A. Farmer (R)

SB1985: Apr. 07, 2026 - Senate Commerce & Labor Committee recommended with amendment 1 (016537). Sent to Senate Calendar.

HB1970: Mar. 30, 2026 - House passed with amendment 1 (016537).

As introduced, enacts the "Tennessee Real Estate Consumer Fraud Protection Act," which prevents fraud in real estate transactions by requiring in state real estate offices and in state attorneys for deed transactions. Broadly captioned.

Caption: AN ACT to amend Tennessee Code Annotated, Title 8; Title 23; Title 39; Title 45; Title 47, Chapter 18; Title 56; Title 62 and Title 66, relative to real property.

Fiscal Impact: (Dated February 26, 2026) NOT SIGNIFICANT

SB199 (HB209) - Driver's need for assistance with expressive language or communicating.

State Website 

B. Massey (R), D. Howell (R)

SB199: Feb. 10, 2025 - Passed on Second Consideration, refer to Senate Transportation and Safety Committee

HB209: Feb. 03, 2025 - P2C, caption bill, held on desk - pending amdt.

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

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

Fiscal Impact: (Dated January 31, 2025) NOT SIGNIFICANT

SB1990 (HB2234) - "Stop Rent Rigging Act."

State Website 

L. Lamar (D), V. Dixie (D)

SB1990: Mar. 03, 2026 - Failed in Senate Commerce & Labor Committee.

HB2234: Feb. 02, 2026 - Filed for introduction

As introduced, enacts the "Stop Rent Rigging Act," which stops the manipulation of rental prices based on recommendations from a software, data analytics service, or algorithmic device that performs a coordinating function. Broadly captioned.

Caption: AN ACT to amend Tennessee Code Annotated, Title 47 and Title 66, relative to manipulation of rental prices.

Fiscal Impact: (Dated February 25, 2026) NOT SIGNIFICANT

SB200 (HB210) - Reports published by department of safety on number, cause, and location of highway accidents.

State Website 

B. Massey (R), D. Howell (R)

SB200: Mar. 19, 2025 - Assigned to General Subcommittee of Senate Transportation and Safety Committee

HB210: Mar. 11, 2025 - Assigned to s/c Transportation Subcommittee

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

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

Fiscal Impact: (Dated February 1, 2025) NOT SIGNIFICANT

SB201 (HB211) - TDOT report on status of projects funded by the transportation modernization fund.

State Website 

B. Massey (R), D. Howell (R)

SB201: Feb. 10, 2025 - Passed on Second Consideration, refer to Senate Transportation and Safety Committee

HB211: Feb. 03, 2025 - P2C, caption bill, held on desk - pending amdt.

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

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

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

SB211 (HB397) - NCAA Division I Football Championship Subdivision contenders - state and local sales tax revenue.

State Website 

B. Watson (R), G. Vital (R)

SB211: Apr. 17, 2025 - Placed on Senate Finance, Ways, and Means Committee calendar for 4/21/2025

HB397: Apr. 15, 2026 - Set for House Calendar & Rules Committee on Apr 16, 2026.

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

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

Fiscal Impact: (Dated February 15, 2025) STATE GOVERNMENT REVENUE General Fund Each Year FY25-26 through FY54-55 (\$342,200) LOCAL GOVERNMENT REVENUE Mandatory Each Year FY25-26 through FY54-55 (\$89,900)

SB2134 - Extends the reporting time for state banks to notify the commissioner of financial institutions about changes in chief executive officers from 24 to 48 hours.

State Website 

B. Taylor (R)

Feb. 02, 2026 - Introduced in the Senate

As introduced, increases the time that a state bank has to report to the commissioner of financial institutions any change in chief executive officers from 24 hours to 48 hours. Broadly captioned.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 12; Title 45; Title 46; Title 47; Title 48; Title 50; Title 61; Title 62; Title 65; Title 66 and Title 68, relative to commerce.

Fiscal Impact: (Dated January 23, 2026) NOT SIGNIFICANT

SB2224 (HB2530) - Changes oversight and registration requirements for land surveyors.

State Website 

J. Johnson (R), W. Lamberth (R)

SB2224: Apr. 15, 2026 - Senate Finance, Ways & Means recommended. Sent to Calendar Committee.

HB2530: Apr. 07, 2026 - House passed with amendment 1 (014960).

As introduced, transfers oversight of land surveyors from the state board of examiners for land surveyors to the state board of examiners for architects and engineers; removes registration requirement for interior designers; removes funding mechanism that requires revenues generated from contractor licensing fees, penalties, or interest allocated, in part, to the board of licensing contractors be utilized for the purposes set forth in the Go Build Tennessee Act; and makes other changes relative to occupational boards.

Caption: AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 29, Part 2; Title 20, Chapter 9, Part 6; Title 55, Chapter 17, Part 1; Title 62, Chapter 13; Title 62, Chapter 18; Title 62, Chapter 2; Title 62, Chapter 20; Title 62, Chapter 27; Title 62, Chapter 35; Title 62, Chapter 4; Title 62, Chapter 6; Title 62, Chapter 76; Title 68, Chapter 102 and Title 68, Chapter 105, relative to professions regulated by the department of commerce and insurance.

Fiscal Impact: (Dated February 16, 2026) STATE GOVERNMENT REVENUE Board of Examiners for Land Surveyors State Board of Examiners for Architects, Engineers, and Land Surveyors Plumbers & Electricians Fund Board for Licensing Contractors FY26 -27 (\$266,900) \$266,900 (\$1,757,900) \$1,757,900 REVENUE Detection Services License Program Board of Examiners for Land Surveyors State Board of Examiners for Architects, Engineers, and Land Surveyors FY26 -27 & Subsequent Years \$3,500 (\$154,000) \$132,700 REVENUE Board for Licensing Contractors Go Build Tennessee Corporation FY26 -27 through FY28 -29 \$72,200 (\$72,200) EXPENDITURES Board of Examiners for Land Surveyors State Board of Examiners for Architects, Engineers, and Land Surveyors FY26 -27 & Subsequent Years (\$5,000) \$13,000 OTHER FISCAL IMPACT The full assessment of this legislation is pending further information received from the Department of Commerce and Insurance.

SB2236 (HB2551) - Revises authority of state fire marshal to prescribe rules relating to minimum statewide building construction safety standards.

State Website 

J. Johnson (R), W. Lamberth (R)

SB2236: Mar. 03, 2026 - Taken off notice in Senate Commerce & Labor Committee.

HB2551: Feb. 05, 2026 - Referred to House State & Local Government.

As introduced, revises authority of state fire marshal to prescribe rules relating to minimum statewide building construction safety standards, specifically for fire prevention for multi-family dwelling units.

Caption: AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 120, relative to building codes.

Fiscal Impact: (Dated February 27, 2026) OTHER FISCAL IMPACT A permissive decrease in local expenditures in FY2 6-27 and subsequent years cannot be precisely estimated.

SB2237 (HB2552) - Local governments must respond to development applications within 30 days and formalize contract changes in writing.

State Website 

J. Johnson (R), W. Lamberth (R)

SB2237: Mar. 10, 2026 - Senate State & Local Government recommended with amendment 1 (014771).

HB2552: Apr. 15, 2026 - Set for House Calendar & Rules Committee on Apr 16, 2026.

As introduced, requires a local government to approve, deny, or identify deficiencies in a development application, development plan, or a site inspection submitted by a developer within 30 days. Requires changes in contracts between local governments and contractors or developers to be in writing; requires a local government to release a contractor or developer from its required bond within 30 days of receiving a determination from an independent inspector that the contractor or developer has completed all work required by the contract. Makes other related changes.

Caption: AN ACT to amend Tennessee Code Annotated, Title 7, relative to local governments.

Fiscal Impact: (Dated March 07, 2026) OTHER FISCAL IMPACT Any mandatory decrease to local revenue and permissive or mandatory increase in local government expenditures cannot be determined with reasonable certainty. Article II, Section 24 of the Tennessee Constitution provides that: no law of general application shall impose increased expenditure requirements on cities or counties unless the General Assembly shall provide that the state share in the cost.

SB2291 (HB1985) - Professional sale, installation, and monitoring of still cameras and televisions.

State Website 

J. Stevens (R), R. Grills (R)

SB2291: Apr. 07, 2026 - Senate Commerce & Labor Committee recommended with amendment 1 (015754). Sent to Calendar Committee.

HB1985: Apr. 06, 2026 - House passed with amendment 1 (015754).

As introduced, removes the professional sale, installation, and monitoring of still cameras and televisions from the licensing requirements of the Alarm Contractors Licensing Act.

Caption: AN ACT to amend Tennessee Code Annotated, Title 62, Chapter 32, relative to alarm systems contractors.

Fiscal Impact: (Dated February 28, 2026) STATE GOVERNMENT REVENUE Detection Services Licensing Program FY26 -27 & Subsequent Years >(\$21,000)

SB264 (HB385) - Certification by TennCare of an eligible healthcare providers' unreimbursed costs.

State Website 

J. Hensley (R), E. Butler (R)

SB264: Mar. 19, 2025 - Action deferred in Senate Health & Welfare Committee to first calendar of 2026

HB385: Mar. 25, 2025 - Taken off notice for cal. in Insurance Committee

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

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

Fiscal Impact: (Dated March 8, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years Up to \$1,750,000 EXPENDITURES General Fund FY25-26 & Subsequent Years \$10,842,000 Total Positions Required: 12 FEDERAL GOVERNMENT EXPENDITURES FY25-26 & Subsequent Years \$10,842,000

SB285 (HB323) - Property sold at a foreclosure sale for an amount less than the fair market value.

State Website 

P. Bailey (R), R. Bricken (R)

SB285: Mar. 24, 2025 - Assigned to General Subcommittee of Senate Judiciary Committee

HB323: Mar. 04, 2025 - Sponsor change.

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

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

Fiscal Impact: (Dated March 6, 2025) NOT SIGNIFICANT

SB31 (HB165) - Reduction of maximum weight of vehicle loads - notice.

State Website 

P. Bailey (R), P. Marsh (R)

SB31: Feb. 18, 2025 - Refer to Senate Transportation & Safety Committee

HB165: Jan. 27, 2025 - P2C, caption bill, held on desk - pending amdt.

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

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

Fiscal Impact: (Dated January 14, 2025) NOT SIGNIFICANT

SB32 (HB477) - Tax depreciation deduction.

State Website 

P. Bailey (R), K. Vaughan (R)

SB32: Apr. 22, 2025 - Assigned to General Subcommittee of Senate Finance, Ways & Means Committee

HB477: Feb. 03, 2026 - Taken off notice in House Department & Agencies Subcommittee.

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

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

Fiscal Impact: (Dated February 28, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 (\$14,400,000) FY26-27 (\$47,520,000) FY27-28 (\$59,616,000) FY28-29 (\$18,892,800) FY29-30 \$28,086,400 FY30-31 \$22,470,400 FY31-32 \$18,080,800 FY32-33 \$15,037,600 FY33-34 \$13,495,200 FY34-35 \$13,105,600 FY35-36 \$12,584,800 FY36-37 \$10,225,600 FY37-38 \$5,768,000 FY38-39 & Subsequent Years \$1,574,400 OTHER FISCAL IMPACT The extent to which authorizing taxpayers to elect a higher deduction based on the federal governments rate of depreciation will impact state excise tax revenue in future years, if any, is dependent on federal action and cannot be reasonably determined at this time. SB 32 - HB 477

SB37 - Annual report filing fees for limited liability corporations.

State Website 

H. Campbell (D)

Jan. 30, 2025 - Withdrawn.

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

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

SB40 (HB1047) - Employee Ownership, Empowerment, and Expansion Act.

State Website 

P. Walley (R), P. Marsh (R)

SB40: Dec. 01, 2025 - Withdrawn.

HB1047: Jan. 21, 2026 - Taken off notice in House Business and Utilities Subcommittee.

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

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

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

SB423 (HB438) - Posting of regular pay day by employer.

State Website 

S. Reeves (R), R. Alexander (R)

SB423: Feb. 12, 2025 - Passed on Second Consideration, refer to Senate Commerce and Labor Committee

HB438: Feb. 05, 2025 - P2C, caption bill, held on desk - pending amdt.

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

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

Fiscal Impact: (Dated January 30, 2025) NOT SIGNIFICANT

SB469 (HB586) - Recordation tax revenue - increase.

State Website 

J. Bowling (R), R. Bricken (R)

SB469: Apr. 02, 2025 - Assigned to General Subcommittee of Senate State and Local Government Committee

HB586: Apr. 09, 2025 - Taken off notice for cal in s/c Finance, Ways, and Means Subcommittee of Finance, Ways, and Means Committee

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

Caption: AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to recordation tax revenue.
Fiscal Impact: (Dated March 27, 2025) STATE GOVERNMENT REVENUE General Fund FY25-26 & Subsequent Years (\$196,098,000) LOCAL GOVERNMENT REVENUE Mandatory FY25-26 & Subsequent Years \$196,098,000

SB488 - Inspecting of residential dwelling units that are deteriorated by municipalities.

State Website 

J. Bowling (R)

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

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

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

SB492 (HB1023) - Driver issued a commercial driver license who is unable to read or speak English.

State Website 

J. Bowling (R), L. Russell (R)

SB492: Mar. 19, 2025 - Failed in Senate Transportation and Safety Committee

HB1023: Apr. 14, 2025 - Taken off notice for cal in s/c Finance, Ways, and Means Subcommittee of Finance, Ways, and Means Committee

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

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

Fiscal Impact: (Dated February 17, 2025) OTHER FISCAL IMPACT According to the Department of Transportation and Department of Safety, passage of the proposed legislation could jeopardize significant Federal Highway Administration Funds to the Department of Transportation, and Motor Carrier Safety Assistance Program Funds to the Department of Safety in FY25-26 and subsequent years. The Department of Safety will require software updates in order to integrate a new out-of-service order into the existing system. It is assumed the updates can be accomplished by the relevant vendor under the current contractual agreement. If, however, the relevant provisions of that agreement are exhausted by this legislation and other legislation subsequently enacted, the department could incur an increase in expenditures of approximately \$100,000 in FY25-26.

SB496 (HB560) - Monthly list of taxpayers delinquent in paying professional privilege tax.

State Website 

P. Walley (R), K. Capley (R)

SB496: Mar. 18, 2025 - Refer to Senate Finance, Ways & Means Revenue Subcommittee w/ negative recommendation

HB560: Feb. 05, 2025 - P2C, caption bill, held on desk - pending amdt.

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

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

Fiscal Impact: (Dated February 1, 2025) NOT SIGNIFICANT

SB526 (HB889) - Process for requesting an extension of time to file a business tax return.

State Website 

J. Stevens (R), C. Todd (R)

SB526: Apr. 17, 2025 - Placed on Senate Finance, Ways, and Means Committee calendar for 4/21/2025

HB889: Apr. 01, 2026 - Failed in House State & Local Government.

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

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

Fiscal Impact: (Dated February 1, 2025) NOT SIGNIFICANT

SB539 (HB753) - Process for property tax assessment and valuation of low-income housing.

State Website 

J. Stevens (R), J. Faison (R)

SB539: Mar. 25, 2026 - Senate State & Local Government recommended with amendment (16431), which allows a city or county to adopt this section by ordinance or resolution of the legislative body. Sent to Calendar Committee.

HB753: Apr. 15, 2026 - House Finance, Ways & Means Subcommittee recommended. Sent to full committee.

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

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

Fiscal Impact: (Dated February 22, 2025) OTHER FISCAL IMPACT The amount of total recurring foregone local revenue beginning in FY26-27 cannot be quantified with certainty but is reasonably estimated to exceed \$100,000.

SB592 (HB648) - Single registration form for a multi-dwelling property.

State Website 

P. Walley (R), C. Doggett (R)

SB592: Mar. 18, 2025 - Failed in Senate Commerce and Labor Committee

HB648: Mar. 19, 2025 - Taken off notice for cal in s/c Business and Utilities Subcommittee of Commerce Committee

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

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

Fiscal Impact: (Dated February 28, 2025) LOCAL GOVERNMENT REVENUE Permissive FY25-26 & Subsequent Years \$160,300

SB605 (HB976) - Contract with owner's spouse - notice to prime contractor.

State Website 

P. Bailey (R), J. Burkhart (R)

SB605: Feb. 12, 2025 - Passed on Second Consideration, refer to Senate Commerce and Labor Committee

HB976: Feb. 10, 2025 - P2C, caption bill, held on desk - pending amdt.

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

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

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

SB768 (HB1145) - Time frame to deliver for filing an annual statement of qualification.

State Website 

P. Bailey (R), C. Boyd (R)

SB768: Feb. 12, 2025 - Passed on Second Consideration, refer to Senate Commerce and Labor Committee

HB1145: Feb. 12, 2025 - P2C, caption bill, held on desk - pending amdt.

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

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

Fiscal Impact: (Dated February 5, 2025) NOT SIGNIFICANT

SB783 - Collection of property taxes.

State Website 

T. Gardenhire (R)

Feb. 05, 2025 - Withdrawn.

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

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

SB847 (HB1018) - Deed of conveyance of real property to include zoning classification of property at time the deed is recorded.

State Website 

T. Hatcher (R), L. Russell (R)

SB847: Feb. 12, 2025 - Passed on Second Consideration, refer to Senate State and Local Government Committee

HB1018: Mar. 12, 2025 - Taken off notice for cal in s/c Cities & Counties Subcommittee of State & Local Government Committee

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

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

Fiscal Impact: (Dated February 15, 2025) NOT SIGNIFICANT

SB858 (HB939) - Report on number of injunctions brought against persons who committed harassment against a state employee.

State Website 

B. Taylor (R), D. Powers (R)

SB858: Mar. 25, 2025 - Recommended for passage, refer to Senate Calendar Committee

HB939: Apr. 02, 2025 - Taken off notice for cal. in State & Local Government Committee

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

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

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

SB894 - Professional license expiration.

State Website 

J. Stevens (R)

Feb. 05, 2025 - Withdrawn.

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

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

SB896 (HB986) - Abolishes various estates and reversion interests in land.

State Website 

P. Walley (R), K. Capley (R)

SB896: Mar. 03, 2025 - Withdrawn.

HB986: Feb. 11, 2025 - Assigned to s/c Civil Justice Subcommittee

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

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

SB994 (HB1252) - Deletes an obsolete provision relating to a tax credit for beer or ale that was destroyed in a flood

State Website 

P. Bailey (R), R. Travis (R)

SB994: Mar. 24, 2026 - Taken off notice in Senate State & Local Government.

HB1252: Mar. 17, 2026 - Taken off notice in House Department & Agencies Subcommittee.

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

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

Fiscal Impact: (Dated February 6, 2025) NOT SIGNIFICANT

SB995 (HB1034) - Covenants not to compete.

State Website 

P. Bailey (R), R. Alexander (R)

SB995: Apr. 16, 2026 - Senate deferred to 04/20/26.

HB1034: Apr. 16, 2026 - House passed with amendment 2 (014277), which establishes the criteria a court must follow in determining the reasonableness of the time period of a restrictive covenant sought to be enforced after the termination of an employment or business relationship. Prohibits non-compete agreements between an employer and employee whose annual compensation is less than \$70,000.

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

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

Fiscal Impact: (Dated March 8, 2025) NOT SIGNIFICANT