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PROPERTY & HOUSING

SB 0029* **PROPERTY & HOUSING: Disclosure requirements for flood plain property.**
HB 0192 Requires contract for the sale of residential property to include a disclosure of the designation of the property as a 100-year flood plain and the existence and location of any injection well located on the property. (S: [Kurita](#); H: [Johnson C.](#))

Senate Status: Taken off notice in Senate Commerce, Labor & Agriculture
04/17/2007.

House Status: Referred to House Commerce Industrial Impact Subcommittee.

SB 0086* **PROPERTY & HOUSING: Requirements for housing for persons age 55 or**
HB 1336 **older.**

Requires all rental units designated for persons age 55 or older and 25 percent of all private dwellings designated for persons age 55 or older in cities and counties that have adopted building codes to meet certain requirements. (S: [Henry](#); H: [Briley](#))

Senate Status: Taken off notice in Senate Commerce, Labor & Agriculture
04/17/2007.

House Status: Taken off notice in House Local Government Subcommittee
04/18/2007.

SB 0363* **PROPERTY & HOUSING: Funding for affordable housing earmarked.**
HB 1224 Appropriates a portion of the revenues collected from the recordation tax to supplement funding for existing local programs to assist the homeless or to provide affordable housing for persons of low income. (S: [Harper](#); H: [Gilmore](#))

Senate Status: Referred to Senate State & Local Government.

House Status: Referred to House State Government Subcommittee.

SB 1570* **PROPERTY & HOUSING: Landlord liability - eviction, fines.**
Increases cost for removal of belongings in eviction case landlord is liable for from \$200 to \$400 when prostitution or illegal controlled substances are involved. Specifies that landlord who knowingly removes or excludes a tenant from the premises or diminishes services to the tenant by interrupting essential services in violation of this chapter commits a Class C misdemeanor. (S: [Herron](#))

Senate Status: Referred to Senate Judiciary.

SB 2885 **PROPERTY & HOUSING: Exemptions from Uniform Residential Landlord**
HB 2746* **and Tenant Act.**

Expands the application of the Uniform Residential Landlord and Tenant Act to all counties with a population of more than 68,000 by removing statutory exemptions

for certain counties. (S: [Haynes](#); H: [Lundberg](#)) Senate amendment 2 changes the effective date from July 1, 2008, to "upon becoming law" and adds that, for all other purposes, the act will take effect October 1, 2008, and will apply to rental agreements entered into or extended or renewed on or after that date (October 1, 2008). House Judiciary amendment 1 eliminates the bill's requirements that a study be done on the expansion of the Uniform Landlord and Tenant Act.

Senate Status: Senate 05/07/2008 passed with amendment 2.

House Status: Set for House floor 05/13/2008.

SB 2993* **PROPERTY & HOUSING: Counseling required for high-cost home loan.**
HB 4142 Prohibits lender from making high-cost home loan without first receiving certification from a counselor that the borrower has received counseling on the advisability of the loan transaction. (S: [Herron](#); H: [Ferguson](#))

Senate Status: Referred to Senate Commerce, Labor & Agriculture.

House Status: Referred to House Health & Human Resources.

SB 3048* **PROPERTY & HOUSING: Rental premises minimum health standards -**
HB 3083 **complaints.**

Increases to \$200 from \$50 the maximum weekly rental amount for renter to qualify as tenant and therefore qualified to file complaint for violation of state's minimum health standards for rental premises. Permits third party complaint filings and sets forth procedures for such complaints. (S: [Finney R.](#); H: [McCord](#)) Senate amendment 3 extends the period of time within which the building inspector or representative of the public health department is required to inspect a building immediately following the filing of a complaint alleging that the premises are unfit for human habitation from within 10 days to within 14 days. Requires the complaint to be forwarded via certified mail to the tenant's landlord or the landlord's agent. Defines "agent" as a person authorized to accept service of process and receive notices and demands for the landlord, or who is authorized to manage the premises, or who becomes an agent by operation of the Uniform Residential Landlord and Tenant Act, which requires in part that a landlord or rental agent becomes an agent when he does not identify an agent prior to the tenancy beginning. Authorizes service of a notice that a rented premises is unfit for habitation to be served on the landlord's agent as an alternative to service on the landlord. Senate amendment 4 defines "third party complainant" as a health care provider or public employee who, in the regular performance of his or her duties, has been inside a premises occupied by a tenant. Specifies who is authorized to file a third party complaint with a building inspector. Senate amendment 5 deletes the present law requirement that a tenant be current on rental payments as a condition precedent to the filing of a complaint with the city building inspector or the county health department. House amendment 2 specifies that the act doesn't apply to monthly rental agreements, requires the department to report its case load, and sunsets the act in one year so the general assembly can gauge its effectiveness.

Senate Status: Senate 05/07/2008 concurred in House amendment 2.

House Status: House 05/01/2008 passed with amendment 2.

Other Status: Sent to the speakers for signatures 05/07/2008.

SB 3154* **PROPERTY & HOUSING: THDA to study issues related to workforce**
HB 3329 **housing options.**

Directs the Tennessee housing development agency to convene an interdepartmental and interagency working group to study issues relating to developing effective workforce housing options and related statewide and regional housing plans. Broadly captioned. (S: [Kyle](#); H: [Brown](#))

Senate Status: Referred to Senate General Welfare, Health & Human Resources.

House Status: Caption bill held on House clerk's desk.

SB 3727 **PROPERTY & HOUSING: Fire safety requirements for buildings other than**
HB 3019* **schools.**

Prohibits the fire marshal and inspectors from imposing fire safety codes appropriate for buildings used principally for education on other facilities. (S: [Bunch](#); H: [Campfield](#)) House Commerce amendment 1 prohibits a local governmental body from adopting or enforcing ordinances or regulations regarding building construction safety standards or fire safety standards applicable to educational occupancies that are more stringent than those adopted by the state fire marshal. Senate amendment 1 prohibits a local government from adopting or enforcing ordinances or regulations regarding building construction safety standards or fire safety standards applicable to educational occupancies that are more stringent than those adopted by the state fire marshal.

Senate Status: Re-referred to Senate Calendar Committee 05/07/2008.

House Status: Failed in House Calendar & Rules 05/06/2008.

HB 2188* **PROPERTY & HOUSING: Release of liens.**

Prohibits lender from charging for release of lien or furnishing statement showing amount necessary to obtain release. Requires lender to furnish borrower or borrower's agent a balance statement within 48 hours of request for such statement. Authorizes debtor to release lien in certain circumstances if lender has not done so in a timely fashion. (H: [Kernell](#))

House Status: Referred to House Judiciary Civil Practice Subcommittee.

CONSTRUCTION

SB 3461* **CONSTRUCTION: Prohibits use of non-waterproof particleboard.**
Prohibits use of non-waterproof particleboard in construction of single family homes and condominiums, as defined by the American National Standards Institute. Specifies that a violation is punishable by provisions of Tennessee Consumer Protection Act. (S: [Marrero](#))

Senate Status: Referred to Senate Commerce, Labor & Agriculture.

ECONOMIC DEVELOPMENT

SB 2947 **ECONOMIC DEVELOPMENT: Regional planning for scattered development.**
HB 2760* Revises regional and municipal planning rules concerning the avoidance of scattered and premature development in areas of inadequate or nonexistent public services and facilities. (S: [Haynes](#); H: [Bibb](#)) House amendment 1, Senate amendment 1 specifies that the general regional plan may also be amended upon initiative of the legislative body. Requires such initiative to be transmitted, in writing, to the planning commission who must be afforded an opportunity to review and vote on the initiative of the legislative body. The planning commission's recommendation on the amendment must then be transmitted to the legislative body who may then adopt the amendment. Removes language from the bill concerning "the avoidance of scattered and premature development" and replaces it with language that specifies "the identification of" areas where there are inadequate or nonexistent publicly owned and maintained services and facilities.

Senate Status: Set for Senate floor 05/13/2008.

House Status: House 05/06/2008 passed with amendment 1.

GOVERNMENT ORGANIZATION

SB 1985* **GOVERNMENT ORGANIZATION: Study committee on construction of state facilities.**
HB 1897 Creates study committee to examine the efficiency in construction and enhancement of state structures and facilities. Requires committee to report its findings to the governor and the general assembly within two years. (S: [Williams Mike R.](#); H: [Rinks](#))

Senate Status: Senate Delayed Bills Committee took no action 05/16/2007.

House Status: Set for House Finance, Ways & Means Budget Subcommittee 05/13/2008.

Other Status: Oversight Corrections Committee 03/12/2007 reviewed, comment adopted and released to full committee.

SB 2439* **GOVERNMENT ORGANIZATION: Sunset - housing development agency.**
HB 3235 Sunsets the housing development agency on June 15, 2015. (S: [Harper](#); H: [Kernell](#))

House amendment 1 changes the sunset date to June 15, 2012.

Senate Status: Set for Senate message 05/13/2008.

House Status: House 05/01/2008 refused to recede from its action in adopting House amendment 1.

SB 3567* **GOVERNMENT ORGANIZATION: Study committee on prevention of home**
HB 3330 **loan foreclosures.**

Creates six-member special joint study committee on home loan foreclosures. (S: [Herron](#); H: [Brown](#))

Senate Status: Held in Senate Delayed Bills Committee 03/24/2008.

House Status: House DeBerry Study Committee Subcommittee 05/08/2008 deferred to next meeting.

GOVERNMENT REGULATION

SB 1616 **GOVERNMENT REGULATION: TN Taxpayer and Citizen Protection Act.**
HB 0407* Requires state and local government to verify identity and immigration status in order for person to receive public benefits. Requires state agencies to report illegal immigrants to federal authorities. Specifies that a failure to report an immigration violation is a Class A misdemeanor. (S: [Stanley](#); H: [Todd](#))

Senate Status: Senate General Welfare deferred to 05/16/2007.

House Status: House Finance Budget Subcommittee 02/06/2008 set behind budget.

SB 1685* **GOVERNMENT REGULATION: Immigration status verified to receive**
HB 1847 **public benefits.**
Requires agencies and political subdivisions of the state to verify the lawful presence in the United States of each natural person 18 years of age or older who applies for certain public benefits. Specifies valid forms of identification for proving lawful residence. (S: [Herron](#); H: [Pinion](#))

Senate Status: Referred to Senate State & Local Government.

House Status: Referred to House Government Operations.

SB 1687 **GOVERNMENT REGULATION: Answering of phones by state departments**
HB 0686* **and agencies.**
Requires main phone lines of state departments, agencies, and instrumentalities to be answered by an employee during regular office hours unless automated service is expressly authorized by statute or such service is used to assist the hearing impaired. (S: [Herron](#); H: [Fitzhugh](#))

Senate Status: Referred to Senate State & Local Government.

House Status: Caption bill held on House clerk's desk.

SB 2791* **GOVERNMENT REGULATION: TN Taxpayer and Citizen Protection Act.**

HB 3048 Requires any agency of the state and any of its political subdivisions, including local governments, that are responsible for the administration of state and local public benefits to verify the identity of each person applying for benefits, including the applicant's immigration status. Also requires all employees of the state and its political subdivisions to report illegal immigrants to federal authorities. Makes failure to report such information a Class A misdemeanor. (S: [Tracy](#); H: [Mumpower](#))

Senate Status: Referred to Senate State & Local Government.

House Status: Referred to House State Government Subcommittee.

SB 3194* **GOVERNMENT REGULATION: Approval of permanent agency rules by**
HB 4006 **standing committees.**

Requires permanent agency rules to be approved by the standing committees of both houses prior to becoming effective. (S: [Bunch](#); H: [Brooks, Kevin](#))

Senate Status: Taken off notice in Senate Government Operations 04/30/2008.

House Status: Referred to House Government Operations.

SB 3443* **GOVERNMENT REGULATION: TN Citizen Protection Act of 2008.**

HB 3500 Specifies what entities can create, publish or otherwise manufacture an identification document, identification card, or identification certificate. Also specifies that identification documents can only be issued to U.S. citizens, nationals and legal permanent resident aliens. Requires keeper of jail or officer to determine citizenship status of person charged with felony or second or subsequent offense DUI and confined in local jail. Requires keeper of jail or officer to notify the U.S. Department of Homeland Security if such person is determined to not be lawfully present in the U.S. Requires every public employer to register with and utilize a status verification system to verify the federal employment authorization status of all new employees. Also requires every agency or political subdivision of the state to verify the lawful presence in the U.S. of any natural person 14 years of age or older who has applied for state or local public benefits. (14 pp.) (S: [Southerland](#); H: [Hawk](#))

Senate Status: Referred to Senate State & Local Government.

House Status: Referred to House Judiciary.

JUDICIARY

SB 3196* **JUDICIARY: Appeals of contested case hearings.**

HB 3422 Authorizes a party to request a de novo hearing before chancery court when appealing a contested case hearing. (S: [Bunch](#); H: [Bell](#))

Senate Status: Referred to Senate Judiciary.

House Status: Referred to House Judiciary.

LOCAL GOVERNMENT

SB 2754* **LOCAL GOVERNMENT: Eminent domain used for construction of utility**
HB 3944 **lines.**

Requires utilities to make "every reasonable effort" to first utilize property for which eminent domain is not required for the construction, extension or connection of a utility line. (S: [Beavers](#); H: [Lynn](#))

Senate Status: Taken off notice in Senate Judiciary 03/11/2008.

House Status: Caption bill held on House clerk's desk pending amendment.

PUBLIC EMPLOYEES

SB 0329* **PUBLIC EMPLOYEES: Clarification - Public Employees Deferred**
HB 0461 **Compensation Act.**

Changes references to the "consolidated retirement board" to the "board of trustees of the consolidated retirement system" in the Government Employees Deferred Compensation Plan Act. (S: [McNally](#); H: [Fitzhugh](#))

Senate Status: Referred to Senate Finance, Ways & Means.

House Status: Referred to House Finance Budget Subcommittee.

SB 1433 **PUBLIC EMPLOYEES: Health group insurance for retired state employees.**

HB 0603* Allows a retired state employee to elect to retain the employee's health group insurance beyond the age the employee becomes eligible for Medicare by paying a monthly premium according to a schedule of premiums for retired state employees. (S: [Marrero](#); H: [Turner M.](#))

Senate Status: Referred to Senate Finance, Ways & Means.

House Status: Referred to House Finance Budget Subcommittee.

Other Status: Council on Pensions & Insurance 04/09/2007 returned with unfavorable recommendation for lack of a motion.

PUBLIC FINANCE

SB 0676* **PUBLIC FINANCE: Expenditure of public funds.**

HB 0783 Requires any expenditure of public funds by state entities to be only to persons and businesses that confirm they do not discriminate based on political or religious beliefs, ethnicity, color, or national origin. (S: [Bunch](#); H: [Campfield](#))

Senate Status: Referred to Senate State & Local Government.

House Status: Referred to House Finance, Ways & Means.

SB 2641* **PUBLIC FINANCE: THDA - maximum aggregate principal amount of bonds.**

HB 2639 Increases from \$2,050,000,000 to \$2,930,000,000 the maximum aggregate principal amount of bonds and notes that the THDA may have outstanding at any one time. (S: [McNally](#); H: [Fitzhugh](#))

Senate Status: Senate passed 02/04/2008.

House Status: House passed 03/06/2008.

Other Status: Enacted as Public Chapter 0627 (effective 03/13/2008).

TAXES PROPERTY

SB 2981 **TAXES PROPERTY: Disposition of property acquired for nonpayment of**
HB 2424* **taxes.**

Allows Shelby County and the municipalities therein to convey property acquired for back taxes to a nonprofit community development corporation for the purpose of constructing or restoring residential dwellings in order to create affordable housing for the needy. Clarifies that the community development corporation will not be required to reimburse the taxing jurisdiction for the lost taxes, penalties or interest. (S: [Norris](#); H: [Hardaway](#))

Senate Status: Senate passed 03/20/2008.

House Status: Set for House floor 05/13/2008.

SB 3182 **TAXES PROPERTY: Commission for collecting real estate transfer tax.**
HB 2663* Removes requirement that 52 percent of the five percent commission provided to county registers be given to the state treasurer and credited to the general fund. (S: [Stanley](#); H: [Hackworth](#))

Senate Status: Senate State & Local Government 04/01/2008 recommended. Sent to Senate Finance, Ways & Means.

House Status: House Finance Budget Subcommittee 04/02/2008 set behind budget.

SB 3944 **TAXES PROPERTY: Property tax exemptions for nonprofit organizations.**
HB 3727* Clarifies the current property tax exemption for low income housing as it relates to disabled or handicapped persons. Revises the property tax exemption for property owned by religious, charitable, scientific or nonprofit educational institutions and used by other exempt institutions to allow for rent to be based on a reasonable share of the cost of use. Clarifies the exemption as it relates to previously exempt property acquired by a religious institution. Eliminates a current exemption for certain parking garage and parking spaces leased by the metropolitan government hospital authority. (S: [McNally](#); H: [Fitzhugh](#))

Senate Status: Set for Senate Finance, Ways & Means 05/12/2008.

House Status: Set for House Finance, Ways & Means Budget Subcommittee 05/13/2008.