

The bills listed below were chosen through a “key word” search created on the TNTrack bill tracking service provided by the State. The key words selected are as follows: Affordable Housing, Affordable Housing Tax Credits, Banking, HOME, Housing, Housing Trust Fund, Mortgages, Real Estate and Rental Assistance.

The session is coming to an end, you will see that many of the committees have been closed, which means that the bills will no longer have the opportunity to be heard or passed. There are also bills in the list below that have failed, been taken off notice, withdrawn or placed in general sub; these bills will also not have an opportunity to be heard further or passed. If you were interested in any of these bills and action has been taken or the action has ended in removal in some way, in order to advance, the bill will have to be reintroduced in the 107th General Assembly session.

If you are interested in more details regarding the legislature or legislation that is being considered, you can log onto the new and improved website at <http://www.capitol.tn.gov/>.

Housing bills of interest will be posted each Monday (unless a holiday) until the 106th legislative session has adjourned. For questions or additional information please contact Toni Harris by email at tharris@thda.org or at 615-815-2182.

Bill Number	Bill Information
SB0036*/HB0369 Kyle/Odom	<p>Banks and Financial Institutions - As introduced, delays foreclosure proceedings and the eviction of a tenant residing in a single-family residence under certain circumstances. - Amends TCA Title 29; Title 35; Title 45; Title 47 and Title 66.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB0036&ga=106</p> <p>Banking Committees Closed Senate: s/c of C,L&A Comm. House: s/c Utilities & Banking of COM</p>
SB0049*/HB0261 Bunch/Watson	<p>Registers of Deeds - As introduced, removes requirement that county registers remit to the general fund 52 percent of their commissions for collecting registration taxes. - Amends TCA Title 8, Chapter 13; Title 8, Chapter 21 and Title 67, Chapter 4, Part 4.</p> <p>Summary: Abstract summarizes the bill</p> <p>Real Estate Senate: S&L Govt. Comm. - Committee Closed House: Budget of FW&M</p>
SB0186/HB0235* Harper/DeBerry	<p>Mortgages - As introduced, requires creditors in certain situations to conduct an in-person meeting with a debtor who is in default to explore options for the debtor to avoid foreclosure. - Amends TCA Title 29; Title 35; Title 45; Title 47 and Title 66.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB0186&ga=106</p> <p>Mortgages Committees Closed Senate: s/c C,L&A Comm. House: s/c Utilities & Banking of COM to 2010</p>
SB0247/HB0128* Hardaway/ Marrero B	<p>Real Property - As introduced, requires a seller of real property to provide an energy audit of the property to potential buyers prior to the sale and include such audit in the deed of conveyance. - Amends TCA Title 66, Chapter 5.</p> <p>Summary: Abstract summarizes the bill</p> <p>Real Estate Senate: Action def. in S. C,L&A Comm. to 2010 - Committee Closed House: Taken Off Notice For Cal. in s/c Industrial Impact of COM of Commerce Committee</p>
SB0424*/HB0871 Brooks K/Bunch	<p>Homestead Exemptions - As introduced, clarifies that \$25,000 homestead exemption for individuals with one or more minor children in such individual's custody applies whether or not such individual is the head of a family and only applies upon real property used by the individual and the minor children as a principal place of residence. - Amends TCA Title 26, Chapter 2, Part 3.</p> <p>Summary: Abstract summarizes the bill</p>

	<p>Real Estate Committees Closed Senate: Jud Comm. House: s/c Civil Practice and Procedure of JUD</p>
SB0491*/HB1627 Burchett/ McCord	<p>Safety - As introduced, requires minimum statewide building construction safety standards promulgated by the state fire marshal to also apply to one and two family dwellings. - Amends TCA Title 68, Chapter 120, Part 1.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB0491&ga=106</p> <p>Housing Committees Closed Senate: C,L&A Comm.. House: s/c Industrial Impact of COM</p>
SB0552/HB0124* Hardaway/Norris	<p>Registers of Deeds - As introduced, requires an assignment of a deed of trust to be properly recorded with the register of deeds within 10 days of the date of assignment. - Amends TCA Title 8, Chapter 21, Part 10; Title 10, Chapter 7, Part 1 and Title 66, Chapter 24, Part 1.</p> <p>Summary: Abstract summarizes the bill</p> <p>Real Estate Senate: C,L&A Comm.- Committee Closed House: Caption Bills Held on Desk</p>
SB0711/HB0008* Hardaway/Tate	<p>Banks and Financial Institutions - Amends TCA Title 45 and Title 62, Chapter 13. - As introduced, limits fee that high-cost home loan lenders may charge for third or subsequent pay-off statement provided to borrower in 12-month period to \$10.00.</p> <p>Summary: Abstract summarizes the bill</p> <p>Banking Senate: C,L&A Comm. - Committee Closed House: Caption Bills Held on Desk</p>
SB0789*/HB2040 Overbey/ McCord	<p>Public Health - As introduced, deletes the July 1, 2009, repeal of the codified provisions of 2008 Public Chapter 1027 for certain provisions dealing with rented premises unfit for habitation. - Amends TCA Title 68, Chapter 111.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB0789&ga=106</p> <p>Rental Assistance Committees Closed Senate: C,L&A Comm. House: s/c Public Health and Family Assistance of HHR</p>
SB1108*/HB1270 Stewart/ Matheny	<p>Methamphetamine - As introduced, revises certain requirements concerning the quarantine of property where methamphetamine is or was produced; revises requirements concerning the purchase or possession of an immediate methamphetamine precursor. -</p>

	<p>Amends TCA Title 39, Chapter 17, Part 4 and Title 68, Chapter 212, Part 5.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB1108&ga=106</p> <p>Housing Senate: General Sub.. House: s/c Criminal Practice and Procedure of JUD – Committee Closed</p>
SB1158*/HB1297 Finney/Maddox	<p>Taxes, Real Property - As introduced, redefines "person entitled to redeem property" to include only persons who on the date of the tax sale own a legal or equitable interest in the property sold at the tax sale.</p> <p>Summary: Abstract summarizes the bill</p> <p>Real Estate Senate: Cal. Comm. House: Rcvd. from H., P1C</p>
SB1163*/HB2210 Finney/Pitts	<p>Taxes, Real Property - As introduced, increases value of elderly and disabled residence on which tax relief is available from \$25,000 to \$30,000 on January 1, 2010.</p> <p>Summary: Abstract summarizes the bill</p> <p>Real Estate Committees Closed Senate: S&L Govt. Comm. House: s/c Local Government of S&LG</p>
SB1172*/HB2012 Finney L/ Harmon	<p>Property - As introduced, increases from three to four years' time period owner must not have resided at transferred property to be exempt from residential property disclosure. - Amends TCA Title 66, Chapter 5.</p> <p>Summary: Abstract summarizes the bill</p> <p>Real Estate Committees Closed Senate: C,L&A Comm. House: s/c Industrial Impact of COM</p>
SB1258/HB0801* Bunch/ Campfield	<p>Housing - As introduced, redefines "blighted area" for purposes of housing authority redevelopment. - Amends TCA Title 13.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB1258&ga=106</p> <p>Housing Committees Closed Senate: Jud Comm. House: s/c State Government of S&LG 2010</p>
SB1285* Bunch	<p>Mortgages - As introduced, allows, under certain circumstances, an attorney to execute and record an affidavit showing that a mortgagee received full payment in accordance with the payoff statement issued by the mortgagee and, thereby, to obtain a formal deed of</p>

	<p>release of the lien on the real property. - Amends TCA Title 66, Chapter 25.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB1285&ga=106</p> <p>Mortgages Senate: C,L&A Comm. - Committee Closed House:</p>
*SB1287/HB1940 Bunch/Lundberg	<p>Homestead Exemptions - As introduced, revises homestead exemption of \$25,000 for person with a minor child in household to include married persons with a minor child in the household</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB1287&ga=106</p> <p>Housing Committees Closed Senate: Jud Comm. House: s/c Civil Practice and Procedure of JUD</p>
SB1367/HB1703 Johnson/McCord	<p>Real Estate Agents and Brokers - As introduced, clarifies that members of the real estate commission shall not be subject to license forfeiture upon the finding of set fees or commissions on real estate transactions</p> <p>Summary: Abstract summarizes the bill</p> <p>Real Estate Senate: Assigned to Gen. Sub of: S. C,L&A Comm. House: Action Def. in Commerce Committee to 2010</p>
SB1475/HB0737* Odom/Henry	<p>Landlord and Tenant - As introduced, requires law enforcement officials in Davidson County to notify the landlord in certain circumstances if such officials are dispatched to investigate complaints of disorderly conduct or to serve warrants for the arrest of tenants of residential rental property. - Amends TCA Title 5; Title 6; Title 7; Title 38 and Title 66.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB1475&ga=106</p> <p>Rental Assistance Senate: Jud Comm.- Committee Closed House: Caption Bills Held on Desk</p>
SB1576/HB1394* Crowe/ Johnson P	<p>Landlord and Tenant - As introduced, requires 30 days' notice to terminate tenancy of a residential tenant who occupies the residential property at the time of foreclosure or other sale. - Amends TCA Title 66, Chapter 7.</p> <p>Summary: Abstract summarizes the bill</p> <p>Rental Assistance Committees Closed Senate: C,L&A Comm.</p>

	House: Judiciary Committee Summer Study
SB1599*/HB2060 Beavers/ Rowland	<p>Real Property - As introduced, requires copies of subdivision or deed restrictions and certain homeowners' association information be attached to the residential property condition disclosure form where applicable. - Amends TCA Section 66-5-210.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB1599&ga=106</p> <p>Real Estate Committees Closed Senate: C,L&A Comm. House: s/c Industrial Impact of COM</p>
SB1764*/HB2103 Herron/Shepard	<p>Mortgages - As introduced, delays the sale of land to foreclose a loan, mortgage, or deed of trust on owner-occupied single family residences for a period of time. - Amends TCA Title 35, Chapter 5, Part 1.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB1764&ga=106</p> <p>Mortgages Senate: C,L&A Comm. - Committee Closed House: Caption Bills Held on Desk</p>
SB1903*/HB1637 Marrero/Jones U	<p>Real Property - As introduced, revises the law concerning qualifications for and practices of notary publics in certain circumstances; creates protections for true owners of residential real property where deeds have been signed by persons involved in fraudulent and criminal activities concerning such property. - Amends TCA Title 5; Title 6; Title 7; Title 8 and Title 39.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB1903&ga=106</p> <p>Real Estate Senate: Jud Comm. - Committee Closed House: S/C Budget of FWM</p>
SB1937*/ HB1443 Ford, O./ Turner J	<p>Mortgages - As introduced, extends time for foreclosure notice; requires notice be given to borrower of foreclosure counseling; requires mortgage loans be based upon ability of borrower to repay such loans. - Amends TCA Title 29; Title 35; Title 45; Title 47 and Title 66.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB1937&ga=106</p> <p>Mortgages Senate: C,L&A Comm.- Committee Closed House: House Sponsor change 2/11/10</p>
SB2016/ HB0704*	<p>Mortgages - As introduced, requires mortgage counselor be consulted before an adjustable rate mortgage can be completed. - Amends TCA Title 47.</p>

Turner J/Ford,	<p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB2016&ga=106</p> <p>Mortgages Senate: Assigned to Gen. Sub of S. C,L&A Comm. House: Taken Off Notice For Cal. in s/c Utilities & Banking of COM of Commerce Committee</p>
SB2033/HB2187 Bunch/Brooks	<p>Tennessee Housing Development Agency - As introduced, requires agency to develop and implement a system of county needs scores to, among other things, ensure that suburban communities have equal opportunity and awards similar to urban communities.</p> <p>This bill has been amended to make change in the membership on THDA’s audit and budget committee. The bill now deletes the entire bill and replaces it with the following: by deleting the language “the comptroller of the treasury” in the second sentence and substituting instead the language “the state treasurer.” As amended it will be heard in House State & Local committee next week.</p> <p>The Senate sponsor is attempting to add this amendment on the Senate Floor: This amendment requires that the THDA’s Board members not participate in any THDA programs.</p> <p>Summary Abstract summarizes the bill.</p> <p>Tax Credits Senate: Placed on Sen. Regular Calendar (2) cal. for 05/24/2010 House: Rcvd. from H., PIC</p>
SB2182/*HB2201 Beavers/Bone	<p>Real Estate Agents and Brokers - As introduced, clarifies that it is an offense if a person offering or conducting real estate classes represents to a student assurance of passing an examination given by the commission; limits the present Class C misdemeanor penalty to a fine only</p> <p>Summary: Abstract summarizes the bill</p> <p>Real Estate Senate S. Cal. Comm. House: s/c Industrial Impact of COM to 2010 - Committee Closed</p>
SB2227/HB2211* Southerland/Pitts	<p>Banks and Financial Institutions - As introduced, specifically prohibits title pledge lenders from advertising using words that are false or misleading. - Amends TCA Section 45-15-112; Section 45-15-113; Section 45-15-114; Section 45-15-115; Section 45-15-116; Section 45-15-117; Section 45-15-118; Section 45-15-119 and Section 45-15-120.</p> <p>Summary: Abstract summarizes the bill.</p> <p>Banking Committee Closed Senate P2C, ref. to S. C,L&A Comm House Assigned to s/c Utilities & Banking of COM</p>
SB2414/HB3622 Marrero/Jones S	<p>Housing - As introduced requires housing authorities to give priority in renting or leasing dwelling accommodations to persons who were in the custody of the department of</p>

	<p>children's services on the person's 18th birthday.</p> <p>Summary: Abstract summarizes the bill.</p> <p>Housing Committee Closed Senate P2C, ref. to S. S&L Govt. Comm House Assigned to s/c Local Government of S&LG</p>
SB2524/HB2545 Johnson/Casada	<p>Tennessee Housing Development Agency - As introduced, enacts the "Housing Relief Restricted Special Revenue Act." - Amends TCA Title 7, Chapter 60 and Title 13, Chapter 23.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB2524&ga=106</p> <p>Housing Senate: Assigned to Gen. Sub of: S. S&L Govt. Comm House: Withdrawn</p>
SB2546/HB2639 Marrero/Cooper	<p>Taxes, Real Property - As introduced, expands current exemption for land owned by charitable institutions to include buildings on the land to be developed for construction of residences for low-income households. - Amends TCA Title 67, Chapter 5, Part 2.</p> <p>Summary: Abstract summarizes the bill.</p> <p>Taxes Administrative Committee s Closed Senate: Senate P2C, ref. to S. S&L Govt. Comm House: Assigned to s/c Local Government of S&LG</p>
SB2615/HB2555 McNally/Fitzhugh	<p>Taxes, Real Property - As enacted, increases annual income amount of certain elderly taxpayers who are eligible for property tax relief from \$24,000 to \$26,500 for tax years 2011 and thereafter.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB2615&ga=106</p> <p>Taxes Administrative Senate: P2C, ref. to S. S&L Govt. Comm - Committee Closed House: P2C, caption bill, held on desk - pending amdt.</p>
SB2766/HB2642 Ford/Cooper	<p>Real Property - As introduced, expands the current authority of Shelby County and municipalities located in Shelby County to give property to a nonprofit community development corporation for purposes other than affordable single-family housing.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=HB2642&ga=106</p> <p>Real Estate</p>

	<p>Committee Closed Senate P2C, ref. to S. S&L Govt. Comm. House Assigned to s/c Local Government of S&LG</p>
SB2810/HB3069 Norris/Miller	<p>Taxes, Real Property - As introduced, broadens authorization Shelby County government and municipalities therein to convey real property to nonprofit community development corporations for creation of affordable housing by authorizing such conveyances for any purpose that local government officers deem proper to inure to the public benefit.</p> <p>Summary: Abstract summarizes the bill.</p> <p>Real Estate Senate S. Reset on Cal. for 5/24/2010 House Rcvd. from H., P1C.</p>
SB2811/HB3070 Norris/Jones U	<p>Taxes, Real Property - As introduced, authorizes fair market value bid when less than amount due for taxes, interest, penalties, and the collection costs at tax sales of certain types of real property located in empowerment zones or renewal communities in Shelby County.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB2811&ga=106</p> <p>Taxes Senate: S. Reset on Cal. for 5/24/2010 House: Action Def. in s/c Budget of FW&M to last calendar</p>
SB2866/HB3312 Marrero/Camper	<p>Taxes, Real Property - As introduced, revises procedural requirement for challenging a tax sale.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB2866&ga=106</p> <p>Taxes Senate P2C, ref. to S. S&L Govt. Comm - Committee Closed House Taken Off Notice For Cal. in s/c Local Government of S&LG of State & Local</p>
SB2877/HB2919 Haynes/Fincher	<p>Mortgages - As introduced, clarifies that in any sale of land to foreclose a deed of trust, mortgage, or other lien securing the payment of money or other thing of value or under judicial orders or process, advertisement of such sale is to be made in a newspaper either published or distributed in the county where the sale is to be made.</p> <p>Summary: Abstract summarizes the bill.</p> <p>Taxes Senate P2C, ref. to S. Jud Comm. – Committee Closed House 2C, caption bill, held on desk - pending amdt</p>
SB2958/HB2899 Watson/Dean	<p>Property - As introduced, enables a municipality to institute a residential rental inspection program to prevent deterioration</p> <p>Summary http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB2958&ga=10</p>

	<p>Rental Senate Assigned to Gen. Sub of: S. S&L Govt. Comm House Failed for Lack of Motion in: State & Local Government Committee</p>
SB2995/HB3238 Bunch/McCord	<p>Housing - As introduced, revises commitments for housing rehabilitation loans.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB2995&ga=106</p> <p>Rental Committees Closed Senate P2C, ref. to S. C,L&A Comm. House Assigned to s/c State Government of S&LG</p>
SB3039/HB3057 Faulk/Dennis	<p>Real Property - As introduced, requires cause of action to recover balance due upon sale of real property to foreclose a deed of trust, mortgage, or other lien where the mortgaged property sells for less than the amount due.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB3039&ga=106</p> <p>Rental Senate Comp. HB Subst (sends SB to dead bill file) House Enrolled; ready for sig. of H. Speaker</p>
SB3084/HB3186 Burchett/Turner M	<p>Property - As introduced requires owners of all types of rental property to have photo electric smoke detectors in areas of high customer occupancy or be subject to a \$1,500 fine.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB3084&ga=106</p> <p>Rental Committees Closed Senate Assigned to Gen. Sub of: S. C,L&A Comm HouseAssigned to s/c Industrial Impact of COM</p>
SB3192/HB3215 Barnes/Yokely	<p>Housing - As introduced, sets ASHRAE Standard 90.1-2007 as the minimum requirements for energy use in new buildings other than one-family and two-family dwellings and townhouses</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB3192&ga=106</p> <p>Grants Committees Closed Senate Assigned to Gen. Sub of: S. C,L&A Comm. House Assigned to s/c Industrial Impact of COM</p>
SB3223/HB3179 Harper/Turner M	<p>Banks and Financial Institutions - As introduced, requires mandatory mediation between a bank or other financial institution and a borrower before foreclosure proceedings may be</p>

	<p>instituted on a deed of trust, mortgage, or other lien securing the payment of money or other thing of value.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB3223&ga=106</p> <p>Banks Senate Assigned to Gen. Sub of: S. C,L&A Comm - Committee Closed House P2C, caption bill, held on desk - pending amdt</p>
<p>SB3348/HB2635 Kyle/DeBerry J</p>	<p>Taxes, Real Property - As introduced, exempts from taxation of real property buildings on land owned by charitable institutions and developed for construction of residences for low-income households.</p> <p>Summary: Abstract summarizes the bill</p> <p>Taxes Senate: Pub. Ch. 889 House: Pub. Ch. 889</p>
<p>SB3368/HB3706 Marrero/Towns</p>	<p>Banks and Financial Institutions - As introduced, requires each institution regulated by the commissioner to have a written explanation that clearly explains to the customer information concerning any fee assessed by the institution and to provide instructions for employees to clearly explain the fee information if the customer requires further explanation.</p> <p>Summary: Abstract summarizes the bill</p> <p>Banks Committees Closed Senate P2C, ref. to S. C,L&A Comm- House Action Def. in s/c Utilities & Banking of COM to 1/1/2011</p>
<p>SB3381/HB3579 Marrero/Jones S</p>	<p>Landlord and Tenant - As introduced, holds a landlord civilly liable for damages resulting from the lessor preventing certain tenant-victims of domestic abuse from being able to alter or end such victim's rental agreement in order to seek safer shelter.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB3381&ga=106</p> <p>Rental Committees Closed Senate: P2C, ref. to S. C,L&A Comm. House: Assigned to s/c Civil Practice and Procedure of JUD</p>
<p>SB3388/HB3593 Marrero/Turner J</p>	<p>Banks and Financial Institutions - As introduced, applies loans protected under the Tennessee Home Loan Protection Act of 2006 to include purchase money mortgages as well as non-purchase money mortgages; creates a pilot project in Shelby County for voluntary mediation prior to the foreclosure of loans entered into under such act.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB3388&ga=106</p>

	<p>Mortgages Senate: Assigned to Gen. Sub of S. C,L&A Comm. House: Failed for Lack of Second in: Utilities & Banking of COM</p>
<p>SB3430/HB3956 Henry/Stewart</p>	<p>Zoning - As introduced, allows multifamily residential property to destroy present facilities and reconstruct new facilities even after a change in zoning.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB3430&ga=106</p> <p>Three Amendments adopted: Senate #1 by deleting in the amendatory language in subdivision (2) of SECTION 1 of the bill "rebuilding shall occur which that acts to change" and substituting instead the language "rebuilding shall occur which acts to change"</p> <p>Senate #2 by adding the following language to the end of subdivision (2) in Section 1 of the printed bill: The buildings when reconstructed are not to exceed the original density at the time of the original construction and shall not violate the original building setbacks.</p> <p>House #1 by deleting the language of subdivision (2) in Section 1 of the printed bill in its entirety and substituting instead the following language: (2) (A) Multifamily residential establishments (whether used as owner-occupied property or rental property) which were permitted to operate under zoning regulations or exceptions thereto immediately preceding a change in zoning shall be allowed to reconstruct new facilities necessary to the conduct of such multifamily residential establishment subsequent to the zoning change, in the event of damage (whether partial or complete) by involuntary fire or wind damage or other natural disaster. (B) If any such new facilities exceed the original height, density, setback, or square-footage of the original facilities in existence immediately prior to the damage, then the new facilities shall constitute a change in the use of the land, and any protections provided hereunder shall be forfeited. (C) If any such new facilities do not exceed the original height, density, setback, or square-footage of the original facilities in existence immediately prior to the damage, then the new facilities shall constitute a continuation of the use of the land immediately prior to the damage, and any protections provided hereunder shall not be forfeited. (D) Whenever any ordinance enacted under authority of this chapter establishes stricter terms regarding the amount of partial damage that may be allowed without forfeiture of these protections, then the provisions of any such ordinance shall govern. (E) New facilities shall comply with all architectural design standards required under current zoning regulations and be consistent with the architectural context of the immediate and adjacent block faces.</p> <p>Rental Senate: Transmitted to Gov. for action. House: Sent to Governor for signature</p>
<p>SB3446/HB2437 Tate/Hardaway</p>	<p>Landlord and Tenant - As introduced, requires 24-hour notice of approximate time of removal pursuant to writ of possession and holds plaintiff liable for damages to defendant's removed personal property if notice requirements are not followed</p> <p>Summary http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=HB2437&ga=106</p>

	<p>Rental Assistance Senate: P2C, ref. to S. C,L&A Comm - Committee Closed House: Summer Study</p>
SB3473/HB2891 Jackson/turner M	<p>Sexual Offenders - As introduced, creates a Class A misdemeanor offense for any person to rent or lease any primary or secondary residence or any other living accommodation to a tenant who is a sexual offender or a violent sexual offender and whose victim was a minor if such residence or living accommodation is within 1,000 feet of a school.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB3473&ga=106</p> <p>Rental Assistance Senate P2C, ref. to S. Jud Comm - Committee Closed House: Taken Off Notice For Cal. in s/c Criminal Practice and Procedure of JUD of Judiciary Committee</p>
SB3519/SB3588	<p>Property - As introduced, requires that the lender, trustee, or other creditor send the debtor a notice of the right to foreclose prior to the first publication of a notice of a foreclosure sale of a deed of trust, mortgage, or other lien securing the payment of money or other thing of value on an owner-occupied residence.</p> <p>Public Chapter 834 http://state.tn.us/sos/acts/106/pub/pc0834.pdf</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB3519&ga=106</p> <p>Real Estate Senate: Comp. became Pub. Ch. 834 House: Comp. became Pub. Ch. 834</p>
SB3581/HB3201 Ketrone/Eldridge	<p>Codes - As introduced, requires carbon monoxide alarm detectors to be installed in all new residential structures.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB3581&ga=106</p> <p>Senate Amended: By deleting “Every dwelling unit” in subsection (b) in section 2 and substituting instead the language “Every new dwelling unit.”</p> <p>Rental Senate: Re-ref. to S. Cal. Comm House: Withdrawn</p>
SB3723/HB2888 Haynes/Turner M	<p>Landlord and Tenant - As introduced, requires landlords in Davidson County to secure water service fee security deposits from tenants.</p> <p>Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=SB3723&ga=106</p> <p>Rental Assistance Committees Closed</p>

	Senate Assigned to Gen. Sub of S. C,L&A Comm House Action Def. in s/c Civil Practice and Procedure of JUD to summer study
SB3724/HB2892 Haynes/Turner M	Historical Sites and Preservation - As introduced, authorizes and encourages counties and municipalities to formulate programs to provide grants to owner/occupants to rehabilitate residential homes located in historic areas, districts, and zones from funds available to the county or municipality. Summary: Abstract summarizes the bill. Grants Committees Closed Senate Assigned to Gen. Sub of: S. S&L Govt. Comm. House PAssigned to s/c Local Government of S&LG
/ HB0073* / Fraley	Taxes, Real Property - As introduced, eliminates state's 52 percent portion of County Registers of Deeds' 5 percent commission retained for collecting recordation tax. - Amends TCA Section 67-4-409. Summary: http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=HB0073&ga=106 Departmental Senate: House: Budget of FW&M
/ HB1362* /Hardaway	Mortgages - As introduced, requires all closings under the Tennessee Home Loan Protection Act to be attorney supervised closings and only attorneys with sufficient errors and omission insurance shall be authorized to act as supervising attorneys. - Amends TCA Title 45 and Title 47, Chapter 32. Summary: Abstract summarizes the bill Mortgages Senate: House: Caption Bills Held on Desk