



This week the legislature continued to hear budget presentation by various state agencies and departments. The hearings are scheduled to last until early March. The governor directed all departments and agencies to cut their operating budgets by 6% and some even went further and cut additional money to help the state with its faltering budget deficit. These cuts mean scaling back in services, leaving open positions vacant, and in some cases renegotiating building space leases.

The bill filing cut-off deadline has ended for the House so there have been over 3900 bills filled with their respective Senate counterpart. The upcoming week shows full calendars and continues legislators' commitment to end session earlier than last year. The earlier this session ends, the longer legislators will have to focus on reelection campaigns.

This week, the gubernatorial race, was all the rage as candidate Bill Haslam kicked off his media campaign with one minute television commercials. Democratic candidate Kim McMillian has been traveling around this week to the state's universities and colleges and Ron Ramsey, current Lt. Governor, traveled to Cookeville Monday to address supporters.

The Senate has unanimously approved legislation that makes it clear that ammunition can be transported alongside rifles or shotguns as long as the weapon is not loaded. The measure sponsored by Democratic Sen. Doug Jackson of Dickson (SB2390) was approved 32-0 on Thursday. Current law specifies that handgun permit holders can transport a rifle or shotgun as long as there's no ammunition in the chamber. Jackson's proposal says anyone can have ammunition next to the weapon as long as there's nothing in the chamber or cylinder.

The Tennessee Senate on Wednesday passed a bill to require the state attorney general to mount a legal challenge to any federal law to require participation in a health care system. The "Tennessee Health Freedom Act" sponsored by Republican Sen. Mae Beavers of Mt. Juliet ([SB3498](#)) passed without debate on a 26-1 vote, with five abstentions. The bill's goal is "not to nullify any federal law," Beavers said in brief remarks on the Senate floor. "It would simply acknowledge the right of individuals to refuse to participate in a government-run health insurance program." Beavers said her proposal seeks to check congressional power.

Tennessee lawmakers have already asked state Attorney General Bob Cooper to challenge pending federal legislation on health care, but he has declined to act until after the proposal becomes law. Democratic Sen. Andy Berke of Chattanooga, who cast the lone vote against the measure, said the bill "doesn't do anything to help the citizens of Tennessee who either need insurance or need a break in what they're paying for health care." Berke also questioned the constitutionality of the bill.

Friday, February 19, 2010

BANKING & CREDIT

SB 0036*
HB 0369
[\(Full Text\)](#)
Delaying of foreclosure proceedings and eviction of tenant. Delays foreclosure proceedings and the eviction of a tenant residing in a single-family residence as long as the tenant is current on the lease payments. (S: Kyle; H: Odom)

Senate Status: Taken off notice in Senate Commerce, Labor & Agriculture 04/21/2009.

House Status: Referred to House Commerce Utilities & Banking Subcommittee.

SB 0186
HB 0235*
[\(Full Text\)](#)
Creditors to meet with debtors to avoid foreclosure. Requires a creditor to conduct an in-person meeting with debtors in default to provide options that will allow the debtor to avoid foreclosure. Specifies a creditor must do this only when he has knowledge of the following circumstances of the debtor: an immediate family member of the debtor has died or has a catastrophic illness, the debtor has become unemployed due to circumstances beyond his control, or the debtor is suffering from any catastrophic situation beyond the debtor's control that has caused extreme financial hardship. Details terms for documentation of such meetings and reporting dates. Broadly captioned. (S: Harper; H: DeBerry J.)

Amendment: House Commerce Utilities & Banking Subcommittee amendment 1, as amended, rewrites the bill. Requires a creditor to send notice by certified mail to debtor prior to first published notice of foreclosure. Requires that such certified letter include the return address of the sender. Makes applicable to foreclosures that are initiated for publication on or after September 1, 2009.

Senate Status: Taken off notice in Senate Commerce, Labor & Agriculture 05/05/2009.

House Status: House Commerce Utilities & Banking Subcommittee deferred to 2010.

SB 0711
HB 0008*
[\(Full Text\)](#)
Fee charged for pay-off statement provided to borrower. Limits to ten dollars the fee that high-cost home loan lenders can charge for any additional requests for a pay-off statement during any twelve-month period. (S: Tate; H: Hardaway)

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

House Status: Held on House clerk's desk.

SB 0749*
Requirements for lenders of high-cost home loans. Requires a lender of a

HB 1926
[\(Full Text\)](#)

high-cost home loan to verify that the borrower has received appropriate housing counseling. (S: Marrero; H: Richardson)

Senate Status: Taken off notice in Senate Commerce, Labor & Agriculture 04/28/2009.

House Status: Taken off notice in House Commerce Utilities & Banking Subcommittee 04/28/2009.

SB 0828
HB 0099*
[\(Full Text\)](#)

Publication of notice of foreclosure. Increases the time period for the first publication notice in the newspaper of the sale of land to foreclose a loan, mortgage, or deed of trust from 20 days prior to the sale to 90 days prior to sale. (S: Marrero; H: Moore)

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

House Status: Withdrawn in House 05/07/2009.

SB 2279
HB 2316*
[\(Full Text\)](#)
[Public Chapter](#)
[\(PDF\)](#)

TN Residential Lending, Brokerage and Servicing Act. Defines "loan processor or underwriter" as an individual performing clerical or support duties as an employee and not an independent contractor under the supervision of a registrant authorized to make residential mortgage loans. Specifies that the mortgage loan originator is the person who offers or negotiates the terms of a residential mortgage loan. Effective July 31, 2009, prohibits any industrial loan or thrift company, industrial investment company or industrial bank from making residential mortgage loans unless acting as a licensed mortgage loan originator. Requires as part of registration for mortgage loan originator to pay \$100 fee to commissioner of financial institutions and to complete application through the Nationwide Mortgage Licensing System and Registry. Prohibits an endorsement company from making any residential mortgage loans. Removes option to use letter of credit in lieu of surety bond for residential mortgage loans. Allows commissioner to require, as condition of registration or renewal for applicants that propose to make residential mortgage loans, testing and/or educational requirements to be met. Authorizes commissioner to require an applicant for a certificate of registration as an industrial loan and thrift company to consent to a criminal history records check and to provide fingerprints. Rewrites the Tennessee Residential Lending, Brokerage and Servicing Act of 1988. Renames the chapter as the "Tennessee Residential Lending, Brokerage and Servicing Act" and declares the act remedial in nature with intent to ensure a sound system of making residential mortgage loans through licensing, examination and regulation of mortgage lenders, mortgage loan brokers, mortgage loan services and mortgage loan originators and to be compliant with the federal Secure and Fair Enforcement for Mortgage Licensing Act of 2008. Defines "registered mortgage loan originator" as a mortgage loan originator who is an employee of a depository institution, a subsidiary of a depository institution that is regulated by a federal banking institution, or an institution regulated by the Farm Credit Administration who is registered with the Nationwide

Mortgage Licensing System and Registry. Prohibits any contractor or home improvement contractor or other person supplying materials and rendering services in real property improvement from making residential mortgage loans or being a mortgage loan servicer or mortgage loan broker in TN, except that the prohibition does not apply to the following: depository institution, a subsidiary of a depository institution that is regulated by a federal banking institution, or an institution regulated by the Farm Credit Administration, an individual making such loan to an immediate family member, an individual making such loan when the loan is secured by a dwelling that served as the individual's dwelling, or a licensed attorney negotiating on behalf of a client as an ancillary matter. Requires mortgage loan originator to be sponsored by a mortgage lender or mortgage loan broker and to meet pre-licensing and continuing education and written test requirements. Provides for commissioner to issue provisional mortgage loan originator licenses. Authorizes the commissioner, to require an applicant, as a condition of employment with the department, to provide a fingerprint sample and submit to a criminal background check conducted by the TBI. (56 pp.) (Part of Administration Package.) (S: Kyle; H: Pitts)

House Co-Sponsor: Turner M.

Amendment: Senate amendment 1 rewrites certain provisions of the bill. Adds that any individual acting as a loss mitigation specialist would not be required to obtain a mortgage loan originator license until July 30, 2011, or such other date as may be determined by the commissioner of financial institutions with the approval or consent of the U.S. department of housing and urban development. A loss mitigation specialist may refer a mortgagor to a mortgage loan originator for purposes of refinancing the residential mortgage loan without the license if the loss mitigation specialist does not receive any compensation or gain for the referral and the referral is made in accordance with applicable state and federal law. Clarifies that an individual performing the duties of a manufactured home retailer or a dealer of modular building units would not be required to obtain a mortgage loan originator license if: (1) The individual either holds or is employed by a person who holds a manufactured home retailer license or a license to act as a dealer of modular building units; (2) The individual does not offer or negotiate terms of a residential mortgage loan (including by counseling with respect to such terms); and (3) Neither the individual, nor the employing manufactured home retailer or dealer of modular building units, receives compensation or other gain from a mortgage lender, mortgage loan broker, or mortgage loan originator. The provisions described above in 1-3 would not apply if the U.S. department of housing and urban development determines that such individuals must be licensed under the federal Secure and Fair Enforcement for Mortgage Licensing Act of 2008, or that these provisions are otherwise inconsistent with the Act. Prohibits any registrant from making a residential mortgage loan unless each mortgage loan originator of the loan has obtained a mortgage loan originator license and has been sponsored by the registrant. However, this prohibition does not apply to any registrant authorized to make

residential mortgage loans on July 30, 2009 in which each mortgage loan originator is registered with the commissioner in affiliation with that registrant on or before July 30, 2009. The registration of a mortgage loan originator expires on December 31, 2009, unless, by such deadline, the individual has applied for a mortgage loan originator license and completed all pre-licensing requirements, in which case the registration would remain effective until the commissioner has acted on the licensure application, but no later than July 30, 2010. This amendment clarifies that a person would not be required to satisfy the initial educational or testing requirements by December 31, 2009, in order for the person's registration to remain effective. This amendment adds that the registration of a mortgage loan originator would automatically expire if the originator ceases providing services for the affiliated registrant at the office listed in the registration form. The bill authorizes a mortgage loan originator holding a valid registration certificate to extend the authority of their certificate by applying for a mortgage loan originator license and completing all pre-licensing requirements by December 31, 2009. This amendment clarifies that a person does not have to satisfy any educational or testing requirement in order to so extend their certificate. This amendment specifies that a person with such a certificate could only perform origination services for or on behalf of the mortgage lender or mortgage loan broker named in the certificate. If the mortgage loan originator provides origination services for a person other than the one named in the registration certificate, then the certificate would automatically expire. This amendment clarifies that a mortgage loan originator sponsorship would not terminate if the mortgage loan originator changes from one office of the sponsoring registrant to another registered office of the same company. This amendment requires a sponsoring registrant to notify the commissioner of any change in the mortgage loan originator's office within 14 days of the change. The bill requires mortgage loan originators to clearly show: (1) Their name, signature, any mortgage loan originator license number and any different unique identifier, on each residential mortgage loan application form; and (2) Their unique identifier on all solicitations or advertisements, including business cards or Web sites, and any other documents and materials as established by rule of the commissioner. This amendment revises these provisions to instead require the sponsoring registrant, mortgage lender, or mortgage loan broker (sponsoring agent) to ensure: (1) That each application includes the information described above in (1); and (2) That the sponsoring agent's records pertaining to the loan contain the unique identifier (if different from the license number) of each mortgage loan originator that provided services with respect to the loan.

Senate Status: Senate 05/14/2009 passed with amendment 1.

House Status: House passed 06/04/2009.

Other Status: Enacted as Public Chapter 0499 (effective 06/23/2009).

HB 2919*
[\(Full Text\)](#)

any sale of land to foreclose a deed of trust, mortgage, or other lien securing any item of value or under court order must be advertised in a newspaper either published or distributed in the county where the sale is located. (S: Haynes J.; H: Fincher)

Senate Status: Referred to Senate Judiciary.

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

SB 3197*
HB 3771
[\(Full Text\)](#)

Unlawful gratuity or compensation by bank officer. Adds receiving or agreeing to receive property or a thing of value or of personal advantage for procuring any person a loan to the acts of unlawful gratuity by a bank officer. (S: Finney L.; H: Pitts)

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

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

SB 3388*
HB 3593
[\(Full Text\)](#)

Loans protected under TN Home Loan Protection Act of 2006. 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. (S: Marrero; H: Turner J.)

House Co-Sponsors: Jones U.; Miller L.; DeBerry J.; Pruitt; DeBerry L.; Richardson

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

House Status: Referred to House Commerce.

SB 3519
HB 3588*
[\(Full Text\)](#)

Legal notice of foreclosure. Requires lender, trustee, or other creditor to send the debtor a notice of the right to foreclose via regular mail prior to the first publication of a notice of a foreclosure sale. Requires the notice to be sent no less than 60 days prior to the first publication. (S: Overbey; H: Coleman)

House Co-Sponsor: Moore

Senate Status: Referred to Senate Judiciary.

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

HB 1362*
[\(Full Text\)](#)

Closings under the Tennessee Home Loan Protection Act. Requires all closings under the Tennessee Home Loan Protection Act to be attorney supervised closings. Also specifies that only attorneys with sufficient errors and omission insurance shall be authorized to act as supervising attorneys. (H: Hardaway)

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

HJR 0146

Urges Congress to act on Homeowners & Bank Protection Act. Urges

[\(Full Text\)](#)

Congress to implement the Homeowners and Bank Protection Act. (H: Towns)

House Status: House Commerce Utilities & Banking Subcommittee deferred to 2010.

CAMPAIGNS & LOBBYING

SB 0139*
HB 0519
[\(Full Text\)](#)
[Public Chapter](#)
[\(PDF\)](#)

Time frame for contributions to any candidate. Prohibits a multicandidate political campaign committee controlled by a political party from making a contribution to any candidate after the tenth day before an election until the day of the election. (S: Ketron; H: Todd)

Senate Status: Senate passed 05/18/2009.

House Status: House passed 04/13/2009.

Other Status: Enacted as Public Chapter 0319 (effective 05/27/2009).

SB 0728
HB 0105*
[\(Full Text\)](#)

Campaign contributions by corporations. Allows representatives of any corporation doing business with the state to make campaign contributions up to the same contribution limits as individuals, LLCs, or partnerships on behalf of the corporation. (S: Watson B.; H: McCormick)

Senate Status: Referred to Senate State & Local Government.

House Status: Failed in House Elections Subcommittee 04/08/2009.

SB 1423*
HB 1719
[\(Full Text\)](#)

Allows trade and professional association to fund PACs. Permits qualifying trade and professional associations to contribute money to association PACs as long as the association has been in existence in TN for at least 5 years and has regular dues-paying members. (S: Stanley; H: McCormick)

Senate Status: Referred to Senate State & Local Government.

House Status: Failed in House Elections Subcommittee 04/08/2009.

COMMERCIAL LAW

SB 1763*
HB 2218
[\(Full Text\)](#)
[Public Chapter](#)
[\(PDF\)](#)

Foreclosure-related rescue consultant services for a fee. Makes it an unfair or deceptive act under the Consumer Protection Act to charge a fee for engaging in foreclosure-related rescue services before completing or performing all services related to any such foreclosure-related transaction. (S: Herron; H: Gilmore)

Amendment: House amendment 1 rewrites the bill and does the following: clarifies the definition of a foreclosure-related rescue consultant; specifies which businesses are not included in the definition and which services are included; requires the homeowner receive the contract in writing in at least 12 point font one day prior to the signing date; and requires the consultant give

the homeowner three days to consider the agreement if he or she so desires. House amendment 2 exempts from regulation as a foreclosure-rescue consultant an attorney authorized to practice law in this state who is providing legal services to a client. Senate amendment 3 restates the definition of financial institution that is disqualified from being a foreclosure-rescue consultant to specifically include financial institutions that are state or national banks, savings institutions, credit unions, etc. Senate amendment 4 rewrites the bill. Defines "foreclosure-rescue consultant." Prohibits foreclosure-rescue consultants from engaging in or initiating foreclosure-related rescue services without execution of a written agreement with the homeowner. Prohibits the attempted charge, receipt, or collection of payment for foreclosure-related rescue consultant services prior to the completion of all services of the foreclosure-related transaction. Adds violation of this part as an unfair or deceptive act under the Tennessee Consumer Protection Act of 1977.

Senate Status: Senate 04/23/2009 passed with amendment 4 and previously adopted amendment 3.

House Status: House 04/30/2009 concurred in Senate amendments 3 and 4.

Other Status: Enacted as Public Chapter 0198 (effective 05/13/2009).

SB 2016
HB 0704*
[\(Full Text\)](#)

Mortgage counselor to be consulted on ARMs. Requires any person seeking a mortgage to consult a mortgage counselor before an adjustable rate mortgage can be completed. (S: Ford O.; H: Turner J.)

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

House Status: House sponsor changed from Turner L. to Turner J. on 02/11/2010.

SB 3862*
HB 3817
[\(Full Text\)](#)

Violations of Fair Debt Collection Practices Act. Makes engaging in any prohibited practice while attempting to collect or collecting a debt a violation of the Consumer Protection Act of 1977. (S: Kyle; H: Turner M.)

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

House Status: Referred to House Consumer Affairs Subcommittee.

CONSTRUCTION

SB 0491*
HB 1627
[\(Full Text\)](#)

Building construction safety standards to apply to homes. Requires minimum statewide building construction safety standards promulgated by the state fire marshal to also apply to one and two family dwellings. (S: Burchett; H: McCord)

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

House Status: Referred to House Commerce Industrial Impact Subcommittee.

SB 2241
HB 2329*
[\(Full Text\)](#)
[Public Chapter](#)
[\(PDF\)](#)

Convenience fee - cost of receiving construction plans. Allows the state fire marshal to implement a convenience fee to cover the costs of receiving construction plans, specifications, and related fees that are electronically submitted. Prohibits the amount of the convenience fee from exceeding the actual costs incurred in the submission of the plans, specifications or fees electronically (Part of Administration Package). (S: Kyle; H: Cobb T.)
Senate Co-Sponsor: Tate
House Co-Sponsor: Turner M.

Senate Status: Senate passed 04/16/2009.
House Status: House passed 04/30/2009.
Other Status: Enacted as Public Chapter 0210 (effective 05/13/2009).

SB 2283
HB 2328*
[\(Full Text\)](#)

Energy efficiency - building construction standards. Requires the state fire marshal to include provisions relative to energy efficiency in statewide building construction safety standards. Deletes exemption from such standards for one-family and two-family dwellings (Part of Administration Package). (S: Kyle; H: Turner M.)

Senate Status: Referred to Senate Commerce, Labor & Agriculture.
House Status: Referred to House Commerce Industrial Impact Subcommittee.

SB 2722
HB 2794*
[\(Full Text\)](#)

Requirements for bidding masonry work. Requires information concerning those bidding for masonry contractor work be included on the outside of the envelope containing a bid, in addition to those contractors currently required to be listed. (S: Ketron; H: Curtiss)

Senate Status: Referred to Senate State & Local Government.
House Status: House Commerce Industrial Impact Subcommittee deferred to 03/03/2010.

SB 3220*
HB 3434
[\(Full Text\)](#)

Minimum statewide building construction safety standards. Requires that minimum statewide building construction safety standards be selected from the 2006 International Building Code. (S: Woodson; H: Hawk)

Senate Status: Referred to Senate Commerce, Labor & Agriculture.
House Status: Referred to House Commerce. House Government Operations will review if recommended.

CRIMINAL LAW

SB 3473
HB 2891*
[\(Full Text\)](#)

Prohibits renting residence to a sexual offender. Prohibits renting or leasing any primary, secondary or any other living accommodation to a tenant who is a sexual offender or a violent sexual offender whose victim was a minor if the living accommodation is within 1,000 feet of a school, child care

facility, public park, playground, recreation center or public athletic field available for general use. (S: Jackson; H: Turner M.)

Senate Co-Sponsor: Ketron

Senate Status: Referred to Senate Judiciary.

House Status: Referred to House Judiciary Criminal Practice Subcommittee.

Other Status: Set for Joint Oversight Committee on Corrections 02/22/2010.

ENERGY & MINING

SB 0907*
HB 2003
[\(Full Text\)](#)

Energy efficient standards for building contracts. Requires that providers of services, material, and equipment in state and local building contracts meet certain, specified energy efficiency standards. (S: Burks; H: Curtiss)

Senate Status: Taken off notice in Senate State & Local Government 04/20/2009.

House Status: House State Government Subcommittee deferred to 2010.

SB 2300
HB 2318*
[\(Full Text\)](#)
[Public Chapter](#)
[\(PDF\)](#)

Energy efficiency standards - state buildings and vehicles. Requires department of finance and administration to develop a plan for ensuring state-owned facilities have individual energy meters by 2010. Includes electric vehicles in the definition of "energy-efficient vehicle" for purposes of provisions governing fleet of state vehicles. Requires that statewide building construction safety standards include provisions for energy efficiency (Part of Administration Package). (S: Kyle; H: Winningham)

House Co-Sponsor: Hackworth

Amendment: Senate amendment 1 establishes a retrofit initiative for state office buildings to achieve better energy efficiency. This amendment also raises the target goal for the state for energy efficient vehicles. Requires department to ensure that 25 percent of newly purchased passenger motor vehicles procured for use in areas designated by the EPA as ozone nonattainment areas shall be hybrid electric vehicles, provided that such vehicles are available. Requires all future office equipment, appliances, lighting, and heating and cooling products and systems purchased by and for state agencies to be Energy Star qualified. Senate amendment 2, as amended, does the following: adds clean diesel and natural gas powered vehicles to the list of energy efficient passenger motor vehicles for purposes of the state fleet; clarifies certain language in tax and revenue section; requires the department of commerce and insurance to gather information on residential fire sprinklers; exempts remodels from any new code requirements; and clarifies that construction previously required to have sprinklers is still required to do so. Senate amendment 3 removes the provision whereby energy cost saving measures can be funded by appropriations, including the proceeds of bonds notes or other obligations, as authorized by law, when such bonds, notes or other obligations can be substantially repaid from resulting energy and operational cost savings. House amendment 21 subjects the

provisions of the bill to sunset review in 2014. House amendment 22 prohibits the standards in subsection (a) with respect to one-family and two-family dwellings from applying in the counties of Fentress, Morgan, and Overton. House amendment 42 changes the effective date from July 1, 2009, to July 1, 2010, for the provision that requires the state fire marshal to enforce the minimum statewide building construction safety codes with regard to those buildings for which a local jurisdiction has not adopted and is not enforcing codes. House amendment 41 removes the provisions of House amendment 22. Authorizes counties and municipalities to opt out of the provisions of this bill that apply the minimum statewide building construction safety standards to one-family and two-family homes. To opt out of the standards, the legislative body of the county or municipality must, by a 2/3 vote, adopt a resolution to exempt the county or municipality from those provisions. The adoption of such a resolution by a county legislative body would be limited to the jurisdictional boundaries outside any municipality located within the county. The governing body of any county or municipality located in any such county which has adopted the resolution may reverse the action. The presiding officer of the governing body shall notify the state fire marshal of the approval of the resolution. Upon approving the resolution or reversing its action, the presiding officer of the legislative body must notify the state fire marshal of the actions taken. The resolution must take effect on July 1, 2010, or at any date thereafter. The resolution will expire 180 days after the election for the local legislative body next occurring following the adoption of the resolution, or at an earlier expiration date stated in the resolution.

Senate Status: Senate 06/17/2009 concurred in House amendment 2.

House Status: House 06/11/2009 passed with amendments 21, 22, 42 and 41.

Other Status: Enacted as Public Chapter 0529 (effective 06/25/2009).

GOVERNMENT CONTRACTS

SB 1921*
HB 1691
[\(Full Text\)](#)

Energy Star qualified products for state agencies. Requires all office equipment, appliances, lighting, and heating and cooling products and systems purchased by state agencies to be Energy Star qualified if such Energy Star qualified products and systems are commercially available. (S: Berke; H: Yokley)

Senate Status: Taken off notice in Senate State & Local Government 03/17/2009.

House Status: House State Government Subcommittee deferred to 2010.

GOVERNMENT REGULATION

SB 2645*
HB 2767

Lien authorization and home improvement contractors. Removes lien authorization for unlicensed residential or home improvement contractor if

[\(Full Text\)](#)

work is performed in a jurisdiction which requires such persons to be licensed. (S: Burchett; H: Tindell)

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

House Status: Set for House Judiciary Committee 02/23/2010.

HEALTH CARE

SB 3227

HB 3419*

[\(Full Text\)](#)

Minimizing conflicts with local building codes. Directs the commissioner of health to strive to minimize conflicts with local building codes when promulgating rules and to consider compliance with such codes to be a mitigating factor when assessing penalties. (S: Southerland; H: Litz)

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

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

INSURANCE GENERAL

SB 0665

HB 0475*

[\(Full Text\)](#)

Use of credit info to increase premiums. Prohibits using an individual's credit information in any manner to cancel or refuse a new risk or to increase premiums on homeowners and renters policies. (S: Stewart E.; H: Fraley)

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

House Status: Taken off notice in House Commerce Industrial Impact Subcommittee 04/01/2009.

SB 1456*

HB 1688

[\(Full Text\)](#)

[Public Chapter](#)

[\(PDF\)](#)

No reduction in apportioned ratio with property tax. Exempts any insurance company formed as a successor in interest to any insurance company which has already received a reduction in its apportionment ratio for the entirety of the 15 years permitted. (S: Haynes J.; H: Moore)

Amendment: Senate amendment 1 adds language to Section 1 of the original bill to authorize any insurance company formed as a successor in interest in 2006 to receive the reduction to its property tax apportionment ratio during the first five years of its existence to the same extent as a new insurance company not formed as a successor in interest.

Senate Status: Senate 05/20/2009 passed with amendment 1.

House Status: House passed 05/21/2009.

Other Status: Enacted as Public Chapter 0361 (effective 06/05/2009).

INSURANCE HEALTH

SB 0313*

HB 1761

[\(Full Text\)](#)

TN Small Business Employer Health Benefits Fund. Creates a special account in the state treasury to be known as the "Tennessee Small Business Employer Health Benefits Fund." Specifies that money in the health benefits fund can only be expended in accordance with annual appropriations approved by the general assembly. Also specifies that the health benefits fund

is to be used to provide grants to eligible small business employers to reimburse moneys spent by such employers to provide health care coverage to employees and employees' dependents. (S: Black; H: Sargent)

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

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

SB 2836
HB 2904*
[\(Full Text\)](#)

Coverage through health group cooperative - small employers. Decreases to three from five years the length of time a small employer must commit to purchasing coverage through a health group cooperative, even though participation remains voluntary. (S: Southerland; H: Lollar)

House Co-Sponsors: Curtiss; Fincher

Senate Status: Senate passed 02/17/2010.

House Status: Set for House Commerce Industrial Impact Subcommittee-Addendum 02/24/2010.

JUDICIARY

SB 3717
HB 3382*
[\(Full Text\)](#)

Abatement of nuisances. Includes zoning violations and violations of building codes to definition of types of nuisances that can be abated by the courts. (S: Haynes J.; H: Sontany)

Senate Status: Referred to Senate Judiciary.

House Status: Referred to House Judiciary Civil Practice Subcommittee.

LABOR LAW

SB 0469
HB 0480*
[\(Full Text\)](#)

English-only policy in the workplace. Specifies that it is not a discriminatory practice under state law for an employer to institute an English-only policy in the employer's workplace based on business necessity. (S: Johnson J.; H: Hill)

Amendment: Senate amendment 1 adds EEOC compliance language, requiring employer to post notice if instituting such policy. House Consumer & Employee Affairs amendment 1 establishes that the employer provides notice to employees of the policy and the consequences of violating the policy.

Senate Status: Senate 03/30/2009 passed with amendment 1.

House Status: Failed in House Consumer & Employee Affairs 05/05/2009.

SB 2104
HB 1997*
[\(Full Text\)](#)

Employment of subcontractors and independent contractors. Clarifies that "employee" includes contractors and subcontractors but not direct sellers relative to employment records. Allows the employer to report using a 1099 form in addition to a W-4. (S: Stanley; H: Moore)

House Co-Sponsor: West

Senate Status: Senate General Welfare deferred to summer study.
House Status: Re-referred to House Children & Family Affairs 05/07/2009 from the House Floor.

LOCAL GOVERNMENT

SB 2578*
HB 2711
[\(Full Text\)](#)

Revisions to zoning ordinance. Authorizes planning commissions to promulgate provisions in its subdivision regulations, and recommend amendments to the zoning ordinance, for the establishment of review and approval powers for site plans and the establishment under zoning provisions for the review and approval of sustainable design and development of property. (S: Haynes J.; H: Turner M.)

Senate Status: Set for Senate Consent 2 02/22/2010.
House Status: Set for House Floor 02/22/2010.

SB 2579*
HB 2714
[\(Full Text\)](#)

Revisions to regional plan or zoning ordinance. Changes provisions governing legislative approval of amendments to general regional plan or zoning ordinance. (S: Haynes J.; H: Turner M.)

Senate Status: Withdrawn in Senate 02/01/2010.
House Status: Withdrawn in House 01/25/2010.

SB 3090
HB 3058*
[\(Full Text\)](#)

Eminent domain - fair market value as highest and best use. Requires the fair market value of property to be taken by eminent domain to be based on the highest and best use of the property, meaning the most profitable use after all improvements have been made to the property, without regard to that use which is legally allowable. Prohibits determination of highest and best use from being limited to current zoning or land use restrictions. (S: Burchett; H: Niceley)

Senate Status: Referred to Senate Judiciary.
House Status: Referred to House Judiciary Civil Practice Subcommittee.

SB 3609
HB 3338*
[\(Full Text\)](#)

Contesting annexation: recouping costs and fees. Requires the property owner in condemnation actions to recoup certain costs and fees when the property owner is not satisfied with the appraisal's value and the owner receives more for the condemned property than the appraisal's value through settlement or any other proceeding. (S: Ketron; H: Carr)

Senate Status: Referred to Senate Judiciary.
House Status: Set for House Civil Practice Subcommittee 02/24/2010.

SB 3617
HB 3690*
[\(Full Text\)](#)

Privilege tax on trailers in Shelby County. Permits counties having a charter form of government to levy privilege tax on trailers that are required to be registered with the state by resolution and upon referendum of qualified

voters. (S: Marrero; H: Hardaway)

Senate Status: Referred to Senate State & Local Government.

House Status: Referred to House Local Government Subcommittee.

SB 3716
HB 3381*
[\(Full Text\)](#)

Municipalities - nonconforming uses. Permits the legislative body of any municipality or metropolitan form of government that has adopted zoning regulations by ordinance to establish a method of terminating nonconforming industrial, commercial or business establishments or uses following a period of amortization. Specifies that the period of amortization is from five to 20 years. (S: Haynes J.; H: Sontany)

Senate Status: Referred to Senate State & Local Government.

House Status: Referred to House Local Government Subcommittee.

LOTTERY

SB 1876*
HB 1954
[\(Full Text\)](#)

Annual event tickets for 501(c)(3) organizations. Requires annual fundraising event tickets to include either the mailing address or telephone number of the 501(c)(3) organization in addition to the name of the 501(c)(3) organization. (S: Kyle; H: Tindell)

Senate Status: Referred to Senate State & Local Government.

House Status: Taken off notice in House State Government Subcommittee 05/06/2009.

SB 2530*
HB 2669
[\(Full Text\)](#)

Lottery: deadline for annual event applications. Extends deadline for applications for 2009-2010 annual events from 15 days after May 7, 2009, to five days after this act becomes law. Requires secretary of state to submit third omnibus list for 2009-2010 annual events. (S: Tracy; H: Carr)

House Co-Sponsors: Johnson P.; Ramsey B.; Haynes R.; Hensley; Sargent; McCormick; Matheny; Shipley; Brooks, Kevin; Casada

Amendment: House amendment 1 changes the period before this act takes place from five to 15 days. Requires the omnibus lists with any organizations approved be transferred to the clerk of the Senate and the clerk of the House by March 1, 2010 for the annual event period from July 1, 2010 to June 30, 2011.

Senate Status: Set for Senate Floor 02/22/2010.

House Status: House 02/18/2010 passed with amendment 1.

PROFESSIONS & LICENSURE

SB 1413
HB 1249*
[\(Full Text\)](#)

Delay on issuance of general contractor's license. Requires that persons who engage or offer to engage in contracting without a license be ineligible to receive such a license until at least 6 months after a determination by the state

[Public Chapter](#)
[\(PDF\)](#)

board for licensing contractors that such a violation has occurred. Authorizes the board in circumstances deemed appropriate, to delay issuing a license for a length of time of their choosing to a person who engages or offers to engage in contracting without a license. (S: Ketron; H: Curtiss)

Amendment: Senate amendment 1 prohibits a licensed contractor who is in violation of any law or rule from recovering damages in any court action other than actual documented expenses. House amendment 2 defines "board" as the state board for licensing contractors.

Senate Status: Senate 06/02/2009 concurred in House amendment 2.

House Status: House 05/21/2009 passed with amendment 2.

Other Status: Enacted as Public Chapter 0482 (effective 06/23/2009).

SB 2075
HB 1938*
[\(Full Text\)](#)

Penalty for unlawful sale - air conditioner evaporator coil. Decreases penalty for Class A fine-only misdemeanor offense of unlawful sale of air conditioner evaporator coil or condenser to a Class C fine-only misdemeanor if the defendant is certified to repair, replace and install HVAC units containing copper evaporator coils but is not the authorized seller. (S: Burchett; H: Matheny)

Senate Status: Taken off notice in Senate Commerce, Labor & Agriculture 04/28/2009.

House Status: Taken off notice in House Criminal Practice Subcommittee 04/29/2009.

SB 2655
HB 2625*
[\(Full Text\)](#)

Home improvement: licensure revocation and criminal charges.

Establishes that it is a theft if a home improvement provider fails to refund monies paid for residential home improvement if: no substantial portion of work was performed; 45 days elapsed since starting contract date; and a copy of refund request was sent to the consumer protection division. Establishes that a theft has also occurred if: the home improvement provider deviated from material contract plans. Requires the home improvement provider to be penalized by varying criminal and civil sanctions, among other sanctions, based on homeowner's damages. Requires the home improvement provider's licensor to revoke the violator's license. Requires the home improvement provider to notify future customers of this section. Requires the state board for licensing to publicize the home provider's violation and penalty. Allows the board to reissue the license in certain situations. Broadly captioned. (S: Johnson J.; H: Dunn)

House Co-Sponsor: Tindell

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

House Status: Set for House Judiciary Committee 02/23/2010.

SB 3639*
HB 3877

License to sell manufactured homes. Requires applicants for a license to sell manufactured homes to show proof of having completed a 15 hour course

[\(Full Text\)](#)

covering the installation of manufactured homes within the previous five years from the date of such application. Broadly captioned. (S: Johnson J.; H: Litz)

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

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

PROPERTY & HOUSING

SB 0247
HB 0128*

[\(Full Text\)](#)

Seller of real property to provide buyer with energy audit. Requires seller of real property to provide an energy audit estimating the energy usage required at the property to the potential buyer prior to the sale. Also requires such audit to be included in the deed of conveyance. (S: Marrero; H: Hardaway)

Senate Status: Senate Commerce, Labor & Agriculture deferred to 04/07/2009.

House Status: House Commerce Industrial Impact Subcommittee deferred to 1st calendar of 2010.

SB 0249
HB 0126*

[\(Full Text\)](#)

Rental agreement to include energy audit. Requires rental agreement under Uniform Residential Landlord and Tenant Act to include, as an addendum, energy audit of estimated energy usage at dwelling unit. (S: Marrero; H: Hardaway)

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

House Status: Taken off notice in House Civil Practice Subcommittee 02/03/2010.

SB 0250
HB 0130*

[\(Full Text\)](#)

Residential property for rent - energy audit required. Requires landlord of residential property to provide an energy audit to tenants before entering into a rental agreement. Specifies that failure of landlord to provide energy audit will bind both parties in a month-to-month tenancy. (S: Marrero; H: Hardaway)

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

House Status: Taken off notice in House Civil Practice Subcommittee 02/03/2010.

SB 0883*
HB 1922

[\(Full Text\)](#)

[Public Chapter](#)

[\(PDF\)](#)

Manufactured homes affixed to real property. Requires, rather than allows, the owner of a manufactured home affixed to a parcel of real property, upon the recording of the affidavit of affixation, to surrender certificate of title to the department of revenue for cancellation. Requires, in lieu of certificate of title if the manufactured home is a new home not covered by a certificate of title, the owner to surrender the manufacturer's statement or certificate of origin or a statement stating that the owner is unable to produce

the original certificate of origin if it is not found after diligent search and inquiry. (S: Ketron; H: Pitts)

House Co-Sponsors: Eldridge; Curtiss; Johnson P.

Amendment: Senate amendment 1 adds a provision stating that the affidavit of affixation shall be a separate document. Removes provision stating that the affidavit of affixation shall contain the decal number of the permit decal affixed to the manufactured home. Makes such changes as applicable to the affidavit of affixation form provided in the legislation.

Senate Status: Senate 04/16/2009 passed with amendment 1.

House Status: House passed 04/20/2009.

Other Status: Enacted as Public Chapter 0132 (effective 07/01/2009).

SB 0993
HB 0888*
[\(Full Text\)](#)
[Public Chapter](#)
[\(PDF\)](#)

Disclosure of moving a residence before sale. Requires the seller to disclose to the buyer, either in the contract itself or in writing, if the property has been moved from an existing foundation to another foundation. (S: Harper; H: Sontany)

Amendment: House amendment 1 requires that the disclosure of a residence having been moved from an existing foundation to another foundation be made prior to entering the contract with the buyer. Limits a seller's duty to make such disclosure to situations where such information is known to the seller.

Senate Status: Senate passed 05/04/2009.

House Status: House 04/13/2009 passed with amendment 1.

Other Status: Enacted as Public Chapter 0231 (effective 05/20/2009).

SB 1087*
HB 1827
[\(Full Text\)](#)

Crime of removing certain structures from real property. Prohibits any person from removing a movable structure from a space in which it is affixed when located in a trailer park if the owner of the land is renting the space out. Provides that this statute applies only if the renter has paid to the owner all monies owed by such person. Creates a Class C misdemeanor for any person removing such structure. (S: McNally; H: Matlock)

Senate Status: Referred to Senate Judiciary.

House Status: Set for House Judiciary Criminal Practice & Procedure Subcommittee 02/24/2010.

SB 1278*
HB 1555
[\(Full Text\)](#)

Affidavit of affixation for manufactured homes - separate. Requires an affidavit of affixation for manufactured homes attached to real property to be a separate document. (S: Bunch; H: Hackworth)

Senate Status: Taken off notice in Senate Commerce, Labor & Agriculture 04/21/2009.

House Status: Taken off notice in House Transportation Rural Roads Subcommittee 02/10/2010.

SB 1341
HB 0023*
[\(Full Text\)](#)

Homeowners' Emergency Assistance Fund Loans. Authorizes the THDA to make uninsured homeowners' emergency mortgage assistance fund loans to certain, eligible homeowners. Establishes the Homeowners' Emergency Mortgage Assistance Fund. Specifies that to be eligible, a homeowner must be in default, or at risk of default due to an interest rate reset on a conventional subprime adjustable rate mortgage loan used to purchase the homeowner's principal residence. Stays all foreclosure action against any homeowner actively pursuing a homeowners' emergency mortgage assistance fund loan under certain circumstances. (S: Tate; H: Hardaway)

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

House Status: Taken off notice in House State Government Subcommittee 05/06/2009.

SB 1521
HB 0691*
[\(Full Text\)](#)

Tennessee Employer Assisted Housing Development Program. Requires THDA to establish a program to help employers develop an employer assisted housing development program and an employer assisted housing fund. Specifies that all employees of an employer whose annual household income is equal to or less than 120 percent of the area median income are eligible to participate in the program or receive funds from it. Requires 25 percent of such aid be distributed to employees whose annual household income is equal to or less than 80 percent of the area median income. Prohibits more than 30 percent of an employer's real property being zoned as commercial or nonresidential from being used for this program. Requires real property in this state sold, leased or donated by the employer for the program to be sold or rented to employees who meet the income requirements set forth in this part and meet any further requirements set forth by the agency. Specifies that employers must designate a private for-profit or not-for-profit developer that is not an affiliate, subsidiary, or other entity of such employer to be responsible for the sale, rental, day-to-day management and operation of the housing units. Allows employers to claim a credit from the taxpayer's franchise tax liability of one dollar for the current or any fiscal year for every one dollar of the assessed value of real property contributed to or used in any such fiscal year up to \$5,000,000 annually. Permits any tax credit not used in the tax year during which the investment was made to be carried forward for the five immediately succeeding tax years until the full credit has been allowed. Allows two or more taxpayers to participate jointly in one or more programs under this part. Prohibits the sum of the tax credits granted under this subsection from exceeding \$100,000 annually per taxpayer. Also prohibits the total amount of all tax credits allowed to all taxpayers under this subsection from exceeding \$2,000,000 in any fiscal year. (S: Burchett; H: Fincher)

Senate Status: Referred to Senate General Welfare.

House Status: Taken off notice in House State Government Subcommittee 03/18/2009.

SB 1535
HB 0979*
[\(Full Text\)](#)

Monitoring inspection fee for manufactured homes. Abolishes monitoring inspection fee for manufactured homes. (S: Burchett; H: McCord)

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

House Status: Referred to House Commerce Industrial Impact Subcommittee.

SB 1576
HB 1394*
[\(Full Text\)](#)

Notice to terminate tenancy - foreclosure. Requires any person or entity that acquires a residential property to provide 30 days' written notice prior to terminating the tenancy of a residential tenant who occupies the residential property at the time of the state. Establishes that this section applies to all residential rental property including, without limitation, residential rental properties located in any county governed by the Uniform Residential Landlord and Tenant Act. (S: Crowe; H: Johnson P.)

Senate Status: Taken off notice in Senate Commerce, Labor & Agriculture 05/05/2009.

House Status: House Judiciary Committee deferred to summer study.

SB 1676
HB 0049*
[\(Full Text\)](#)

Negotiation period for owner-occupied single family homes. Specifies that the required advertisements published prior to any sale of land to foreclose a deed of trust, mortgage or other lien must be published at least 60 days prior to the sale when they involve owner-occupied single family residences. Requires the trustee or financial institution to offer a good faith negotiation period of no more than seven months to any debtor who indicates a desire to arrive at an equitable and just solution within ten days of the date the notice was sent to him. Sets a cap for the monthly payment amounts the debtor can be charged at thirty-one percent of the debtor's gross monthly income. Authorizes the debtor to pay a higher percentage upon agreement with the financial institution. (S: Tate; H: Gilmore)

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

House Status: Taken off notice in House Commerce Utilities & Banking Subcommittee 04/28/2009.

SB 1764*
HB 2103
[\(Full Text\)](#)

Delaying the sale of foreclosed property. Requires the first publication of notice of the sale of any owner-occupied single family residence to be given at least 60 days previous to such sale. (S: Herron; H: Shepard)

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

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

SB 1937*
HB 1443
[\(Full Text\)](#)

Time extension for foreclosure notices. Extends the time for the initial public foreclosure notice from 20 days to 90 days. Requires that notice be given to the borrower about foreclosure counseling. Requires mortgage loans be based upon ability of borrower to repay such loans. (S: Ford O.; H: Turner)

J.)

Senate Status: Senate Commerce, Labor & Agriculture deferred to first calendar of 2010.

House Status: House sponsor changed from Turner L. to Turner J. 02/11/2010.

SB 1940*
[\(Full Text\)](#)

Affidavit of affixation for manufactured homes. Requires the affidavit of affixation to be a separate document for a manufactured home. (S: McNally)

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

SB 2307
HB 2314*
[\(Full Text\)](#)

Revises various provisions regarding manufactured homes. Authorizes commissioner of commerce and insurance to set fees by rule for installers of manufactured homes, to adopt installations standards set by National Fire Protection Association. Maintains definition of manufacturer as any person engaged in manufacturing or assembling manufactured homes, adding that this includes but is not limited to the rebuilding, reassembling, refurbishing, or any other such act as to construct or prepare a manufactured home for sale to a consumer. Places regulation of park trailers under authority of the motor vehicle commission. (Part of Administration Package). (S: Kyle; H: Jones U.)

Senate Co-Sponsor: Tate

House Co-Sponsor: Turner M.

Senate Status: Taken off notice in Senate Commerce, Labor & Agriculture 04/21/2009.

House Status: House sponsor changed from Turner M. to Jones U. on 03/12/2009.

SB 2311
HB 2323*
[\(Full Text\)](#)

Penalty for failure to enter acceptance of partial payment. Requires mailing address of property owner be included on deed of conveyance of real property that is received for recording by any register of deeds. Increases penalty for failure to enter acceptance of partial payments in a timely manner. Makes other changes concerning recorded instruments. (Part of Administration Package) (S: Kyle; H: Turner M.)

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

House Status: Referred to House Judiciary Civil Practice Subcommittee.

SB 2524
HB 2545*
[\(Full Text\)](#)

Housing Relief Restricted Special Revenue Act. Enacts the "Housing Relief Restricted Special Revenue Act" to provide grants to homebuyers purchasing a newly constructed residence. Subject to availability of funds, the Tennessee Housing Development Agency shall award a grant of \$6,000 to a person who finances a newly constructed residence using a 30-year fixed interest rate note and mortgage and who meets the specified income limits. Excludes single persons making more than \$75,000 or married couples making more than

\$150,000. Establishes Housing Relief Restricted Special Revenue Fund to be comprised of monies received from the American Recovery and Reinvestment Act of 2009. Monies deposited in the fund shall be reserved for the purposes consistent with this act and will not revert to the general fund if funds are left over at the end of the fiscal year. (S: Johnson J.; H: Casada)

Senate Status: Referred to Senate State & Local Government.

House Status: Referred to House State & Local Government. House Government Operations will review if recommended.

SB 2958
HB 2899*
[\(Full Text\)](#)

Residential rental inspection program. Allows municipalities to adopt residential rental inspection programs in order to prevent deterioration. (S: Watson B.; H: Dean)

Senate Status: Referred to Senate State & Local Government.

House Status: Referred to House Local Government Subcommittee.

SB 3039
HB 3057*
[\(Full Text\)](#)

Balances due upon sale real property in foreclosure. 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. (S: Faulk; H: Dennis)

House Co-Sponsor: Pitts

Senate Status: Senate Judiciary 02/16/2010 recommended. Sent to Calendar Committee.

House Status: Referred to House Judiciary Civil Practice Subcommittee.

SB 3084*
HB 3186
[\(Full Text\)](#)

Photo electric smoke detectors: property requirements. Requires owners or operators of hotels, rental property, or apartment buildings to have photo electric smoke detectors in certain areas or be subject to a \$1,500 dollars fine. (S: Burchett; H: Turner M.)

Senate Co-Sponsor: Ketron

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

House Status: Referred to House Commerce Industrial Impact Subcommittee.

SB 3192
HB 3215*
[\(Full Text\)](#)

Requirements for energy use in new buildings. Mandates that the minimum requirements for energy use in new buildings other than one-family and two-family dwellings and townhouses equal the American Society of Heating, Refrigeration, and Air-conditioning Engineers (ASHRAE) Standard 90.1-2007. (S: Barnes; H: Yokley)

Senate Status: Senate Commerce, Labor & Agriculture deferred to 03/09/2010.

House Status: Referred to House Commerce Industrial Impact

Subcommittee.

SB 3279
HB 3324*
[\(Full Text\)](#)

Prohibits new electric service without smoke detector. Repeals requirement for a smoke detector to be equipped in any one-family or two-family dwelling before a connection of new electric service shall be provided. (S: Burchett; H: Sargent)

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

House Status: Referred to House Commerce Industrial Impact Subcommittee.

SB 3381
HB 3579*
[\(Full Text\)](#)

Altering of rental agreement for victim of domestic abuse. Holds a landlord civilly liable for damages resulting from the domestic abuse of a renter because renter was unable to end rental agreement to seek safe shelter. (S: Marrero; H: Jones S.)

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

House Status: Referred to House Judiciary Civil Practice Subcommittee.

SB 3554
HB 3224*
[\(Full Text\)](#)

Attachment of liens - visible commencement of operations. Clarifies the definition of the visible commencement of operations related to construction services and products. (S: Ketron; H: McCord)

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

House Status: Referred to House Judiciary Civil Practice Subcommittee.

SB 3555
HB 3239*
[\(Full Text\)](#)

Attachment of liens - visible commencement of operations. Clarifies the meaning of the visible commencement of operations related to construction services and products and to the attachment of liens. (S: Ketron; H: McCord)

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

House Status: Referred to House Judiciary Civil Practice Subcommittee.

SB 3581
HB 3201*
[\(Full Text\)](#)

Carbon monoxide alarm detectors in new structures. Requires every dwelling unit to be equipped with at least one approved carbon monoxide alarm in operating condition within 15 feet of every room used for sleeping purposes, except in residential unit that does not rely on combustion of fossil fuel for heat. (S: Ketron; H: Eldridge)

House Co-Sponsors: Dennis; Shaw; Maggart; Miller L.; Carr; Matheny; Coley; Lollar; McManus; Matlock; Richardson

Amendment: Senate Commerce amendment 1 makes applicable only to new structures on or after the effective date (July 1, 2010).

Senate Status: Re-referred to Senate Calendar Committee 02/18/2010.

House Status: House Commerce Industrial Impact Subcommittee deferred to later date.

SB 3722
HB 2893*
[\(Full Text\)](#)

Requirements for planned communities. Adds to the list of purposes of zoning regulations a requirement to insure that a planned community does not violate any of the covenants as presented and approved by a planning commission. (S: Haynes J.; H: Turner M.)

Senate Status: Referred to Senate State & Local Government.

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

SB 3723
HB 2888*
[\(Full Text\)](#)

Davidson County - security deposits for water service fee. Requires landlords in Davidson County to secure water service fee deposits from tenants. Requires the landlord to inquire about whether the tenant has paid all water service fees upon termination of occupancy and establishes procedure for dealing with instances where the tenant has not paid. (S: Haynes J.; H: Turner M.)

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

House Status: Referred to House Judiciary Civil Practice Subcommittee.

RETAIL TRADE

SB 0486*
HB 1709
[\(Full Text\)](#)

Efficiency standards for certain products. Requires the commissioner of commerce and insurance to adopt rules establishing minimum efficiency standards for new products, including bottle-type water dispensers, commercial hot food holding cabinets, DVD players and recorders, portable electric spas, as well as other products. Specifies minimum efficiency standards for these products. (21 pp.) (S: Marrero; H: Stewart M.)

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

House Status: Referred to House Commerce Industrial Impact Subcommittee.

SB 2981*
HB 3595
[\(Full Text\)](#)

Home solicitation sales clarified. Adds to list of items excluded from definition of "home solicitation sales" farm equipment or motor vehicles or both; or insurance and securities sales or agreements. Provides buyers in home solicitation sales with additional cancellation rights. Establishes additional notice requirements for sellers. Allocates the cost of any notary witnessing the signatures to sellers. (S: Tate; H: Turner J.)

House Co-Sponsors: Jones U.; Miller L.; Richardson; Pruitt

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

House Status: Referred to House Consumer Affairs Subcommittee.

TAXES BUSINESS

SB 3073
HB 3085*

Limited excise tax exemptions for certain businesses. Creates a limited excise tax exemption for the first \$25,000 in net income of any business

[\(Full Text\)](#)

having annual profits of less than \$100,000 for tax years 2010 and 2011. Creates a limited excise tax exemption for the first \$15,000 in net income of any business having annual profits between \$100,000 and \$200,000 for tax years 2010 and 2011. (S: Herron; H: Fitzhugh)

Senate Status: Referred to Senate Finance Tax Subcommittee.

House Status: Referred to House Finance Budget Subcommittee.

TAXES PROPERTY

SB 2037*

HB 1990

[\(Full Text\)](#)

[Public Chapter](#)

[\(PDF\)](#)

Liens for uncollected property taxes. Provides that trustee's failure to publish notice of enforcement of lien for uncollected property taxes cannot be used as a defense in any suit for tax collection. Includes property taxes due or delinquent on the property in the lawful charges to preserve the value of the property that a court must order a person redeeming the property to pay. (S: Norris; H: Fitzhugh)

Amendment: House amendment 1 corrects typographical errors by changing "country" to "county" and "suites" to "suits." Senate amendment 2 removes the provision of this bill which specifies that failure of the trustee to make publication is not a defense in a legal action to collect taxes.

Senate Status: Senate 04/20/2009 passed with amendment 2.

House Status: House 04/27/2009 concurred in Senate amendment 2.

Other Status: Enacted as Public Chapter 0185 (effective 05/07/2009).

TAXES SALES

SB 0390*

HB 1572

[\(Full Text\)](#)

Sales tax exemption for residential wind and solar energy. Exempts from state sales and use taxes the installation and purchase of solar and wind energy systems that are exclusively for residential use. (S: Black; H: West)

Senate Status: Taken off notice in Senate Finance Tax Subcommittee 02/20/2009.

House Status: Referred to House Finance Budget Subcommittee.

SB 0657

HB 0131*

[\(Full Text\)](#)

Report on sunseting sales tax exemptions. Requires the commissioner of revenue to report by January 15, 2010, on the feasibility of assigning expiration dates in a staggered manner to sales tax exemptions. Specifies that, if determined feasible, each exemption would be reauthorized every 10 years. Broadly captioned. (S: Stanley; H: Hardaway)

Senate Status: Taken off notice in Senate Finance, Ways & Means 04/23/2009.

House Status: House Rep. McDaniel Study Committee Subcommittee deferred to January 2010.

SB 1118*
HB 1690
[\(Full Text\)](#)

Reduces sales tax on Energy Star qualified products. Reduces the sales tax rate on Energy Star qualified products to 3.5 percent. (S: Berke; H: Yokley)

Senate Status: Taken off notice in Senate Finance Tax Subcommittee 03/18/2009.

House Status: Referred to House Finance Budget Subcommittee.

SB 1167
HB 1162*
[\(Full Text\)](#)

Exemption - Energy Star qualified products. Creates sales tax exemption for Energy Star qualified washers, air conditioners, programmable thermostats, light fixtures and bulbs, and refrigerators when purchased by building contractor for use and installation in newly constructed residential homes. (S: Ford O.; H: Fincher)

Senate Status: Taken off notice in Senate Finance Tax Subcommittee 04/01/2009.

House Status: Referred to House Finance Budget Subcommittee.

SB 1670
HB 1197*
[\(Full Text\)](#)

Abolishes sales and use taxes. Deletes entire portion of code dealing with transactions subject to sales and use taxes. Broadly captioned. (S: Finney L.; H: Pitts)

Senate Status: Taken off notice in Senate Finance Tax Subcommittee 04/01/2009.

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

SB 1801*
HB 2024
[\(Full Text\)](#)

Reduced sales tax for Energy Star products. Reduces the sales tax rate on Energy Star qualified products to 3.5%. (S: Herron; H: Maddox)

Senate Status: Taken off notice in Senate Finance Tax Subcommittee 03/18/2009.

House Status: House Budget Subcommittee 06/15/2009 deferred to next calendar.

TORT LIABILITY

SB 3749
HB 3038*
[\(Full Text\)](#)

Duty of care to trespasser for injury. Establishes that an owner or occupant of land does not owe a duty of care to a trespasser on such land and is not liable for any injury to a trespasser. Clarifies this legislation does not affect liability for injury that may result from the common law doctrine of attractive nuisance. (S: Bunch; H: Dennis)

Senate Status: Referred to Senate Judiciary.

House Status: Referred to House Judiciary Civil Practice Subcommittee.

SB 3754*
HB 3905
[\(Full Text\)](#)

Duty of care not owed to trespasser. Specifies that an owner, lessee, or occupant of land does not owe a duty of care to a trespasser on such land and is not liable for any injury to a trespasser on such land, in including injury

caused by the owner, lessee, or occupant's negligent conduct. (S: Bunch; H: McCord)

Senate Status: Set for Senate Judiciary Committee 02/23/2010.

House Status: Referred to House Judiciary Civil Practice Subcommittee.

TRANSPORTATION VEHICLES

SB 0025*
HB 2068
[\(Full Text\)](#)

Registration plates for front and back of certain trucks. Requires all trucks and truck tractors, other than trucks with a three-quarter ton rating or less and motor homes, to have registration plates attached to both the front and rear of such vehicles. (S: Harper; H: Lynn)

Senate Status: Referred to Senate Transportation.

House Status: Referred to House Transportation Public Safety Subcommittee.

SB 0092
HB 0149*
[\(Full Text\)](#)

Violation of traffic law by commercial driver. Increases to 15 days from 10 days the time in which the department of safety must notify the licensing authority in the state that issued the commercial driver's license that driver had violated a traffic law. Also increases to 15 days from 10 days the time in which the clerk of the court of jurisdiction shall notify the department of the conviction. (S: Tracy; H: Casada)

Senate Status: Referred to Senate Transportation.

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

SB 0323*
HB 0661
[\(Full Text\)](#)
[Public Chapter](#)
[\(PDF\)](#)

Remote sensing motor vehicle inspection. Authorizes the air pollution control board in any county to provide an enhanced inspection and maintenance program utilizing remote sensing devices that will identify vehicles that comply with the air quality criteria determined by the board. Encourages the board to utilize technologies that can increase motorist convenience and compliance with air quality criteria. (S: Johnson J.; H: Sargent)

Amendment: Senate amendment 1 limits the bill upon becoming law to those counties that have been designated by the air pollution control board to have an inspection and maintenance program. Requires any board, entity or vendor that contracts to perform annual emissions testing to purge all identifying information regarding motor vehicles that are not registered in a county that has been designated by the board to have an inspection and maintenance program.

Senate Status: Senate 03/19/2009 passed with amendment 1.

House Status: House passed 04/20/2009.

Other Status: Enacted as Public Chapter 0123 (effective 05/05/2009).

SB 0966*
HB 1333
[\(Full Text\)](#)

Notification regarding violations by commercial drivers. Extends from 10 days to two calendar weeks when the department is required to notify the driver licensing authority of a conviction of any resident or nonresident holder of a commercial driver license of any violation relating to motor vehicle traffic control. (S: Tracy; H: Harmon)

House Co-Sponsors: Dean; Fraley

Senate Status: Referred to Senate Transportation.

House Status: Referred to House Transportation Public Safety Subcommittee.

SB 1135
HB 0068*
[\(Full Text\)](#)

Registration for owners of multiple commercial vehicles. Directs commissioner of revenue to establish system of registration for owners of four or more commercial freight vehicles to allow annual registration for all such vehicles to expire on February 28 each year instead of alternate, interval renewal for each vehicle. (S: Burks; H: Fincher)

Senate Status: Taken off notice in Senate Transportation 04/14/2009.

House Status: Referred to House Transportation Public Safety Subcommittee.

SB 1279*
HB 1599
[\(Full Text\)](#)

Transferring new liens on certificates of title. Increases to \$5.50 from \$5 the fee due the department of revenue for noting new liens or encumbrances on certificate of title and transferring liens or encumbrances from one lienor to the lienor's assignee upon a certificate of title when the transaction does not involve a change of ownership. (S: Bunch; H: Swafford)

Senate Status: Taken off notice in Senate Transportation 04/21/2009.

House Status: Failed in House Transportation Public Safety Subcommittee 04/21/2009 for lack of a motion.

SB 1325
HB 1312*
[\(Full Text\)](#)

Trailers, semi-trailers, pole trailers over 10,000 lbs. Requires the department of safety to inspect and certify all trailers, semi-trailers, and pole trailers, with a gross vehicle weight rating of 10,000 pounds or more that are not required to be titled and registered, for compliance with safety rules and regulations. (S: Berke; H: Harmon)

Senate Status: Taken off notice in Senate Transportation 04/21/2009.

House Status: House Transportation Public Safety Subcommittee deferred to last calendar.

SB 1551
HB 0853*
[\(Full Text\)](#)

Fire extinguishers on certain trucks. Expands existing equipment requirement of fire extinguishers on certain trucks to include pickup trucks commercially registered. (S: Burchett; H: Mumpower)

Senate Status: Referred to Senate Transportation.

House Status: Referred to House Transportation Public Safety Subcommittee.

SB 2289
HB 2331*
[\(Full Text\)](#)

Payment of titling and registration fees by credit card. Authorizes the commissioner of revenue to accept credit and debit cards for payment of titling and registration fees and taxes. Allows commissioner to impose a surcharge or convenience fee for use of such cards. Increases from \$5.00 to \$5.50 the fee for noting on a certificate of title the extension of any mortgage therein described and noted thereon. Specifies that personal buses that are not used in a trade or business are subject to registration fees for Class B. Revises other various provisions governing taxation, titling, registration, and regulation of motor vehicles. (Part of Administration Package) (S: Kyle; H: Miller L.)

House Co-Sponsor: Turner M.

Senate Status: Senate Transportation deferred to 05/27/2009.

House Status: Taken off notice in House Transportation Rural Roads Subcommittee 02/10/2010.

SB 2699
HB 2486*
[\(Full Text\)](#)

LED lights required for rear of certain vehicles. Requires motor vehicles or trailers transporting a load of logs, long pulpwood, poles or posts which extend more than four feet beyond the rear of the vehicle, at night to mount strobe or LED light at back of projecting loads. (S: Stewart E.; H: Harmon)
Amendment: House Transportation Public Safety Subcommittee
Amendment 1 requires motor vehicles or tractor trailers that transport logs, long pulpwood, poles, or posts that project four feet or more beyond the rear of the vehicle to have amber strobe lights that is plainly visible on the sides at a radius of 180 degrees of the projecting load.

Senate Status: Referred to Senate Transportation.

House Status: Set for House Transportation Committee 02/23/2010.

SB 2964
HB 2972*
[\(Full Text\)](#)

Persons with prior DUI convictions. Reduces the alcohol level in a person's blood or breadth required to constitute offense of DUI from .08 percent to .02 percent in cases where such person has one or more prior DUI convictions. (S: Beavers; H: Evans)

Senate Status: Referred to Senate Judiciary.

House Status: Referred to House Judiciary Criminal Practice Subcommittee.

SB 3021*
HB 3121
[\(Full Text\)](#)

Proof of insurance for vehicle registration or renewal. Requires TN vehicle owners to be in full compliance with the TN Financial Responsibility Law of 1977, maintaining required insurance or a cash deposit or bond in the required amount. (S: Burks; H: Fincher)

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

House Status: Referred to House Transportation Committee. House Government Operations will review if recommended.

SB 3433*
HB 3851
[\(Full Text\)](#)

Safety devices on trailers. Requires a safety device than has been approved by the department of safety to be placed between the trailer and the ball hitch of the motor vehicle towing the trailer. Specifies that a violation is a Class C misdemeanor. (S: Tracy; H: Marsh)

Senate Status: Referred to Senate Transportation.

House Status: Referred to House Transportation Public Safety Subcommittee.

SB 3586
HB 2875*
[\(Full Text\)](#)

Red flags used to mark a projecting load on motor vehicle. Allows use of red flags made from plastic materials instead of cloth to mark a projecting load on a motor vehicle, subject to approval of the commissioner of the department of transportation. (S: Ketron; H: Curtiss)

Senate Status: Referred to Senate Transportation.

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

SB 3871*
HB 3828
[\(Full Text\)](#)

Vehicle axles: weight specifications on public highways. Revises certain provisions regarding maximum weight per axle or group of axles allowed on public highways. (S: Kyle; H: Cobb T.)

House Co-Sponsor: Turner M.

Senate Status: Set for Senate Transportation Committee 02/23/2010.

House Status: Referred to House Transportation Rural Roads Subcommittee.

SB 3907*
HB 3791
[\(Full Text\)](#)

Traffic citations information & commercial vehicles. Specifies and adds types of information that must be included in all traffic citations and court records abstracts. Adds additional civil penalties for commercial truck operators who violate out-of-service orders. Extends certain penalties concerning commercial vehicles to non-commercially licensed persons. Requires commercial drivers to possess a medical card or proof of exemption from the medical card requirement. (S: Kyle; H: Pitts)

Senate Co-Sponsor: Jackson

House Co-Sponsor: Turner M.

Senate Status: Referred to Senate Transportation.

House Status: Set for House Government Operations Committee 02/23/2010.

HB 2528*
[\(Full Text\)](#)

Notification regarding commercial driver violations. Increases to 15 days from 10 days time in which department must notify licensing state and commercial driver license information system that commercial driver has violated traffic law. Also increases to 15 days from 10 days time in which clerk must notify department of conviction of commercial driver violating traffic law. (H: Casada)

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

HJR 0777
[\(Full Text\)](#)

Safety study on tractor trailers on the interstate. Requires the department of transportation and the department of safety, in consultation with the Tennessee Trucking Association and the American Trucking Association, to conduct a study relative to safety issues involving tractor trailers and other large motor vehicles parking alongside interstate highways and adjacent areas, including, but not limited to, medians, right-of-ways, rest areas, parking areas, and entrance and exit ramps. (H: Bone)

House Co-Sponsor: Harmon

House Status: Referred to House Transportation Public Safety Subcommittee.

UTILITIES

SB 1232
HB 0913*
[\(Full Text\)](#)

Businesses to enroll on Do Not Call registry. Allows business telephone subscribers to enroll on the Tennessee Do Not Call Register. (S: Bunch; H: Hill)

Senate Status: Taken off notice in Senate Commerce, Labor & Agriculture 04/21/2009.

House Status: Withdrawn in House 04/09/2009.

SB 2814*
HB 2894
[\(Full Text\)](#)

Payment of garbage collection and disposal service fees. Allows utility districts to enforce payment of garbage collection and disposal service fees by filing a lien. Requires to be given to property owner, if different than utility user, 90 days prior to the filing of any action that would include levying on the real property. (S: Black; H: Moore)

House Co-Sponsor: Maggart

Senate Status: Senate State & Local Government 02/10/2010 recommended. Sent to Senate Finance, Ways & Means.

House Status: House Local Government Subcommittee deferred to 03/03/2010.

WORKERS COMPENSATION

SB 2840
HB 2844*
[\(Full Text\)](#)

Lengthens suspension of workers' compensation insurance. Lengthens suspension of requirement that sole proprietors and partners maintain workers' compensation insurance on themselves from March 28, 2011 until April 1, 2012. Same as SB 2841/HB 2845 but has broader caption. (S: Stewart E.; H: Matheny)

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

House Status: Referred to House Employee Affairs Subcommittee.

SB 2841
HB 2845*
[\(Full Text\)](#)

Extension of workers' compensation suspension. Extends suspension of requirement for sole proprietors and partners to maintain workers' compensation insurance on themselves from March 28, 2011 to April 1, 2012. (S: Stewart E.; H: Matheny)

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

House Status: Referred to House Employee Affairs Subcommittee.

SB 3162*
HB 3948
[\(Full Text\)](#)

Rental and Assignment of PPO Network Rights. Enacts the Rental and Assignment of PPO Network Rights. Requires contracting agent that sells, leases, assigns, transfers, or conveys its list of contracted medical providers and their contractual reimbursement rates, upon entering or renewing a medical provider contract, to disclose to the medical provider whether the list of contracted medical providers may be sold, leased, transferred, or conveyed to other payers or agents; to disclose whether workers' compensation payers to whom the list of contracted medical providers may be sold, leased, transferred, or conveyed may be permitted to pay a medical provider's contracted rate if less than the workers' compensation fee schedule; to allow medical providers, upon the initial signing or renewal of a medical provider contract, to decline to participate in networks solely to serve workers' compensation payers that are sold, leased, transferred, or conveyed to workers' compensation payers; and to maintain a web page that contains a complete listing of customers to whom the network is sold, leased, transferred, or conveyed, as well as to maintain a toll-free telephone number whereby medical providers may access workers' compensation payer summary information and a list of lessees of the network. Sets forth what information must be delineated in the explanation of payment or explanation of review transmitted to the medical provider. Requires a workers' compensation payer to demonstrate that it is entitled to pay a contracted rate within 30 days of the receipt of a written request from a medical provider who has received a claim payment from the workers' compensation payer. (S: Johnson J.; H: Matheny)

Senate Co-Sponsors: Southerland; Ketron; Crowe; Tate

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

House Status: Referred to House Consumer & Employee Affairs.

Other Status: Set for Workers' Compensation Advisory Council 02/08/2010.

SB 3500
HB 3628*
[\(Full Text\)](#)

Suspension of exemption for contractors made permanent. Makes permanent the exemption that sole proprietors and partners engaged in the construction industry do not have to carry workers' compensation insurance on themselves. Retains provision that proprietors and partners must carry workers' compensation insurance on any subcontractor, employee, or worker not otherwise covered by a workers' compensation policy. Broadly captioned.

(S: Beavers; H: Weaver)

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

House Status: Referred to House Employee Affairs Subcommittee.

SB 3591
HB 3163*
[\(Full Text\)](#)

Insurance for sole proprietors, partners. (1) Shortens suspension of requirement that sole proprietors and partners maintain workers' compensation insurance on themselves from March 28, 2011, until July 1, 2010. (2) Effective July 1, 2010, creates a procedure for sole proprietors, partners, officers of corporations, and members of limited liability companies engaged in the construction industry to file for an exemption from obtaining workers' compensation insurance to cover themselves. Provides that certificate of election will last for two years. Limits to three the number of independent contractors, with no employees, that have exempted themselves from obtaining workers' compensation insurance on any one project. (3) Provides that "residential contractor" does not include any person building dwelling or other structure, or performing maintenance, repairs, or making additions to structures, on person's own property for person's own use and for which person receives no compensation. (S: Ketron; H: Curtiss)

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

House Status: Referred to House Employee Affairs Subcommittee.

SB 3603
HB 3162*
[\(Full Text\)](#)

Insurance for sole proprietors and partners. Lengthens suspension of requirement that sole proprietors and partners maintain workers' compensation insurance on themselves from March 28, 2011, until June 30, 2011. (S: Ketron; H: Curtiss)

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

House Status: Referred to House Employee Affairs Subcommittee.

SB 7001
HB 7007*
[\(Full Text\)](#)
[Public Chapter](#)
[\(PDF\)](#)

Workers compensation requirements for contractors. Liability of principal intermediate contractor or subcontractor is clarified to state that sole proprietors and partners shall not be required to carry workers compensation insurance on themselves. Revision takes place immediately upon becoming law, but then only effective until February 28, 2011. At that time, the next revision will go into effect. That revision states that if a sole proprietor or partner is working as an intermediate contractor or subcontractor, then workers compensation insurance shall be required on themselves. (S: Ketron; H: Pitts)

House Co-Sponsor: Matheny

Amendment: Senate amendment 1 changes the date to March 28, 2011, from February 28, 2011, on which the requirement for sole proprietors and partners who are engaged in the construction industry to obtain workers' compensation would be reinstated.

Senate Status: Senate 01/15/2010 passed with amendment.

House Status: House passed 01/15/2010.

Other Status: Enacted as Public Chapter 7001 (effective 01/22/2010).

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