**March 28/ 25 Request for action.**

Please consider reaching out to your electeds on the following three items:

**Tort Liability: Commercial Liability:**

So far, it looks like the bill to change commercial liability for charitable organizations is largely stalled in the House. I am cautiously optimistic that its not going to be moved and therefore the senate version would also be tabled until next year.

**Tort Liability: Criminal (human smuggling)**

The second bill that creates a slippery slope for charitable organizations who may work with undocumented folks did make some movement in the House but doesn't appear to be moving through the Senate. If it does move, we should know by next Wednesday.

**Recordation taxes:**

One of the bills on the recordation tax ( SB 1080 ) is making progress and will be discussed on 4/1/. So far, i haven't seen much movement on the House side, so like the other two bills, I'm cautiously optimistic. HOWEVER, the fiscal impact here is big. If this moves forward it will pull more than $141 million out of the general fund and return it to localities. While on it's face, that seems fine- local dollars, local control.

However, the reality is that rural and less economically established places could lose out. Because so much of this money is generated in urban centers (Nashville, Chattanooga, Knoxville, Tri Cities or Memphis) the cash value of the benefits rural places gets from the General Fund having that $141 million may exceed what rural places would generate in their own recordation tax.

Our recommendation is to slow this down and ask TACIR to do research to see how other states use recordation taxes. Ideally, we'd want to see any changes in recordation tax INCREASE the state investment in the Affordable Housing Trust Fund/be used to create new flexible housing programs that fill gaps.