

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL NOTE

HB 1619 - SB 2868

February 12, 2020

SUMMARY OF BILL: Exempts a person employed by a housing authority or an entity affiliated with a housing authority under contract to manage a housing project or a mixed-finance project if the person employed to manage does not receive a fee, commission, or valuable consideration from licensure as a real estate broker or real estate broker under the Tennessee Real Estate Commission (TREC).

ESTIMATED FISCAL IMPACT:

NOT SIGNIFICANT

Assumptions:

- Pursuant to Tenn. Code Ann. § 13-20-104, a housing authority is currently authorized to manage, and enter into management contracts to provide management for, a housing project or mixed-finance project without subjection to licensure under the TREC.
- An employee of a housing authority or an entity affiliated with a housing authority under contract to manage a housing project or mixed-finance project is currently exempt from licensure under the TREC.
- Pursuant to Tenn. Code Ann. § 4-29-121, all regulatory boards are required to be self-sufficient over any two-year period. The TREC experienced a surplus of \$660,372 in FY17-18, a surplus of \$561,680 in FY18-19, and had a cumulative reserve balance of \$6,004,997 on June 30, 2019.
- No significant fiscal impact to state or local government.

IMPACT TO COMMERCE:

NOT SIGNIFICANT

Assumption:

- The proposed legislation does not exempt any additional persons from licensure under the TREC; therefore, no significant impact to jobs or commerce in Tennessee.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

Handwritten signature of Krista Lee Carsner in black ink.

Krista Lee Carsner, Executive Director

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