

SENATE BILL 998

By Stevens

AN ACT to amend Tennessee Code Annotated, Section 67-4-409, relative to taxation of real property platform transactions.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 67-4-409, is amended by adding the following as a new subsection:

(p) Notwithstanding subsection (a):

(1) A recordation tax on the transfer of realty under subsection (a) shall not be assessed on the sale of residential property if a real property platform purchases the residential property and then sells the property through itself or an affiliate; and

(2) For purposes of this subsection (p), "real property platform" means a business entity that operates an internet website or application that:

(A) Disseminates residential property information to consumers through the platform;

(B) Facilitates real property transactions by enabling consumers to purchase, sell, or rent residential property; and

(C) Purchases and assumes title itself, or through an affiliate, to residential property without taking residence to the property, with the intent to sell the property to a third party.

SECTION 2. This act takes effect July 1, 2021, the public welfare requiring it.