



Haywood County Local Government/Rules Committee (LGC)

Tuesday, January 14, 2025, 4:30PM

Justice Center Conference Room

Committee Members 2024-2025

Sharon Hayes, Chair • Vice Chair, Alan O'Quin

Jim Duke • Dell Phillips • Rhonda Thompson

Meeting Agenda:

- 1) Call to Order - Determination of Quorum – Welcome**
- 2) Approval of Minutes** – Previous Meeting 12-10-2024
- 3) Public Comments on Agenda Topics** *Maximum three speakers/two minutes each*
- 4) Draft Resolution - County Capital Improvement Plans / CIP Committee - Revised**
- 5) Brief Updates & Progress on Previous Actions**
 - a. Resolution – Real Estate Transfer Fees** – Adopted by County Commission in December 2024 & Submitted to members of the Tennessee General Assembly representing Haywood County. (See attached copy of resolution and email forwarding the resolution)
 - b. Commissioner Training** – CTAS online Budget courses available
 - c. Public Records Commission & Archives** – Budget proposal in development
 - d. Museums & Archives** - job descriptions & budget estimates to Budget Committee, June 2024
 - e. Human Resources Committee** – Status of hiring freeze
 - f. County Planner** – JECDB Recommended 2-20-2024 – Position drafted and pending
 - g. Other**
- 6) Adjournment – Next Meeting – 2nd Tuesday of Month at 4:30p**

From: Sharon Hayes <hayes.haywood5@gmail.com>

Subject: Haywood County Resolution to the Tennessee General Assembly - Real Estate Transfer Tax

Date: December 20, 2024 at 1:15:07 PM CST

To: Page Walley <sen.page.walley@capitol.tn.gov>, rep.johnny.shaw@capitol.tn.gov, rep.debra.moody@capitol.tn.gov

Cc: Becky Booth <mbboothfarms@bellsouth.net>, Link Carlton <carltonl@live.com>, Jim Duke <jduke1@icloud.com>, Wally Eubanks <wallyworldww@gmail.com>, James Farrington <Jafarr557727@yahoo.com>, Cecil Giles <cecilmgiles1951@att.net>, Sheronda Green <sherondag75@gmail.com>, Sharon Hayes <hayes.haywood5@gmail.com>, Richard Jameson <belle.eagle61@gmail.com>, Leonard Jones Jr <leonard.jones428@gmail.com>, Steven King <steven_king38@yahoo.com>, Sarah Levy <slevy@haywoodtn.gov>, David Livingston <dlivingston@haywoodtn.gov>, Alan O'Quin <commissioneroquin@gmail.com>, Dell Phillips <darnold1211@gmail.com>, David Prince <dprince@insouth.com>, Chris Richards <sonotech54@gmail.com>, Jeffery Richmond <Jrichmond@teknorapex.com>, Janice Rogers <jannicerogers1@yahoo.com>, Mary Ann Sharpe <ma.sharpe@outlook.com>, Larry Gene Stanley <larrygenestanley@gmail.com>, Rhonda Thompson <thompsonr14@gmail.com>, Carlton Veirs <cv@brownsvillerradio.com>, Periann Houghton <periann@statesgraphic.com>, Billy Garrett Jr <bgarrett@haywoodtn.gov>, Sonya Castellaw <Sonya.Castellaw@tn.gov>, David Livingston <livingstonddl@aol.com>, Kelsey Schweitzer <kelsey.schweitzer@tennessee.edu>, TCSA Director David Connor <tcsa.connor@tncounties.org>, Duke Williams <haywoodregister@vcourthouse.com>, Tammie Staggs <tstaggs@aeneas.com>

TO: Members of the Tennessee General Assembly representing Haywood County
Senator Page Walley
Representative Debra Moody
Representative Johnny Shaw

SUBJECT: A RESOLUTION REQUESTING THE 114th SESSION OF THE TENNESSEE GENERAL ASSEMBLY TO ALLOCATE ONE HALF OF THE REAL ESTATE TRANSFER TAX TO THE COUNTY, WHERE THE TAX WAS COLLECTED, ON A RECURRING BASIS.

Good Afternoon:

On behalf of the Haywood County Commission, I am pleased to forward the attached resolution for your review and consideration. The resolution, originally drafted by the Tennessee County Services Association, has been unanimously approved by the Haywood County Commission.

The resolution requests the sharing of real estate tax revenues originating in our county. These revenues, if approved, would be locally allocated for capital projects. Haywood County faces a growing backlog of critical infrastructure and facility upgrade needs, and additional resources are essential to sufficiently address these demands.

To support these efforts, plans are underway to establish a Capital Improvement Plan Committee. This committee, with guidance from the County Technical Assistance Service (CTAS), will focus on facilitating long-term planning and prioritizing projects to ensure strategic and effective use of funds.

We appreciate your consideration of this request and hope for your favorable support. Please know we are grateful for your dedication and ongoing service to Haywood County.

With gratitude,
Sharon Hayes
Haywood County Commissioner
Chair, Local Government Committee

c: County Officials
TCSA
CTAS



2024-12-01

Haywood County Commission
December 2024 - Resolution Number 12-01

A RESOLUTION REQUESTING THE 114th SESSION OF THE TENNESSEE GENERAL ASSEMBLY TO ALLOCATE ONE HALF OF THE REAL ESTATE TRANSFER TAX TO THE COUNTY, WHERE THE TAX WAS COLLECTED, ON A RECURRING BASIS.

WHEREAS, for many years, the State of Tennessee has imposed a tax of \$0.37 per \$100 of value for the privilege of publicly recording documents evidencing all transfers of realty, whether by deed, court deed, decree, partition deed, or other instrument evidencing transfer of any interest in real estate; and

WHEREAS, although this tax is collected locally, it is currently remitted to the State and the revenue is not made available for use by local officials to address needs in the community where the tax is collected; and

WHEREAS, county governments have few revenue options available to them for funding the many crucial governmental services mandated by state law and are therefore largely dependent upon property tax to fund these services; and

WHEREAS, county governments have been fiscally disciplined, allowing Tennessee to remain a low property tax burden state; however, county budgets are increasingly strained by factors such as inflation, challenges in recruiting and retaining qualified staff, and requirements to meet state mandates like increasing teacher compensation; and

WHEREAS, many counties are experiencing rapid population growth as families are choosing to move to Tennessee and settle in its communities, adding to the demand for county services and infrastructure which are necessary to maintain the quality of life all Tennesseans expect and deserve; and

WHEREAS, as the State continues to experience revenue collections in excess of budgeted estimates, allocating one half of the real estate transfer tax on a recurring basis to the county where collected would take pressure off local property taxes and allow for investment in infrastructure and services without unduly burdening state finances and without increasing the rate of this tax;

NOW, THEREFORE, BE IT RESOLVED, BY THIS COUNTY LEGISLATIVE BODY OF HAYWOOD COUNTY, THE FOLLOWING PROVISIONS ARE ADOPTED:

The County of Haywood hereby requests that one half of the tax collected pursuant to *Tennessee Code Annotated* § 67-4-409 be shared with the County where collected on a recurring basis.

BE IT FURTHER RESOLVED: That the revenue collected locally will be applied annually as a dedicated revenue stream to fund capital budget priorities recommended by the Capital Improvement Plan Committee upon the approval of the Haywood County Commission, to the extent permitted under state law.

BE IT FURTHER RESOLVED: That the Chairman of this County legislative body and the County Clerk certify and forward this resolution to the members of the Tennessee General Assembly representing this County.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

This Resolution shall be effective upon its passage and approval, the public welfare requiring it.

Adopted this 16th day of December, 2024.

Paul M. Jupter APPROVED: County Mayor

Suzanne Castellaw ATTEST: County Clerk

