

2026 AIA Tennessee Legislative Session Recap

Overview of Key Legislation, Outcomes & Summer Strategy

AIA Tennessee Government Relations Presentation

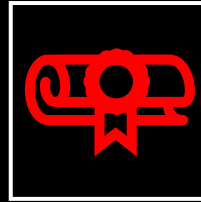
2026 Legislative Session at a Glance



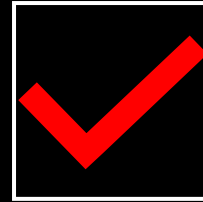
Public construction &
procurement



School safety



Licensure &
professional regulation



Alternative delivery
methods

AIA Tennessee Advocacy Goals

- Protect Qualifications-Based Selection (QBS)
- Maintain architect leadership in HSW
- Support performance-based school safety standards
- Promote thoughtful procurement reform
- Preserve professional licensure integrity

Advocacy Engagement

- Bills tracked during session: 97
- Legislative meetings
- Government Relations Committee activity
- Hill Day participation
- Coalition & agency engagement

2026 Legislation Highlights/Overview

Bill	Topic	AIA TN Position	Status
SB866	Statute of Repose	Neutral	Passed
SB2224	Licensing Board & Interior Design	Opposed as originally drafted /Neutral	Amended & Passes
SB2410	Attainable Housing	Supported	Passed
SB2207	Safe School Design Advisory Board	Supported Amendment that created the bill	Passed
SB2334	Alternative Delivery Methods	Opposed / Neutral as amended with agreed language	Passed as Amended
SB2236	Fire Sprinkler & Multi-Family	Opposed	Did not pass

SB2224 — Licensing Board & Interior Design Legislation

- Originally proposed repeal of Interior Designers Title Registration Act
- Final amendment preserved interior design registrationInterior designers retained representation on the board
- Land surveyor oversight consolidated into expanded board structure
- Board expanded from 11 to 15 members
- Represents compromise between modernization and professional regulation

SB866 — Statute of Repose

- Addressed liability timelines for construction/design claims
- Focused on predictability and risk management.
- Significant implications for architects, contractors, and owners
- Related to broader discussions on construction liability and procurement reform
- Highlights importance of clear contractual and project-delivery responsibilities

SB2236 — Fire Sprinkler & Multi-Family Housing Legislation

- Administration bill tied to attainable housing discussions
- Limited State Fire Marshal authority to mandate sprinklers for certain six-family dwellings
- Intended to reduce construction costs and increase housing flexibility
- Raised concerns regarding life safety, liability, and code consistency
- Highlighted tension between affordability goals and HSW responsibilities
- Demonstrated importance of technical stakeholder involvement in code policy

SB2334 — Alternative Project Delivery Methods for Municipalities

- Expanded alternative delivery authority for certain large local governments
- Limited to qualified projects over \$5 million
- Final amendment narrowed eligibility and added oversight
- Reflected growing demand for procurement flexibility
- AIA Tennessee worked to preserve Qualifications-Based Selection (QBS)
- Emphasized transparency, qualifications weighting, and public accountability

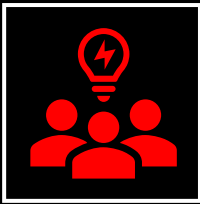
SB2207 — Safe School Design Advisory Board Legislation

- Final amendment rewrote the bill
- Created Safe School Design Advisory Board
- Included formal AIA Tennessee architect representation
- Shifted school safety toward expert-driven guidance
- Emphasized performance-based design over prescriptive mandates
- Addressed both security and student well-being
- Reinforced architects' role in protecting health, safety, and welfare
- Established ongoing review process for emerging threats and best practices

SB2410 — Attainable Housing

- Community Workforce Housing Innovation Pilot Program
- Establishes statewide attainable/workforce housing pilot program
- Administered through THDA
- Supports public-private housing partnerships
- Targets middle-income and essential workforce housing
- Encourages innovative and locally supported housing solutions
- Reflects growing statewide focus on attainable housing and economic competitiveness

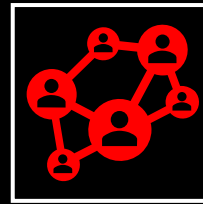
Key Takeaways from the Session



Procurement
discussions continue
evolving



School safety remains a
major issue



Relationships and early
engagement matter



Member advocacy
continues to be critical

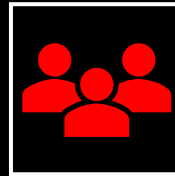
Legislative Resources



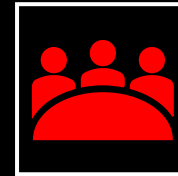
Tennessee General
Assembly Bill
Tracking



AIA Tennessee
Advocacy Updates



OSA Connect & SBC
policy resources



Government
Relations Committee
participation



Resources & Issue
Briefs

Summer 2026 Next Steps

- Monitor implementation of passed legislation
- Participate in rulemaking and public policy discussions
- Engage Safe School Design Advisory Group
- Continue procurement education efforts
- Prepare for 2027 legislative priorities and new governor

Looking Ahead to 2027

- QBS protections
- School security standards
- Grassroots advocacy engagement
- Educating newly elected governor and legislators

Questions & Discussion

Protecting the health, safety, and welfare of Tennesseans through advocacy and design leadership.