



The following summarizes the planning-related draft legislation from the 2025 legislative session as of the date of the document's last update. We will keep you posted on these and other planning-related legislation as the session progresses. May 8 is the crossover date this year (bills must have passed at least one chamber to make crossover, though experience has taught us that zombie bills that did make crossover can easily be filled with bill language that didn't make crossover).

Proposed legislation is listed by bill number and sets out the House legislation (tan page background) before the Senate bills (green page background). Local SB382 exemption bills from 2025 are not listed here. Bills shown with yellow highlights in the summary list below are particularly impactful to planning and will be our focus.

SUMMARY LIST

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HB9 FIREARM DISCHARGE/PREEMPT LOCAL ORDINANCE

Link	https://www.ncleg.gov/BillLookup/2025/HB9	
Description	NCGS14-409.47	Bars local governments from regulating “sport shooting ranges.”
	NCGS153A-129	Allows counties to regulate the discharge of firearms except when it takes place on private property, has the permission of the owner, and includes “reasonable care to prevent a projectile from crossing the bounds of the property.”
	NCGS160A-189	Allows cities to regulate the discharge of firearms except when it takes place on private property, has the permission of the owner, and includes “reasonable care to prevent a projectile from crossing the bounds of the property.”
Notes	The “reasonable care” standard is not defined, which is very worrisome. Also, who gets to decide if reasonable care was taken? Also, what is a “sport shooting range”?	

HB24 RESTORE DOWN-ZONING AUTHORITY

Link	https://www.ncleg.gov/BillLookup/2025/HB24	
Description	NCGS160D-601(d)	Repeals the down-zoning provisions from SL2024-57
Notes	Companion bill: SB419 https://www.ncleg.gov/BillLookup/2025/S419	

HB47 DISASTER RECOVERY ACT OF 2025 – PART I. SL2025-2

Link	https://www.ncleg.gov/BillLookup/2025/hb47	
Description	-	Sec. 5.7(a) – Allows reconstruction of nonconforming residential structures, provided: The structure is not enlarged beyond its original footprint; The use remains residential; There are no alternatives to replacing the structure that provides similar benefits; The replaced structures complies with the rules to the maximum extent possible; The structure complies with local flood damage prevention standards. This law expires June 30, 2030.
	-	Sec. 5.12 Delays application of the 2024 for 12 months from official adoption by the State.
Notes		

HB77 ENVIRONMENTAL JUSTICE

Link	https://www.ncleg.gov/BillLookup/2025/H77	
Description	-	Requires State agencies to deny permits for development that constitutes a disproportionate adverse impact on a low-income community, or a minority community protected by Title VI of the federal Civil Rights Act of 1964. Requires at least one public hearing by a State agency when considering impacts to “overburdened” communities.
Notes	Companion Bill: SB597 (https://www.ncleg.gov/BillLookup/2025/S597)	

HB126 REVISE VOLUNTARY AG. DISTRICT LAWS

Link	https://www.ncleg.gov/BillLookup/2025/H126	
Description	NCGS106-740	No local government may condemn land in a VAD or EVAD until at least 120 days after a public hearing has been conducted by the appropriate local Agricultural Advisory Board.
Notes		

**HB173 WAKE COUNTY ETJ**

Link	https://www.ncleg.gov/BillLookup/2025/H173	
Description	-	Suspends ETJ expansion in Wake County until 2029.
Notes		

HB248 LIVE/WORK EXEMPTION FOR ONE-FAMILY DWELLINGS

Link	https://www.ncleg.gov/BillLookup/2025/H248	
Description	-	Exempts owner-occupied single-family dwellings with home occupations from needing to comply with the live/work aspects of the NC State Building Code.
Notes		

HB298 LOCAL GOVT'S/SYSTEM DEVELOPMENT FEES

Link	https://www.ncleg.gov/BillLookup/2025/H298	
Description	NCGS 62A-213	Allows local governments to collect system development fees for certain non-residential developments with flow rates between 325 and 2,500 gpd in accordance with a published schedule, provided it is 3 years or less from building permit issuance or connection of first unit.
Notes		

HB309 BLDG. CODE FAM. CHILD CARE HOME CLASS

Link	https://www.ncleg.gov/BillLookup/2025/H309	
Description	-	Requires the State Building Code to be amended with standards for a family childcare home residential occupancy.
Notes		

HB333 JACKSONVILLE ETJ PROHIBITED

Link	https://www.ncleg.gov/BillLookup/2025/H333	
Description	-	Removes Jacksonville's authority to apply development regulations in its ETJ.
Notes		

HB345 RIGHTS OF NATURE/CERTAIN RIVER BASINS

Link	https://www.ncleg.gov/BillLookup/2025/H345	
Description	NCGS Ch.77 Art. 11	Prohibits any development contrary to the Rights of Rivers Act in the Dan River and Haw River watersheds.
Notes		

HB372 HOME-BASED BUSINESS FAIRNESS ACT

Link	https://www.ncleg.gov/BillLookup/2025/H372	
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Description	NCGS160A-205.8	Identifies “no-impact home-based” businesses and prohibits local governments from requiring permits, variances, licenses, or other approvals for their establishment. Defines “no-impact...” as the total number of employees does not exceed local residential occupancy limits; Are limited to sale of lawful goods & services; Do not generate on-street parking or a <i>substantial</i> increase in traffic; Occur inside or in the yard; Do not store merchandise, equipment, products, supplies, or materials outside.
Notes	Allows retail sales and outdoor activity – vague in terms of limits on traffic increases – allowing outdoor activity but disallowing outdoor storage is confusing to regulate.	

HB369 PARKING LOT REFORM AND MODERNIZATION

Link	https://www.ncleg.gov/BillLookup/2025/H369	
Description	NCGS160D-702	Prohibits minimum off-street parking requirements for any use. Prohibits minimum parking space width or length standards unless applied to ADA, parallel, or diagonal parking.
	NCGS143-214.7(a1, b3)	Allows local government to mandate stormwater controls for up to 50% of redevelopment (except for small-scale residential development). Small scale residential development = single-family homes + townhomes and multi-family of 4 or fewer units.
Notes		

HB404 FAIR & AFFORDABLE HOUSING ACT

Link	https://www.ncleg.gov/BillLookup/2025/H404	
Description	-	Provides more funding for affordable housing
Notes		

HB518 PROJECT NEWSLETTER

Link	https://www.ncleg.gov/BillLookup/2025/H518	
Description	NCGS143-129.11	Requires local government to prepare and adopt a contract for the provision of official public notice service each year, following a competitive bid process.
Notes		

HB626 HOUSING CHOICE ACT

Link	https://www.ncleg.gov/BillLookup/2025/H626	
Description	NCGS160D-980	Allows local governments to apply for priority consideration of loans or grants from the Wastewater or Drinking Water Reserve Funds. Local governments of 100,000 or fewer people are eligible for priority consideration through provision of at least 2 of the 6 affordable housing provisions. Local governments over 100,000 are eligible for priority consideration through provision of at least 5 of the 12 affordable housing provisions.
	-	Requires the LRC to conduct an affordable housing study for the State through the year 2050.
Notes		



HB627 REGULATION OF ACCESSORY DWELLING UNITS

Link	https://www.ncleg.gov/BillLookup/2025/H627	
Description	NCGS160D-917	<p>Requires local governments to allow at least one ADU for each single-family detached dwelling permitted in a residential zoning district.</p> <p>The ADU may be constructed concurrently or after the principal unit.</p> <p>Local governments may not: mandate inclusion solely in a conditional zoning district; apply any minimum parking standards; prohibit connection to existing utilities; set a maximum size less than 800 sf.</p> <p>Local government may: allow setbacks to be the lesser of 10' or the district standard; require placement to the side or rear; require a smaller floor area than the principal unit.</p>
Notes	Companion Bill: SB495 (https://www.ncleg.gov/BillLookup/2025/S495)	

HB661 BUILDING INDUSTRY EFFICIENCY ACT

Link	https://www.ncleg.gov/BillLookup/2025/H661	
Description	NCGS160D-1502	Limits cities from requiring public street standards that are more stringent than NCDOT standards.
	NCGS160D-1503	<p>Limits cities from requiring private streets to be configured with standards more stringent than NCDOT standards.</p> <p>Cities must accept street design and construction standards that do not meet NCDOT standards if signed and sealed by a professional engineer. Developer must declare that private streets do not meet NCDOT standards before conveyance of lots.</p>
	NCGS160D-1504	Requires cities to accept and maintain pedestrian and street improvements required to be provided in off-site areas (but excludes NCDOT streets).
	NCGS160D-1505	Prohibits counties from requiring pedestrian and street improvements associated with public roads in off-site areas until there is a maintenance agreement with NCDOT or a municipality.
	NCGS136-96	Any land dedicated for public use as a street as of 12/22/1978 but that has not been built or maintained as a street by 1/1/25 is automatically withdrawn from public use.
Notes	Unclear how land within a dedicated by unbuilt street is divided up by abutting landowners.	

HB 729 FARMLAND PROTECTION ACT

Link	https://www.ncleg.gov/BillLookup/2025/H729	
Description	NCGS130A-309.240	Changes the dates for approval of a utility-scale solar facilities' decommissioning plan and posting of a decommissioning guarantee to 12/1/2026.
Notes		

HB765 LOCAL GOVERNMENT DEVELOPMENT REGULATIONS OMNIBUS

Link	https://www.ncleg.gov/BillLookup/2025/HB765	
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Description	NCGS159-49.2	Requires a local government to prepare a fiscal note for any ordinance amendment that would raise or lower the cost of constructing, purchasing, owning, or selling a single-family residence “either directly or indirectly.” The fiscal note must address all anticipated cost increases or decreases for the first 5 fiscal years after adoption and must be made available at least 5 days in advance of the first consideration of the ordinance. The fiscal note shall be prepared on the basis of a median priced single-family residence. The bill allows anyone to bring a civil action against a local government for failing to prepare the required fiscal note.
	NCGS160D-101	Limits local government land use authority solely to that expressly authorized in the Statutes. (same language as SB688)
	NCGS160D-108.1	Increases the base vesting term for site-specific vesting plans from 2 to 5 years and allows procedure like a vested rights certificate to extend the 5-year term to up to 8 years.
	NCGS160D-109	Replaces the current conflict of interest standards applied to quasi-judicial decision making to legislative decision making.
	NCGS160D-203	In cases where a development site crosses planning jurisdictional boundaries, and only one of the local governments has water and sewer capacity available to serve the development, then the local government with water/sewer capacity shall apply its development regulations. If neither jurisdiction can provide one but not both water and sewer service, the applicant may decide whose development rules shall prevail. If neither can provide water and sewer, the jurisdiction with the larger portion of the lot’s area shall prevail
	NCGS160D-402	Limits application fees so that they “shall not exceed the amount reasonably required to support, administer, and implement programs authorized by the [NCGS].”
	NCGS160D403	Limits decision-making authority for uses permitted in a zoning district to be administrative only in cities of 125,000 people or more. (Unclear if this means that by-right uses can not go to Planning Board – Unclear how this applies to historic districts)
	NCGS160D-403, 160D-707	Establishes a 14-day period within which an amendment application must be determined to be complete or deficient. Requires a maximum 90-calendar-day review period for review of an amendment. Failure to decide the application within the 90-day period shall constitute approval.
	NCGS160D-702	Removes the ability of a local government to apply certain conditions based upon voluntary consent (such as building design standards for single-family residential) Prohibits local governments from: Establishing a minimum width or length for structures; establishing parking space requirements except for ADA spaces; Set a width or length of a driveway that abuts a public road; and Establish road standards in excess of NCDOT unless the City maintains the street. (same language as SB688) Prohibits local governments from requiring any commercial or school development from installing new or improving existing sidewalks unless it connects to an existing sidewalk or will connect to a planned sidewalk that will be constructed within 2 years. Prohibits cities of 125,000 or more from requiring setbacks or buffer yard requirements for multi-family developments over 15 units per acre.



Description	NCGS160D-703	<p>Requires local governments to classify residential zoning districts by density, not minimum lot size.</p> <p>Requires counties of 49,999 or fewer people to allow at least 4 dwelling units per acre in every residential zoning district. Requires counties of 50,000-274,999 people to allow at least 5 dwelling units per acre in every residential zoning district. Requires counties of 125,000 or more people to allow at least six dwelling units per acre in every residential zoning district.</p> <p>Requires cities of 19,999 or fewer people to allow at least 4 dwelling units per acre in every residential zoning district. Requires cities of between 20,000 and 124,999 people to allow at least 5 dwelling units per acre in every zoning district. Requires cities of 125,000 or more people to allow at least 6 dwelling units per acre in every zoning district.</p> <p>Requires cities of 125,000 or more people to permit, by-right: duplexes, triplexes, and quadplexes in every residential district.</p> <p>Requires cities of 125,000 or more people to permit duplexes, triplexes, quadplexes, and multi-family structures of more than 4 units in all non-agricultural, business, or industrial districts. Maximum height standards shall not be less than 60 feet.</p> <p>In cities of 125,000 people or more, duplexes, triplexes, quadplexes, multi-family structures of more than 4 units may not be subject to design standards or landscaping requirements.</p> <p>Bars local governments from proposing or accepting any condition of approval, development agreement, not specifically (expressly) authorized by law. (same language as SB688)</p> <p>Clarifies that density per acre yield is based on parcel size and local governments may not subtract buffers, setbacks, public or private streets, open space/recreation areas, or nondevelopable land.</p>
	NCGS160D-803	Requires all subdivision decisions (preliminary and final plat) to be administrative.
	NCGS160D-974	Section entitled tiny houses in residential districts, which adds definitions, but does not define tiny houses or “small housing”
	NCGS160D-975	<p>In cities of 125,000 people or more, at least one accessory dwelling unit shall be permitted by right for every single-family residence of at least 600 square feet.</p> <p>Bars local governments from requiring conditional zoning for ADUs, owner-occupancy, minimum parking standards (or any other parking requirement), or apply a setback greater than five feet.</p>
	NCGS160D-944	Establishes a new threshold for the establishment of a historic district of consent from at least 75% of the property owners in the district (unclear how this relates to the 100% consent requirement that applies to non-residential development based on SB382). Also requires unanimous approval of elected officials,
	NCGS160D-1110	Limits local governments to requiring more than one “shell” permit for multi-family development.
	NCGS160D-1403	<p>Expands the range of decisions available for challenge via original civil action.</p> <p>Broadens standing to appeal a decision to any association with a member meets the standing requirements for an individual.</p> <p>Adds a new subsection allowing private remedies for persons bringing a civil action against a jurisdiction. (same language as SB688)</p>



Description	NCGS160D-1406	Expands the ability of civil actions to recover damages if a court finds that a decision-maker engaged in impermissible violations of due process, considered evidence gained outside a hearing when making quasi-judicial decisions, or who acted maliciously, arbitrarily, or unlawfully. The court may also award punitive damages.
	NCGS6-21.7	Requires courts to award attorney fees to successful plaintiffs who challenge local government decision making under 160D-1406.
	NCGS160A-174	Retracts the authority of local governments to establish or enforce development regulations under the general ordinance-making power established in the Statutes.
	NCGS136-102.6	Requires NCDOT to accept performance guarantees.
	NCGS160A-307	A city may not regulate the size, location, direction of traffic flow, and manner of construction for driveways. An ordinance may require medians, acceleration lanes, deceleration lanes and traffic storage lanes for driveway connections only when the jurisdiction has shown substantial evidence of the need for the improvement. (same language as SB688)
	NCGS162A-901	Bars local governments from reserving public water or sewer capacity for a speculative or future development.
	NCGS130A-343.5	Allows any landowner to install an on-site wastewater system regardless of location within a public sewer service area, and cannot be compelled to connect to a public system (unless their on-site system has failed)
Notes	This bill has many of the same aspects found in SB688. It is very likely that these two bills will not pass both chambers separately, will be combined in a zombie bill after crossover or added at the last moment to an appropriations bill and become law. Note that this bill and SB688 seek to remove police power over local land use control and mandate that local governments may only apply rules expressly authorized under the statutes.	

HB 790 PROHIBIT VAPE/TOBACCO SHOPS NEAR SCHOOLS

Link	https://www.ncleg.gov/BillLookup/2025/H790	
Description	NCGS14-401.28	Limits the sale or purchase of tobacco, nicotine, or vapor products as a principal use within 1,000 feet of a public or private school (including within structures that are within 1,00 feet). The law does not bar sales of these products as an accessory use within 1,000 feet of a school.
Notes		

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SB19 VARIOUS ENVIRONMENTAL AMENDMENTS

Link	https://www.ncleg.gov/BillLookup/2025/S19	
Description	NCGS143-214.7D	Deals with recent changes to definition of built upon area in SL2024-49.
Notes	Unclear what this bill does.	

SB134 INCLUSIONARY ZONING/WORKFORCE HOUSING FUNDS

Link	https://www.ncleg.gov/BillLookup/2025/S134	
Description	NCGS160D-702	Allows local governments to adopt inclusionary zoning for affordable housing.
Notes	Also appropriates \$10M to NCHFA for affordable housing.	

SB184 SYSTEM DEVELOPMENT FEES/EXEMPTIONS

Link	https://www.ncleg.gov/BillLookup/2025/S184	
Description	NCGS162A-203	Allows a local government to exempt affordable housing from system development fees.
Notes		

SB266 HISTORIC FLOOD EVENT BLDG. CODE EXEMPTION

Link	https://www.ncleg.gov/BillLookup/2025/S266	
Description	-	Allows any building damaged in a historic flood to be replaced to its prior flood condition without regard for State or local development rules.
Notes	Is this a good idea?	

SB275 DEREGULATE SMALL BOARDING KENNELS

Link	https://www.ncleg.gov/BillLookup/2025/S275	
Description	NCGS19A-23	Removes facilities keeping six or fewer dogs or cats from any State licensing.
Notes		

SB291 REGULATION OF SHORT-TERM RENTALS

Link	https://www.ncleg.gov/BillLookup/2025/S291	
Description	NCGS160A-499.11	Pre-empts local governments from regulating short term rentals (including accessory dwelling units) except as identified in the bill. Local governments may not classify a short-term rental as a commercial use. Local governments may: Require a permit; Revoke the permit after 5 violations in a year; Limit occupants to 2/bedroom; Require 1 parking space/bedroom; Restrict to residential areas; Require posting of local rules; Require operator to be within 50 miles during rental.
Notes		

SB413 ELIMINATE ETJ OVERLAP

Link	https://www.ncleg.gov/BillLookup/2025/S314	
Description	NCGS160D-202	Bars municipalities from exercising land use control in ETJ areas located within counties that have land use regulations.



Notes	
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SB419 RESTORE DOWN-ZONING AUTHORITY

Link	https://www.ncleg.gov/BillLookup/2025/S419	
Description	NCGS160D-601(d)	Repeals the down-zoning provisions from SL2024-57.
Notes	Companion Bill: HB24 https://www.ncleg.gov/BillLookup/2025/HB24	

SB493 LAND USE CLARIFICATION AND CHANGES

Link	https://www.ncleg.gov/BillLookup/2025/S493	
Description	NCGS160D-917	Local governments shall allow (by right or via SUP) public schools in commercial districts.
	NCGS160D-203	In cases where a parcel is split across 2 or more planning jurisdictions and there is no mutual agreement between them, the landowner may elect to follow the rules of the jurisdiction where the majority of the land is located.
	NCGS160D multiple	Removes multiple references to ETJ throughout the chapter. Part 3.1(x) removes the ETJ only for cities within counties of 50,000 people or less as of 10/1/2027; but permits the County to allow affected cities to continue exercising ETJ in cases where the county population is below 50,000. Freezes all existing and non-repealed ETJ boundaries to those that existed on 6/1/2025. Allows the Couty 60 days to adopt regulations for relinquished ETJ.
Notes	Unclear how this relates to SB413, which abolishes all ETJ, not just in counties of less than 50,000 people. Also, unclear how the County can address pre-existing violations that exist in relinquished ETJ areas.	

SB495 REGULATION OF ACCESSORY DWELLING UNITS

Link	https://www.ncleg.gov/BillLookup/2025/S495	
Description	NCGS160D-917	Requires local governments to allow at least one ADU for each single-family detached dwelling permitted in a residential zoning district. The ADU may be constructed concurrently of after the principal unit. Local governments may not: mandate inclusion solely in a conditional zoning district; apply any minimum parking standards; prohibit connection to existing utilities; set a maximum size less than 800 sf. Local government may: allow setbacks to be the lesser of 10' or the district standard; require placement to the side or rear; require a smaller floor area than the principal unit.
Notes	Companion Bill: HB627 https://www.ncleg.gov/BillLookup/2025/H627	

SB497 EXPAND MIDDLE HOUSING

Link	https://www.ncleg.gov/BillLookup/2025/S497
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Description	NCGS160D-707	<p>Defines so-called “middle” housing (duplex, triplex, fourplex, fiveplex, sixplex, and townhouses that are “compatible in scale, form, and character with single-family houses”).</p> <p>Requires local governments to allow all forms of “middle” housing in any zoning district zoned for residential use provided the area is served by a public water system or by a public or community wastewater system.</p> <p>Local governments may not: Restrict to less than 3 stories; Apply a max. FAR of less than 1.0; Use a permitting process different than those applied to single-family residential; Require compliance with the commercial building code; Require sprinklers; Limit the ability of the owner to determine the size and placement of parking; Require establishment of an HOA; Require common or shared features like open space (excluding community stormwater, which may be required); or Require private streets.</p> <p>Requires local government to explore waivers to system development fees, dedication of open space, or street construction.</p>
Notes	Removal of private streets provisions runs contrary to the compact form envisioned by these use types; removal of open space means these homes have no open space (while a typical subdivision or multi-family development would); public streets will be cost prohibitive.	

SB499 ALLOW HOUSING NEAR JOBS

Link	https://www.ncleg.gov/BillLookup/2025/S499	
Description	NCGS1650D-707	Requires all local governments to permit residential development in all districts zoned for “commercial”, “office”, or “retail” at the same densities in districts zoned for residential use.
Notes	Unclear what residential use types must be permitted or at what densities.	

SB513 MODIFY RQMTS. FOR WIND ENERGY FACILITIES

Link	https://www.ncleg.gov/BillLookup/2025/S513	
Description	NCGS143-215.119	<p>Requires applicants to notify every owner within 20 miles. Requires counties to notify all adjacent counties.</p> <p>Requires light-mitigating technology (a means to limit the visibility of aircraft obstruction lighting from locations on the ground) to be installed.</p>
Notes		

SB587 CLARIFY NONCONFORMING USES

Link	https://www.ncleg.gov/BillLookUp/2025/SB587	
Description	NCGS160D-102	Adds a new definition of a nonconformity (intended to replace current phrasing about nonconforming uses, lots, or structures).
	NCGS160D-108.2	<p>Clarifies vesting rules pertain to nonconformities unless the nonconformity is voluntarily discontinued for 24 months or more.</p> <p>Allows a nonconformity to be reconstructed or re-established by right provided the nonconformity is not increased.</p>
	NCGS160D.108	Adds emergency declaration to the list of actions that toll the maximum vesting duration.
	NCGS several chapters	Removes references to “nonconforming uses”.



	NCGS160D-912	Clarifies that a local government may compel removal of off-premises outdoor advertising that is not in compliance with development regulations (this may be done to help clarify the distinctions between off-premises signs in 160D-912 and on-premises signage in 160D-912.1
	NCGS160D-601(d)	Adds the word “substantive” to permitted uses of land where reduction in a district by a development regulation would be considered a downzoning. Removes the language pertaining to the creation of nonconforming site features as an element constituting a downzoning.
Notes	Unclear if 160D-108.2(a)(4) precludes the ability to amortize. Unclear what the term “substantive” means with respect to Section 160D-601(d) pertaining to permitted uses.	

SB597 ENVIRONMENTAL JUSTICE

Link	https://www.ncleg.gov/BillLookup/2025/S597	
Description	-	Requires State agencies to deny permits for development that constitutes a disproportionate adverse impact on a low-income community, or a minority community protected by Title VI of the federal Civil Rights Act of 1964. Requires at least one public hearing by a state agency when considering impacts to “overburdened” communities.
Notes	Companion Bill: HB 77 (https://www.ncleg.gov/BillLookup/2025/H77)	

SB639 NORTH CAROLINA FARM ACT OF 2025

Link	https://www.ncleg.gov/BillLookup/2025/S639	
Description	NCGS160D-804	Requires a 100-foot buffer to be provided by any development abutting a farm subject to an agricultural conservation easement.
	NCGS160D-705(c)	Permits a special use permit to be denied on the basis that the proposed land use would have an undue negative impact on agricultural production.
Notes		

SB685 AUTHORIZE MAINT. BONDS/SUBDIVISION STREETS

Link	https://www.ncleg.gov/BillLookup/2025/S685	
Description	NCGS160D-804.2	Allows counties to require maintenance warranties for public streets of up to 20% of the roadway construction.
Notes	Assume this is for cases when NCDOT roadway acceptance is delayed – but who would use the warranty? NCDOT?	

SB688 LOCAL GOVERNMENT LAND USE REFORM

Link	https://www.ncleg.gov/BillLookup/2025/S688	
Description	NCGS160D-101	Limits local government land use authority solely to that expressly authorized in the Statutes.



	NCGS160D-702	Prohibits local governments from: Establishing a minimum width or length for structures; establishing parking space requirements except for ADA spaces; Set a width or length of a driveway that abuts a public road; and Establish road standards in excess of NCDOT unless the City will maintain the street. Requires local government to: Establish a minimum residential density of at least 5 units per acre in residential districts (in cities of 150,000 people or more); Establish a minimum residential zoning density of at least 4 units per acre (in cities of 149,999 people or more); and Follow quasi-judicial procedures in adopting zoning regulations.
	NCGS160D-703	Bars local governments from proposing or accepting any condition of approval, development agreement, not specifically (expressly) authorized by law.
	NCGS160D-406	Appears to re-insert quasi-judicial conditional use permits.
	NCGS6-21.7	Waives individual immunity and allows elected officials to be held personally liable if a court finds their individual action was fraudulent, unlawful, arbitrary and capricious, beyond the scope of their authority, malicious, or corrupt
	NCGS160A-307	A city may not regulate the size, location, direction of traffic flow, and manner of construction for driveways. An ordinance may require medians, acceleration lanes, deceleration lanes and traffic storage lanes for driveway connections only when the jurisdiction has shown substantial evidence of the need for the improvement.
	NCGS160D-1403.1	Broadens standing to appeal a decision to any association with a member meets the standing requirements for an individual. Adds a new subsection allowing private remedies for persons bringing a civil action against a jurisdiction.
Notes	The requirement to follow quasi-judicial procedures for legislative adoption is bizarre. Conditional use permits?	

SB700 CREATE THE OFFICE OF ENGINEERING AND CODES

Link	https://www.ncleg.gov/BillLookup/2025/S700	
Description	NCGS95-280	Abolishes the Building Code Council and the Residential Building Code Council in favor of a new office under the Department of Labor. Appoints the State Engineer to lead the Office. Appears to remove the authority of the State Fire Marshal to be responsible for building codes.
Notes		

SB713 LIMIT LOCAL GOV'T ENVIRONMENTAL RQMT'S

Link	https://www.ncleg.gov/BillLookup/2025/S713	
Description	NCGS143B-279.30	No local government may enact, implement, or enforce any environmental regulation that is more restrictive than a State or federal standard.
Notes		

SB728 UTILITY SCALE BATTERY STORAGE RQMTS.

Link	https://www.ncleg.gov/BillLookUp/2025/SB728	
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Description	NCGS130A-309.250	Establishes a requirement for a NCDEQ permit for a utility-scale battery energy storage system, including approval of an emergency response and evacuation plan. Requires a decommissioning plan and performance guarantee to be filed with NCDEQ.
Notes		

SB736 FOUNDATION ACT: BUILDING NC'S HOUSING FUTURE

Link	https://www.ncleg.gov/BillLookup/2025/S736	
Description	NCGS122A-8	Allows the NCHFA to issue \$18billion in bonds or loans.
	NCGS105-228.30	Establishes as statewide excise tax on the conveyance of real property.
	NCGS160D917	Requires local governments to permit, by-right, at least one attached and one detached ADU for each single-family detached dwelling. Requires local governments to permit, by-right, residential development at 20 units an acre in residential zoning districts located within ½ mile of a transit stop or located within a TOD. Requires local governments to review any application for residential development within 30 days that includes “qualifying” affordable development; or review any application for residential development within 60 days that includes less than 100 dwelling units, and notify the applicant is the application is approvable or that the application is not approvable. If not approvable, the notice must list all deficiencies, the rules resulting in the determination of deficiency, and what must be done to make the development approvable. Re-reviews of revised submittals after notice of not approvable must be processed within 10 days. Defines “qualifying affordable development” as residential or mixed-use development where: at least 20% of units must be reserved for households earning 80% AMI, or 10% of the units reserved for households earning 60% of AMI; applies an affordability deed restriction for 30 years; contains at least 8 residential units; accepts housing vouchers; and meets minimum building standards.
	NCGS160D-917.2	Prohibits local governments with a population greater than 10,000 people from establishing minimum lot sizes less than ¼ acre (10,890 sf) and may not have a maximum residential density of less than 8 units per acre in areas zoned for residential use. Requires local governments to allow a 35% increase in allowable residential density for projects where at least 15% of the units are reserved for low-income people (residents with a family income that is 60% or less than AMI).
	NCGS160D-501	Requires comprehensive plans to analyze, evaluate, and require implementation of equitable distribution of affordable housing.
Notes	The requirement for all local governments over 10,000 to establish a minimum residential density of 8 units an acre seems to disregard issues of adequate infrastructure (like water or sewer).	

SB758 WATER & SEWER ALLOCATION REFORMS

Link	https://www.ncleg.gov/BillLookup/2025/S758
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Description	NCGS162A-900	<p>Prohibits local governments from applying a scoring system for the allocation of water or sewer service to residential development.</p> <p>Prohibits a local government from withholding water or sewer service to a development if capacity is available.</p> <p>Requires local governments receiving public funds for water or sewer systems to monitor capacity and publish a quarterly report; prepare a detailed expansion plan to the State Water Infrastructure Authority each year; Identify funding opportunities and technical assistance; Prioritize expansion areas.</p> <p>In cases where capacity is unavailable, a local government who receives public funds for water or sewer systems shall: Publish a written explanation and provide a timeline for resolving the capacity issue; Implement a temporary allocation system to prioritize critical development projects; Provide estimated timelines for service availability.</p> <p>Allows any aggrieved party to bring a civil action in Superior Court</p>
Notes		

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