

The Daily Bulletin: 2025-04-17

PUBLIC/HOUSE BILLS

H 444 (2025-2026) **HOMEOWNERS ASSOCIATION REFORM BILL**. Filed Mar 18 2025, *AN ACT TO MAKE VARIOUS CHANGES TO THE LAWS GOVERNING UNIT OWNERS' ASSOCIATIONS AND LOT OWNERS' ASSOCIATIONS, TO MANDATE PRELITIGATION MEDIATION OF DISPUTES BETWEEN OWNERS' ASSOCIATIONS AND THEIR MEMBERS, AND TO REQUIRE THE DEPARTMENT OF JUSTICE TO COLLECT AND REPORT ON COMPLAINTS SUBMITTED TO IT INVOLVING SUCH DISPUTES.*

House committee substitute to the 1st edition makes the following changes. Makes technical changes to act's long title. Makes organizational changes.

Sections 3 and 8.

Amends certain powers of the unit owners' association (Association) under the NC Condominium Act (GS 47C-3-102) or a homeowners' association (HOA) under the NC Planned Community Act (GS 47F-3-102), as follows. Removes music lessons as one of the violations of a provision restricting or prohibiting certain lessons that an Association or HOA can longer levy a fine for. Removes changes to Association's/HOA's power to impose reasonable charges in connection with the preparation of statements of unpaid assessments.

Section 4

Amends GS 47C-3-103 and GS 47F-3-103 by removing the requirement that ratification of a proposed budget that would increase the previous year's common expense liability by more than 10% be approved by a majority of all of the unit/lot owners or any larger vote specified in the declaration, unless the amount of the increase is expressly allowed in the declaration. Makes conforming changes.

Section 5.

Removes provisions directing that the fines collected under GS 47C-3-107.1 be remitted to the Civil Penalty and Forfeiture Fund.

Section 6 and 10.

Makes technical changes to GS 47C-3-116/GS 47F-3-116 (enforcement of liens for sums due the Association/HOA).

Section 9.

Replaces references to "unit owner" with "lot owner" under GS 47F-3-107.1 (procedure for fines and suspension of planned community privileges or services-HOA's). Removes provisions directing that the fines collected under GS 47F-3-107.1 be remitted to the Civil Penalty and Forfeiture Fund.

Removes the content previously constituting Section 12, consisting of amendments to GS 115C-457.1 (creation and administration of the Civil Penalty and Forfeiture Fund) and GS 115C-457.2 (remittance of monies into the Fund).

Section 13 (was, Section 14).

Defines *association* for purposes of GS 114-8.8 (collection and report of owners' association complaint data) to mean an association of unit or lot owners organized under either the NC Condominium Act or the NC Planned Community Act.

Intro. by Liu, Iler, Setzer.

[GS 7A](#), [GS 47C](#), [GS 47F](#), [GS 114](#), [GS 115C](#)

[View summary](#)

[Courts/Judiciary](#), [Civil](#), [Civil Law](#), [Development](#), [Land Use and Housing](#), [Property and Housing](#), [Government](#), [State](#)

H 717 (2025-2026) [AMEND NC PEO ACT.-AB](#) Filed Apr 2 2025, *AN ACT ENACTING CHANGES TO THE NORTH CAROLINA PROFESSIONAL EMPLOYER ORGANIZATION ACT, AS RECOMMENDED BY THE DEPARTMENT OF INSURANCE.*

House committee substitute to the 1st edition removes provisions repealing GS 58-89A-65 (a1), (c1), and (c2).

Intro. by Humphrey, Setzer, Balkcom.

GS 58

[View summary](#)

**Business and Commerce, Corporation and Partnerships,
Insurance, Occupational Licensing, Government, State
Agencies, Department of Insurance**

H 765 [LOCAL GOV. DEVELOPMENT REGULATIONS OMNIBUS](#). Filed Apr 3 2025, *AN ACT TO REFORM LOCAL GOVERNMENT DEVELOPMENT REGULATIONS IN THIS STATE.*

House committee substitute to the 1st edition reorganizes the act in its entirety and makes the following changes.

Changes the act's effective date to October 1, 2025 (unless otherwise provided), and applies to applications, approvals, and actions filed on or after that date. Specifies that any local government ordinance in effect on, or adopted subsequent to, October 1, 2025, that is inconsistent with the act is void and unenforceable. Removes differing effective dates from changes to GS 160D-101, GS 160D-108.1, GS 160D-403, GS 160D-703, GS 120-36.7, and GS 160D-1110, so that the general October 1, 2025, effective date applies.

Removes proposed new GS 162A-901 (reservation of water and sewer capacity for a proposed development).

Section 1.

Amends GS 160D-601(d)-(e) (procedures for adopting, amending or repealing development regulations-down zoning) as follows. Changes the definition of down-zoning or down-zone so that it pertains zoning regulations (was, ordinances) that reduces the substantive permitted uses of the land (was, permitted uses) specified in a zoning ordinance (was, zoning ordinance or land development regulation) to fewer uses, as described. Removes definition's component pertaining to nonconformity on land not in a residential zoning district. Narrows the down-zoning amendments prohibited by the statute without the property owners' consent to those that only pertain to a zoning regulation (was, regulation and map) unless it is initiated by a local government. Applies retroactively to December 11, 2024. Provides that any development ordinance affected by Section 3K.1 of SL 2024-57 will be treated as if it remained in effect from June 14, 2024, to December 11, 2024.

Section 3 (was, Section 10(a)).

Adds the following defined terms to GS 160D-102: *acre*, *buffer yard*, and *nonconformity*.

Section 4.

Specifies that GS 160D-108(h) (process to claim vested rights) applies to the claiming of vested rights in nonconformity under GS 160D-108.2. Removes provisions expiring the 24-month statutory vesting period for a nonconforming use of property as part of a development project if the use is intentionally and voluntarily discontinued. Automatically tolls the vesting period for the duration of any emergency declaration issued under GS 166A-19.20 or GS 166A-19.22 for which the defined emergency area includes the property, in whole or in part.

Section 6.

Enacts GS 160D-108.2 which specifies that amendments in land development regulations are not applicable or enforceable without the written consent of the owner with regard to a nonconformity. Lists four criteria that apply to vested rights in a nonconformity established under the statute. Deems the 24-month statutory vesting period for a nonconformity expired if the use is intentionally and voluntarily discontinued for a period of not less than 24 months. Automatically tolls the vesting period for three listed reasons, including the duration of any emergency declaration issued under GS 166A-19.20 or GS 166A-19.22

for which the defined emergency area includes the property, in whole or in part. Exempts GS 160D-912 and GS 160-912.1 from GS 160D-108.2. Directs that the reconstruction, re-establishment, repair, and maintenance of a nonconformity is allowed by right provided the nonconformity is not extended, expanded, enlarged, increased, or intensified by the reconstruction, re-establishment, repair, or maintenance.

Section 7 (was, Section 4).

Makes organizational and clarifying changes to GS 160D-109(c).

Section 8 (was, Section 5).

Makes organizational changes. Removes provisions authorizing local governments by mutual agreement and with the landowner's written consent, to assign exclusive planning and development regulation jurisdiction for the entire parcel to any one of the local governments when a parcel of land lies within the planning and development regulation jurisdiction of more than one local government. Makes conforming changes.

Section 9 (was, Section 6).

Clarifies that the act amends GS 160D-402 as it was amended by SL 2024-49 (was, just GS 160D-402). Requires local governments to designate at least one staff member charged with making determinations under the local government's development regulations for purposes of GS 160D-703. Specifies that the contract or designation of staff under joint local government agreements must specify at least one individual designated as charged with making determinations under each local government's development regulations for purposes of GS 160D-703. Specifies that local governments contracting with an individual, company, council of governments, regional planning agency, metropolitan planning organization, or rural planning agency to designate an individual who is not a city or county employee to work under the supervision of the local government to exercise the functions under GS 160D-402 must specify at least one individual as charged with making determinations under each local government's development regulations for purposes of GS 160D-703. Makes technical and clarifying changes.

Section 10 (was, Section 7).

Clarifies that the authority granted by GS Chapter 160D is development regulation authority (was, regulatory authority). Lays out a time period for approval of an application for a development approval. Specifies that failure of a local government or its designated administrative staff to act before the expiration of the time period allowed for review shall constitute an approval of the application, and the local government must issue a written approval upon demand by the applicant. Expands the vested rights that are not limited by the statute to include those in GS 160D-108.2.

Removes provisions from GS 160D-403 that required that approvals concerning an application for a development project that is a permitted use in the zoning district where the project is located be made by the city's administrative staff if the city has a population of at least 125,000 people.

Section 12 (was, Section 9).

Amends GS 160D-702, concerning grants of power to local government to adopt zoning regulations as follows. Makes technical and organizational changes. Amends the things that a zoning or development regulation cannot do to now include the following:

- Require or otherwise specify the size of parking spaces, placement of parking spaces, configuration of parking spaces, or allocation of parking spaces than those required by the Americans with Disabilities Act (was, within a particular development).
- Specifies that the prohibition on setting limits on driveways within a development does not alter the Department of Transportation's (DOT) authority to regulate driveways adjacent to public roads owned by the State (was, just adjacent to roads owned by the State).
- Except as provided, set design standards for public roads within a development in excess of those required by DOT. Specifies that a city may set design standards for public roads within a development in excess of those required by DOT if the city is financially responsible for the cost of the excess and accepts ownership and maintenance responsibility for the public road prior to, or in conjunction with, site plan approval. Confirmation of conformity of the improvements consistent with city's design standards will be conducted consistent with GS 160D-804.1(1c). Upon confirmation that the improvements have been made consistent with GS 160D-804.1(1c), directs the city to record with the register of deeds a plat evidencing the city's ownership of the public road (was, prohibition against setting design standards for roads with a development in excess of those required by

DOT, with an exception for a city that accepts ownership and maintenance responsibility for the road prior to or in conjunction with site plan approval, subject to confirmation of conformity requirements).

- Expands the type of property subject to site plan approval as part of the exception against requiring the installation of sidewalks or improvement of existing sidewalks for any commercial or school property, to include residential property.
- Clarifies that the population requirements must be according to the most recent decennial federal census in order for the setback prohibitions to apply.

Requires a local government to support its determinations by demonstrating there is a rational and substantial relationship between the zoning map, zoning regulations, or zoning amendment and the health, safety, and welfare of the public through finding of facts and information, other than mere personal preferences or speculation, that a reasonable person would accept in support of a conclusion.

Section 13 (was, Section 10).

Amends GS 160D-703 (zoning districts), as follows. Modifies the permitted use in city areas zoned for non-agricultural commercial, business, or industrial use with a population of 125,000 or more according to the most recent decennial federal census to allow the siting of building and structures subject to the North Carolina Residential Code (NCRC) and multifamily housing structures with more than four residential dwelling units, with a maximum height restriction of not less than 60 feet (was, just 125,000 or more and also allowed duplexes, triplexes, and quadraplexes, with no reference to the NCRC). Clarifies throughout the statute that the population estimate must be according to the most recent decennial federal census. Makes clarifying change to the exemption from local design standards and buffer yards. Removes provisions specifying which parts of the statute apply to structures subject to the NCRC and apply regardless of whether it is a single lot or multiple lots. Applies the statute's provisions on conditional districts to the approval of any site plan, development agreement, conditional zoning permit, or any other instrument under GS Chapter 160D. Requires development approvals for a development that is a permitted use in the zoning district where the development is located to be made only by the designated staff member as described in GS 160D-402. Requires a local government, in exercising its authority on conditional districts, to support its determinations with facts and information, other than mere personal preferences or speculation, as described. Removes defined term *acre*. Makes organizational changes.

Section 15 (was, Section 11).

Amends GS 160D-803 (review process, filing, and recording of subdivision plats) to require, within 10 days after approving a preliminary or final plat, an authorized representative of the local government to enter the approval on the face of the preliminary or final plat. Specifies, that notwithstanding GS 160D-403, once approval has been entered on the face of the plat, the approval is valid and does not expire unless the landowner applies for, and receives, a subsequent development approval.

Section 16.

Amends GS 160D-912 (outdoor advertising), as follows. Clarifies that "off-premises outdoor advertising" includes the described signs. Replaces references to signs (both conforming and nonconforming) with "off-premises outdoor advertising" throughout the statute. Now authorizes removal of an off-premises outdoor advertising if it is not in compliance with a development regulation (was, local ordinance). Makes organizational, conforming and clarifying changes. Specifies that nothing in GS 160D-912 should be construed to diminish the rights given to owners or operators of nonconformities as set forth in GS 160D-108 and GS 160D-108.2 or the rights of owners or operators of outdoor advertising signs set forth in Article 11 of GS Chapter 136.

Section 17.

Modifies the calculation of *monetary compensation* under GS 160D-912.1 (on-premises advertising) so that it refers to an on-premises advertising sign that is not in compliance with a development regulations (was, nonconforming on-premises advertising sign). Now directs that the statute cannot be construed to diminish rights given to owners and operators of nonconformities, including those set out in GS 160D-108.2. Make technical, clarifying, and conforming changes.

Section 18 (was, Section 13).

Clarifies that the local government can periodically amend historic districts subject to development regulations under GS 160D-944 (was, just regulation). Replaces references to zoning regulations with development regulations throughout the statute. Makes conforming changes.

Section 19 (was, Section 12).

Amends new GS 160D-974, as follows. Replaces references to “small housing” with “tiny housing.” Clarifies: (1) that the population estimate must be according to the most recent decennial federal census and (2) that the regulations authorized under the statute are development regulations. Makes organizational and technical changes to GS 160D-975.

Section 20.

Now requires local governments, in GS 160D-1102, to annually publish a report on how it used fees from the prior fiscal year for the support, administration, and implementation of its building code enforcement program by October 1.

Section 22.

Specifies, in GS 160D-1403, that any administrative decision implementing a subdivision regulation is subject to appeal as provided in GS 160D-405. (Currently, different appeal rights depending on the type of decision at issue.)

Section 23 (was, Section 15).

Replaces references to “ordinance” with “development regulation” in GS 160D-1403.1 (civil actions pertaining to development regulations or approval). Changes the types of actions that can be challenged under the statute to development regulations or development approvals (was, local land development regulations or decisions). Makes organizational, conforming changes. Removes defined term *local government official* and adds *development permit*.

Section 24 (was, Section 16).

Incorporates the standing provisions of GS 160D-1403.1 into GS 160D-1403.3 (private remedies) (was, standing conferred to any person, association, organization, society, or entity).

Section 25 (was, Section 17(b)).

Expands the conduct upon which suit can be brought under new GS 160D-1406 to include gross negligence or wrongful conduct. Provides that the suit must name the board member(s) of the decision making entity individually. Makes clarifying change.

Section 26.

Specifies, in GS 63-31, that airport zoning regulations cannot interfere with the continuance of any nonconformity as defined in GS 160D-101 (was, non-conforming use).

Section 27.

Amends GS 63-36 (acquisition of air rights), as follows. Replaces references to “nonconforming use” with “nonconformity” (as defined in GS 160D-102).

Section 28 (was, Section 1).

Limits GS 120-36.7’s (NCGA bill) and GS 159-42.2’s (local government ordinance) fiscal note requirement so that it pertains to home affordability to bills and resolutions that could increase the described costs for buildings or structures subject to the NCRC (was, single-family residence). Makes conforming changes. Expands the scope of the authorized civil action against a local government under GS 159-42.2 to include failure to have an accurate or sufficient fiscal note. Gives the court authority to determine the sufficiency of the fiscal note in such actions.

Section 30 (was, Section 18).

Now requires under GS 136-102.6, that the Division of Highways of DOT accept a performance guarantee as provided under GS 160D-804.1 to ensure completion of streets that are required by a development regulation under GS Chapter 160D (was, municipal or county subdivision control ordinance). Removes technical changes to the statute.

Section 31.

Makes technical and clarifying changes to GS 136-131.5 (relocation of lawfully existing outdoor advertising signs).

Section 32.

Changes the title of GS 136-131 from “removal of existing nonconforming advertising” to “removal of certain existing nonconforming signs.”

Section 33.

Replaces references to “signs” with “outdoor advertising signs” in GS 136-133.1. Makes conforming changes, including to the statute's title.

Section 34.

Expands the list of vested rights that must be addressed in a petition for annexation to a city under GS 160A-31 to include GS 160D-108.2.

Section 35.

Expands the list of vested rights that must be addressed in a petition for annexation of noncontiguous areas to a city under GS 160A-58.1 to include GS 160D-108.2.

Section 37.

Enacts Article 12, “Water and Sewer Regulation” to GS Chapter 162A to require all public water and sewer service providers to plan for future growth and allocate water and wastewater system capacity in a fair, transparent, and accountable manner. Specifies that the act may be cited as the “Water and Sewer Capacity Allocation and Planning Act.” Defines ten terms, including *allocation or capacity allocation* (a reservation of a specific quantity of water or sewer capacity for a particular project). Requires local governments to approve capacity allocation requests in line with the Article. Specifies that once approved, a capacity allocation guarantees the local governmental unit to provide water service or sewer service for that project up to the approved allocation amount. Provides for an application limited to the three listed prongs of information and only other information the local government unit determines is necessary for it to determine whether it has available capacity to serve the project. Sets forth a timeline for the local government unit’s process to approve the allocation (as described), if available capacity exists and the application is complete. Specifies that the initial reservation period will be for 24 months after the date the allocation is approved. Requires a local governmental unit to extend the initial reservation period or extension reservation period for additional 12-months provided the two specified conditions are satisfied. Directs that requests for allocations are to be granted in chronological order of submission, except for emergency allocations under the statute or requests to reserve capacity in line with GS 115C-521.

Requires an approved applicant to notify the local government unit if it determines that the allocation necessary to serve the project will increase or decrease by more than 10% of the approved allocation. Directs the local government to approve any decreases in allocation and adjust its capacity accordingly. Allows the local government to determine if it has capacity to approve increases and then to approve the request if so. Provides for notice if it does not have capacity and for termination procedures if any offer of the government does not meet the project capacity of the approved applicant. Provides for return of allocations upon expiration or termination of allocation, including allocations that are not used in full.

Specifies that approved allocations are deemed a vested element of the project for the duration of the reservation period, as described. Prevents an approved applicant from transferring an unused allocation to a different project. However, if the project for which an allocation has been reserved is sold or the development rights are assigned to a successor in interest, the allocation will transfer to the successor in interest and the allocation and reservation period will be honored and may not be terminated or revoked by the local governmental unit. Requires notice to the local governmental unit if a project is sold or transferred.

Prevents a local governmental unit from unreasonably delaying an approved applicant's ability to connect the approved applicant's project to the local governmental unit's infrastructure. Directs a local governmental unit to begin providing water service or sewer service to an approved applicant within 90 days after receiving a request from the approved applicant to begin providing water service or sewer service, provided (1) the project is connected to the local governmental unit's infrastructure, and (2) the request is made within the reservation period under the statute.

Enacts GS 162A-1003, requiring each local government unit to prepare an annual report by October 1 documenting facility capacity and available capacity, to include at minimum, the eight described matters and to publish each report on its website. Specifies that the first annual report is due on October 1, 2026. Requires the Department of Environmental Quality (DEQ) to make the annual reports available to the public.

Provides for State enforcement authority by DEQ, as described, civil penalties, and judicial review by an application whose application was denied, in new GS 162A-1004.

Repeals GS 162A-900 (limits on allocating service for residential development).

For applicants that, on or after July 1, 2020, received a service commitment from a public water system, public sewer system, or public water and sewer system confirming availability of capacity for the applicant's development project, but whose capacity needs have not been provided, requires the system to reserve, allocate, and provide those applicants with the capacity assured in the system's service commitment in the chronological order that the service commitment was issued before the system reserves, allocates, or provides capacity to another applicant.

Intro. by Zenger, Brody, Winslow, Cunningham.

[GS 6, GS 130A, GS 136, GS 153A, GS 160A, GS 160D, GS 162A](#)

[View summary](#)

[Courts/Judiciary, Civil, Civil Law, Development, Land Use and Housing, Land Use, Planning and Zoning, Government, Local Government, Health and Human Services, Health, Public Health, Public Enterprises and Utilities, Transportation](#)

H 768 (2025-2026) [CLARIFY EMERG. COMM. EXEMPTIONS/FIRE CODE](#). Filed Apr 3 2025, *AN ACT TO DIRECT THE NORTH CAROLINA BUILDING CODE COUNCIL TO ADOPT RULES TO AMEND THE STATE BUILDING CODE AND STATE FIRE CODE TO CLARIFY EXEMPTIONS FROM IN-BUILDING EMERGENCY RESPONDER COMMUNICATION COVERAGE REQUIREMENTS.*

House committee substitute to the 1st edition makes the following changes.

Makes conforming changes to act's long and short titles. Changes the name of the defined term *emergency responder radio coverage requirements* to *emergency responder communication coverage requirements* (Requirements). Makes technical change to reference to NC Fire Code (was, NC Fire Prevention Code). Modifies the exemption to the Requirements pertaining to the NC Residential Code to specify that it covers buildings or structures subject to that code (was, buildings defined as one-family dwellings, two-family dwellings and townhouses). Clarifies that the act's provisions apply notwithstanding any provisions of the NC Fire Code or any other provision of the NC Residential Code that might apply to obsolete systems, in addition to those listed. Makes conforming changes.

Intro. by Brody, Cotham, Zenger, Winslow.

[UNCODIFIED](#)

[View summary](#)

[Development, Land Use and Housing, Building and Construction, Property and Housing](#)

PUBLIC/SENATE BILLS

S 372 (2025-2026) [CONFIRM MCKINLEY WOOTEN, SEC. OF REV.](#) Filed Mar 20 2025, *A SENATE RESOLUTION CONFIRMING MCKINLEY WOOTEN, JR., AS SECRETARY OF THE DEPARTMENT OF REVENUE.*

Senate amendment to the 1st edition provides that the Senate confirms (was, Senate must consider whether to confirm) McKinley Wooten, Jr., as Secretary of the Department of Revenue. Removes whereas clauses and makes conforming changes to the act's long title.

Intro. by Rabon.

[SENATE RES](#)

[View summary](#)

[Government, General Assembly, State Agencies, Department of Revenue](#)

S 445 (2025-2026) [REG. RELIEF FOR HOSPITALS IN DISASTER ZONES](#). Filed Mar 24 2025, *AN ACT PROVIDING FOR THE AUTOMATIC ADOPTION OF ANY TEMPORARY WAIVER OR MODIFICATION ISSUED BY THE SECRETARY OF THE UNITED STATES DEPARTMENT OF HEALTH AND HUMAN SERVICES OR THE CENTERS FOR MEDICARE OR MEDICAID SERVICES UNDER SECTION 1135 OR 1812(F) OF THE SOCIAL SECURITY ACT.*

Senate committee substitute to the 1st edition makes the following provisions.

Removes provisions from GS 131E-84 (waiver of rules and increase in bed capacity during an emergency under the Hospital Licensure Act), that would have struck language from the statute referring to compliance with temporary rule waivers by the named federal agencies as one the grounds authorizing the Division of Health Service Regulation (Division) to temporarily waive the described rules or increase hospital bed capacity. Clarifies, in GS 131E-84(a2), that only those portions of the corresponding rule adopted by the NC Medical Care Commission (Commission) pertaining to hospitals is automatically waived if the federal counterpart is temporarily waived (was, all rules automatically waived). Removes language requiring any further modifications or waivers by the Division, while a temporary waiver or modification is in place, to reduce regulatory requirements on hospitals be in a manner consistent with federal law.

Intro. by Jarvis.

[GS 131E](#)

[View summary](#)

[Health and Human Services, Health, Health Care Facilities and Providers, Public Health](#)

S 527 (2025-2026) [MODIFY LAWS APPLICABLE TO LME/MCOS](#). Filed Mar 25 2025, *AN ACT TO MODIFY LAWS APPLICABLE TO LOCAL MANAGEMENT ENTITIES/MANAGED CARE ORGANIZATIONS.*

Senate committee substitute makes the following changes.

Section 1.

Reinstates provisions of GS 122C-154 that were removed in the previous edition (area authorities personnel of the public system of mental health, developmental disabilities, and substance abuse services) and further amends the provision so that it (1) applies GS Chapter 126 (State Human Resources Act-SHRA) for purposes of personnel administration and (2) allows area authority senior management salaries in excess of the salary ranges set by the State HR Commission. Reorganizes and amends the statute as follows. Defines *area authority senior management* (AASM) as the area director and the employees who are statutorily designated as key personnel or substantially equivalent positions in the following roles: CEO, CFO, COO, Chief Compliance Officer, Chief Information Security Officer, and Chief Risk Officer. Reorganizes provisions of GS 122C-156 (Salary plan for area authority employees) that require salary plans for employees of the area authority into GS 122C-154. Specifies that AASM employee salaries must be in compliance with the SHRA. Makes conforming changes. Strikes provisions in GS 122C-121(a1) that discuss requirements for an area director to be paid a salary that is higher than the maximum applicable salary range. Changes the effective date to salary plans beginning July 1, 2025, (was, applies to employees of area authorities who are hired on or after the date the act becomes law and to salary plans established on or after that date).

Section 2.

Removes provisions repealing GS 126-5(a)(2)a (applying the State Human Resources Act to area mental health, developmental disabilities, and substance abuse authorities, except as otherwise provided in GS Chapter 122). Removes conforming change to GS 126-5 (employees subject to the SHRA), but amends the statute as follows. Specifies that the SHRA applies to employees of an area authority as defined, except as otherwise provided in GS Chapter 122C or otherwise exempted by the SHRA. Makes conforming changes. Exempts employees of area authorities except for AASM's from the classification and compensation rules established by the State Human Resources Commission and the other listed statutory provisions of the SHRA in GS 126-5(c11). Removes effective date.

Section 3.

Strikes changes to GS 126-11 that would have removed (1) area mental health programs as one of the entities a county may establish and maintain a personnel system and (2) provisions that allow area mental health authorities to establish and maintain a personnel system for all employees of the area mental health authority, as described with the required approval. Amends GS 108D-60(a)(5) so that LME/MCOs operating BH IDD tailored plans are authorized (was, required) to contract with an entity that holds a PHP license and that covers the services required to be covered under a standard benefit plan contract.

Removes prior Section 4 (amendments to GS 108D-60, requiring LME/MCOs operating BH IDD tailored plans contract with a PHP during the initial term, with discretion thereafter).

Section 4.

Specifies that the act is effective when it becomes law, unless otherwise provided.

Intro. by Burgin.

GS 108D, GS 122C, GS 126

[View summary](#)

Government, State Government, State Personnel, Local Government, Health and Human Services, Mental Health

S 760 (2025-2026) [CONFIRM LEE LILLEY, SEC. OF COMMERCE](#). Filed Mar 27 2025, *A SENATE RESOLUTION CONFIRMING LEE LILLEY AS SECRETARY OF THE DEPARTMENT OF COMMERCE*.

Senate amendment to the 1st edition provides that the Senate confirms (was, Senate must consider whether to confirm) Lee Lilley as Secretary of the Department of Commerce. Removes whereas clauses and makes conforming changes to the act's long title.

Intro. by Rabon.

SENATE RES

[View summary](#)

Government, General Assembly, State Agencies, Department of Commerce

LOCAL/HOUSE BILLS

H 306 (2025-2026) [AFFORDABLE HOUSING FOR LOCAL EMPLOYEES](#). Filed Mar 5 2025, *AN ACT AUTHORIZING THE TOWNS OF BLOWING ROCK AND BOONE AND THE COUNTIES OF DARE, DURHAM, AND WATAUGA TO CONSTRUCT AND PROVIDE AFFORDABLE HOUSING FOR TOWN AND COUNTY EMPLOYEES*.

House committee substitute to the 1st edition makes the following changes.

Adds Dare County and Durham County (and removes the Watauga County of Board of Education) to those who are authorized to: (1) separately or through a partnership, joint venture, land trust, or similar entity, construct and provide affordable housing for local government unit employees on property owned by the unit; (2) convey property owned by the local government unit to a partnership, joint venture, land trust, or similar entity for constructing, providing, or maintaining affordable housing for unit employees (prohibits conveying property acquired through the exercise of eminent domain on or after the date this act becomes law); (3) contract to finance, construct, or maintain affordable housing for local government unit employees; and (4) rent or sell affordable housing units for residential use exclusively to local government unit employees. Allows a unit to establish reasonable rents or sales prices, charge below-market rates, offer below-market financing, and place reasonable restrictions and buyback provisions on the resale of housing units. Specifies that these units must comply with all applicable building codes, zoning ordinances, and regulations related to the construction of residential homes. Makes conforming changes to the act's long title.

Intro. by Pickett.

UNCODIFIED, Dare, Durham, Watauga

ACTIONS ON BILLS

PUBLIC BILLS

H 13: CHARGES FOR PAYMENTS BY CREDIT OR DEBIT CARD.

House: Withdrawn From Com

House: Re-ref to the Com on Judiciary 1, if favorable, Rules, Calendar, and Operations of the House

H 81: RESTRICT USE OF VEHICLE TELEMATICS.

House: Withdrawn From Com

House: Re-ref Com On Rules, Calendar, and Operations of the House

H 133: NC FARMLAND AND MILITARY PROTECTION ACT.

House: Regular Message Sent To Senate

H 150: EXPEDITE SURPLUS PROP./SCHOLAR PATH (NEW).

House: Withdrawn From Com

House: Re-ref to the Com on Appropriations, if favorable, Rules, Calendar, and Operations of the House

H 244: DEPOLITICIZE GOVERNMENT PROPERTY ACT.

House: Regular Message Sent To Senate

H 283: SMALL BUSINESS INVESTMENT GRANT PROGRAM.

House: Withdrawn From Com

House: Re-ref Com On Rules, Calendar, and Operations of the House

H 328: BAN DELTA-8 & AMP DELTA-9 ON SCHOOL GROUNDS.

House: Regular Message Sent To Senate

H 329: TOBACCO AND HEMP ON NONPUBLIC SCHOOL GROUNDS.

House: Regular Message Sent To Senate

H 347: CREDIT PROPERTY INSURANCE RESTRICTIONS.-AB

House: Serial Referral To Finance Stricken

H 363: REG. PUBLIC TRANS. AUTHORITY SERVICE AREA.

House: Serial Referral To Finance Stricken

House: Serial Referral To Rules, Calendar, and Operations of the House Stricken

House: Serial Referral To Transportation Added

House: Serial Referral To Rules, Calendar, and Operations of the House Added

H 390: ALLEVIATE THE DANGERS OF SURGICAL SMOKE.

House: Regular Message Sent To Senate

H 402: NC REINS ACT.

House: Regular Message Sent To Senate

H 415: SPLIT MATH COURSES AND CHANGE MATH GRAD. REQS.

House: Withdrawn From Com

House: Re-ref Com On Rules, Calendar, and Operations of the House

H 432: PROTECT OUR HOMES ACT.

House: Regular Message Sent To Senate

H 444: HOMEOWNERS ASSOCIATION REFORM BILL.

House: Reptd Fav Com Substitute

House: Re-ref Com On Commerce and Economic Development

H 462: PERSONAL DATA PRIVACY/SOCIAL MEDIA SAFETY.

House: Withdrawn From Com

House: Re-ref to the Com on Judiciary 3, if favorable, Commerce and Economic Development, if favorable, Rules, Calendar, and Operations of the House

H 485: ADULT CARE HOME MEDICAID PCS COVERAGE.

House: Regular Message Sent To Senate

H 489: INSURANCE COVERAGE EMERGENCY AMBULANCE TRANS.

House: Serial Referral To Finance Stricken

H 508: LOWER CAP ON CREDIT CARD INTEREST.

House: Serial Referral To Finance Stricken

House: Serial Referral To Rules, Calendar, and Operations of the House Stricken

House: Serial Referral To Judiciary 1 Added

House: Serial Referral To Rules, Calendar, and Operations of the House Added

H 515: NORTH CAROLINA ECONOMIC ABUSE PREVENTION ACT.

House: Withdrawn From Com

House: Re-ref to the Com on Judiciary 3, if favorable, Finance, if favorable, Rules, Calendar, and Operations of the House

H 537: ALENA'S LAW.

House: Regular Message Sent To Senate

H 546: INMATE MEDICAID SUSPENSION/TEAM-BASED CARE.

House: Withdrawn From Com

House: Re-ref Com On Rules, Calendar, and Operations of the House

H 555: MEDICAID TELEHEALTH SERVICES.

House: Serial Referral To Finance Stricken

H 557: THE ANDY GRIFFITH SHOW AS STATE TV SHOW.

House: Regular Message Sent To Senate

H 559: MAKE ELEVATORS GREAT AGAIN.-AB

House: Regular Message Sent To Senate

H 574: WORKFORCE DEVELOPMENT PILOT PROJECT.

House: Regular Message Sent To Senate

H 576: DEPT. OF HEALTH AND HUMAN SERVICES REVISIONS.-AB

House: Withdrawn From Com

House: Re-ref Com On Rules, Calendar, and Operations of the House

H 592: TOXIC-FREE MEDICAL DEVICES ACT OF 2025.

House: Regular Message Sent To Senate

H 610: STUDY ON YEAR-ROUND SCHOOL.

House: Regular Message Sent To Senate

H 613: THE VEHICLE REGISTRATION CONVENIENCE ACT.

House: Serial Referral To Finance Stricken

H 627: REGULATION OF ACCESSORY DWELLING UNITS.

House: Reptd Fav

House: Re-ref Com On Regulatory Reform

H 631: STATE INFRASTRUCTURE BANK STUDY.

House: Withdrawn From Com

House: Re-ref Com On Rules, Calendar, and Operations of the House

H 634: PARITY ENHANCEMENT FOR ADDICTION RECOVERY.

House: Serial Referral To Finance Stricken

H 635: INCREASE ACCESS TO FERTILITY TREATMENT.

House: Serial Referral To Finance Stricken

H 636: PROMOTING WHOLESOME CONTENT FOR STUDENTS.

House: Regular Message Sent To Senate

H 650: NO INTERCHANGE FEES ON SALES TAX OR TIPS.

House: Serial Referral To Rules, Calendar, and Operations of the House Stricken

House: Withdrawn From Com

House: Re-ref to the Com on Commerce and Economic Development, if favorable, Judiciary 1, if favorable, Rules, Calendar, and Operations of the House

H 652: TRANSPORTATION GOODS UNIT PRICING COST.

House: Withdrawn From Com

House: Re-ref Com On Rules, Calendar, and Operations of the House

H 717: AMEND NC PEO ACT.-AB

House: Reptd Fav Com Substitute

House: Re-ref Com On Finance

House: Withdrawn From Com

House: Re-ref Com On Rules, Calendar, and Operations of the House

H 720: INSURANCE GUARANTY ASSOCIATION ACT REVISIONS.-AB

House: Withdrawn From Com

House: Re-ref Com On Rules, Calendar, and Operations of the House

H 734: MODERNIZE DEBT SETTLEMENT PROHIBITION.

House: Regular Message Sent To Senate

H 737: LICENSING COURSE REMOVAL/INSURANCE PRODUCERS.

House: Withdrawn From Com

House: Re-ref Com On Rules, Calendar, and Operations of the House

H 743: ALLOW LIVE-IN DSPS IN GROUP HOMES.

House: Withdrawn From Com

House: Re-ref to the Com on Health, if favorable, Rules, Calendar, and Operations of the House

H 747: 2025 WILDLIFE RESOURCES CHANGES.-AB

House: Serial Referral To Judiciary 1 Stricken

House: Serial Referral To Rules, Calendar, and Operations of the House Stricken

House: Serial Referral To Finance Added

House: Serial Referral To Rules, Calendar, and Operations of the House Added

H 762: MODERNIZE NC S.A.F.E. ACT.

House: Withdrawn From Com

House: Re-ref Com On Rules, Calendar, and Operations of the House

H 765: LOCAL GOV. DEVELOPMENT REGULATIONS OMNIBUS.

House: Reptd Fav Com Substitute

House: Serial Referral To Judiciary 2 Stricken

House: Re-ref Com On Rules, Calendar, and Operations of the House

H 768: CLARIFY EMERG. COMM. EXEMPTIONS/FIRE CODE.

House: Reptd Fav Com Substitute

House: Re-ref Com On Emergency Management and Disaster Recovery

H 797: RESIDENTIAL PROPERTY WHOLESALING PROTECTION.

House: Reptd Fav

House: Re-ref Com On Regulatory Reform

House: Withdrawn From Com

House: Re-ref Com On Rules, Calendar, and Operations of the House

H 824: EXPAND TREATMENT ACCESS/OPIOID USE DISORDER.

House: Serial Referral To Finance Stricken

H 870: SEDIMENTATION ACT & OTHER ENV.'L CHANGES.

House: Serial Referral To Finance Stricken

H 894: GUN DEALER DOOR LOCK EXEMPTION.

House: Withdrawn From Com

House: Re-ref to the Com on Commerce and Economic Development, if favorable, Rules, Calendar, and Operations of the House

H 913: LIABILITY/UNFAIR/DECEPTIVE DEVELOP. ACTIONS.

House: Reptd Fav

House: Re-ref Com On State and Local Government

H 924: BOARD FOR GEN. CONTRACTORS/CRIM. REFERRALS.

House: Serial Referral To Judiciary 3 Stricken

House: Withdrawn From Com

House: Re-ref Com On Rules, Calendar, and Operations of the House

H 992: TIMESHARE FORECLOSURES.

House: Withdrawn From Com

House: Re-ref to the Com on Judiciary 3, if favorable, Rules, Calendar, and Operations of the House

H 1003: BOARD OF FUNERAL SERVICE MODIFICATIONS.

House: Serial Referral To Finance Stricken

H 1007: ADJOURNMENT RESOLUTION TO DATE CERTAIN.

Senate: Withdrawn From Com

Senate: Placed on Today's Calendar

Senate: Passed 2nd Reading

Senate: Passed 3rd Reading

Senate: Ordered Enrolled

House: Ratified

House: Ch. Res 2025-3

S 177: ADD PSYCHIATRIC HOSPITALS TO MEDICAID HASP.

Senate: Regular Message Sent To House

House: Regular Message Received From Senate

S 190: PHYSICIAN ASSISTANT LICENSURE COMPACT.

House: Regular Message Received From Senate

S 257: 2025 APPROPRIATIONS ACT.

Senate: Passed 3rd Reading

Senate: Engrossed

S 344: POOLED TRUST TRANSFERS/PUBLIC BENEFITS ELIG.

House: Regular Message Received From Senate

S 357: PHARMACISTS/COLLABORATIVE PRACTICE.

Senate: Reptd Fav

Senate: Re-ref Com On Rules and Operations of the Senate

S 369: MEDICAID TELEHEALTH SERVICES.

House: Regular Message Received From Senate

S 370: REPEAL CERTIFICATE OF NEED LAWS.

House: Regular Message Received From Senate

S 372: CONFIRM MCKINLEY WOOTEN, SEC. OF REV.

Senate: Amend Adopted A1

Senate: Engrossed

Senate: Adopted

S 445: REG. RELIEF FOR HOSPITALS IN DISASTER ZONES.

Senate: Reptd Fav Com Substitute

Senate: Com Substitute Adopted

Senate: Re-ref Com On Rules and Operations of the Senate

S 449: FISCAL RESPONSIBILITY AND K-20 TECH PLANNING.

House: Regular Message Received From Senate

S 527: MODIFY LAWS APPLICABLE TO LME/MCOS.

Senate: Reptd Fav Com Substitute

Senate: Com Substitute Adopted

Senate: Re-ref Com On Rules and Operations of the Senate

S 528: CHILD CARE REGULATORY REFORMS & FLEXIBILITIES.

House: Regular Message Received From Senate

S 697: CODIFY LAKE NORMAN MARINE COMMISSION.

Senate: Withdrawn From Com

Senate: Re-ref to State and Local Government. If fav, re-ref to Rules and Operations of the Senate

S 760: CONFIRM LEE LILLEY, SEC. OF COMMERCE.

Senate: Amend Adopted A1

Senate: Engrossed

Senate: Adopted

LOCAL BILLS

H 306: AFFORDABLE HOUSING FOR LOCAL EMPLOYEES.

House: Reptd Fav Com Substitute

House: Re-ref Com On Rules, Calendar, and Operations of the House

S 131: TEMP LOCAL SALES TAX CHANGES/BUNCOMBE CO.

House: Regular Message Received From Senate

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