

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2019

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SENATE BILL 118
Health Care Committee Substitute Adopted 4/18/19
Third Edition Engrossed 5/6/19
PROPOSED HOUSE COMMITTEE SUBSTITUTE S118-CSBD-28 [v.1]
07/09/2019 06:40:23 PM

Short Title: Uniform Residential Rental Reg.

(Public)

Sponsors:

Referred to:

February 25, 2019

A BILL TO BE ENTITLED

AN ACT TO REQUIRE UNIFORMITY IN THE REGULATION OF RESIDENTIAL
RENTAL PROPERTY.

The General Assembly of North Carolina enacts:

SECTION 1. Article 18 of Chapter 153A of the General Statutes is amended by adding a new section to read:

"§ 153A-327. Residential rental property ordinances.

(a) A county may, by ordinance, regulate the rental of residential property under Chapter 42 or Chapter 42A of the General Statutes only if the ordinance applies uniformly to all residential property in the county without regard to whether the property is used as a vacation rental, a long-term rental, or is owner-occupied.

(b) An ordinance adopted pursuant to subsection (a) of this section shall not do any of the following:

- (1) Prohibit rentals, impose occupancy restrictions on rentals, or regulate the frequency or duration of rentals.
- (2) Require the inspection, licensing, or registration of rentals, except as authorized in G.S. 153A-364.
- (3) Require the licensing or registration of the owner of record of a rental.
- (4) Require the licensing or registration of, or impose regulations on, the landlord's real estate broker or facilitator of the owner of a rental, as defined in G.S. 105-164.4F, except as required pursuant to Chapter 93A and Chapter 105 of the General Statutes."

SECTION 2. Article 19 of Chapter 160A of the General Statutes is amended by adding a new section to read:

"§ 160A-367. Residential rental property ordinances.

(a) A city may, by ordinance, regulate the rental of residential property under Chapter 42 and Chapter 42A of the General Statutes only if the ordinance applies uniformly to all residential property in the county without regard to whether the property is used as a vacation rental, a long-term rental, or is owner-occupied.

(b) An ordinance adopted pursuant to subsection (a) of this section shall not do any of the following:

- (1) Prohibit rentals, impose occupancy limits on rentals, or regulate frequency or duration of rentals.



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- 1 (2) Require inspection, licensing, or registration of rentals, except as authorized
- 2 in G.S. 160A-424.
- 3 (3) Require the licensing or registration of the owner of record of a rental.
- 4 (4) Require the licensing or registration of, or impose regulations on, the
- 5 landlord's real estate broker or facilitator of the owner of record, as defined in
- 6 G.S. 105-164.4F, except as required pursuant to Chapter 93A and Chapter 105
- 7 of the General Statutes."

8 **SECTION 3.** G.S. 153A-340 is amended by adding a new subsection to read:

9 **"§ 153A-340. Grant of power.**

10 ...

11 (o) A vacation rental or long-term rental shall be classified as a residential land use for

12 zoning purposes, subject to all applicable zoning requirements. The terms "vacation rental" and

13 "long-term rental" as used in this section do not include a unit that is used for nonresidential use,

14 including retail, restaurant, banquet space, event center, or other similar use."

15 **SECTION 4.** G.S. 160A-381 is amended by adding a new subsection to read:

16 **"§ 160A-381. Grant of power.**

17 ...

18 (k) A vacation rental or long-term rental shall be classified as a residential land use for

19 zoning purposes, subject to all applicable zoning requirements. The terms "vacation rental" and

20 "long-term rental" as used in this section do not include a unit that is used for nonresidential use,

21 including retail, restaurant, banquet space, event center, or other similar use."

22 **SECTION 5.** This act is effective when it becomes law.