

RPAC Legislative Insider
April 16, 2021

All of the bills featured in this update are industry specific. You will note a few bills that we support but are not actively monitoring. Here’s your political insight! No matter what industry you represent, it is not wise to actively lobby every bill of interest. NCR works closely with the Legislative Committee to receive guidance on what should be considered a high priority. With that information, the lobbying team is able to prioritize bills. Just because we are not actively engaged does not mean that we are not quietly lending our support behind the scenes.

Bill # & Title	Summary/NCR Position	Status
HB 103 – Automatic Renewal of Contracts	<p>The current law requires greater notice of automatically renewing contracts. This causes an administrative nightmare for rental units that have gone month-to-month. Thus, real estate contracts were made exempt from the law.</p> <p><u>NCR Position</u> - Monitor changes to the law to ensure the real estate exemption is not removed.</p>	<p>3/24 – House received a favorable bill language substitute and was re-referred to House Commerce. 3/2 – Withdrawn from Judiciary 1 and re-referred to House Judiciary 2, if favorable House Commerce and if favorable House Rules. 2/19 Passed 1st Reading in House and referred to Judiciary 1, if favorable Commerce, if favorable Rules 2/17 – Filed in House</p>
HB 110 – Increase Building Permit Exemption Threshold	<p>This bill increases the amount of a residential renovation that does not require a permit from \$15,000 to \$20,000.</p> <p><u>NCR Position</u> – Support/Not actively lobbying. NCR members need an awareness of this bill if it passes. REALTORS® are tasked with tracking down permits when a house is listed. This bill could potentially reduce the number of permits being tracked down.</p>	<p>This does not include all of the House activity. It successfully passed the House on 3/23 and was sent to the Senate on 3/24 3/25 – Passed first reading in Senate and referred to Senate Rules</p>
HB 220 – Assuring Choice of Energy Service	<p>Prevents local governments from banning the use of gas appliances. Many homes have, and buyers want, gas appliances like stovetops. This we want to ensure the market decides the ability for homes to include these appliances.</p>	<p>4/1 – Received from House via regular message and passed first reading, referred to Senate Rules. This does not include all of the House activity.</p>

	<p><u>NCR Position</u> - Monitoring only. We are supportive of this bill as buyers should have the ability to decide the types of appliances they use.</p>	<p>3/16 – Passed third reading in House and was ordered engrossed.</p>
<p>HB 232 – LRC Study – Affordable Housing</p>	<p>This is a bill that will study affordable housing efforts by local governments and the cost of local government ordinances on housing.</p> <p><u>NCR Position</u>: Support. If this bill passes, NCR will be actively engaged as a stakeholder when this issue is studied.</p>	<p>3/23 –Received favorable report in House & re-referred to House Rules Committee 3/8 – Passed 1st reading in House and referred to House Commerce, if favorable House Rules 3/4 - Filed in House</p>
<p>SB 358 – C-PACE Program</p>	<p>An Act to advance building resiliency and utility efficiency in North Carolina by authorizing a statewide program to utilize assessments to repay nonpublic financing of commercial building improvements that will promote economic development, reduce utility bill costs, and harden commercial buildings against storm and flood damage.</p> <p><u>NCR Position</u> – Currently reviewing to determine position. C-PACE is a voluntary program where commercial properties can be retrofitted with energy improvements and then pay for it through additional property taxes. The bill does change the priority of liens.</p>	<p>3/29– Passed 1st reading in Senate & referred to Senate Rules Committee. 3/25 – Filed in Senate</p>