

2025 Legislative Agenda						
Bill Number	Bill Title	Tracking Level	Primary Sponsors	Bill Summary	Stance	Tags
Housing - NCR Priority						
S492	Single Stair Bldg. Code Reform		Mayfield	AN ACT TO AMEND THE NORTH CAROLINA STATE BUILDING CODE TO AUTHORIZE SINGLE-EXIT STAIRWAYS IN CERTAIN RESIDENTIAL BUILDINGS.	Support	Housing
S493	Land Use Clarification and Changes	Commercial	Lee	AN ACT TO ALLOW THE SITING OF SCHOOLS VIA SPECIAL USE PERMIT FOR AREAS ZONED FOR COMMERCIAL USE; TO CLARIFY THAT USE RIGHTS ON PROPERTY ARE NOT EXTINGUISHED BY THE APPROVAL OF ADDITIONAL USE RIGHTS; AND TO ELIMINATE MUNICIPAL EXTRATERRITORIAL JURISDICTION.	Support	Housing, Property Rights
S495	Regulation of Accessory Dwelling Units		Moffitt	AN ACT TO INCREASE AFFORDABLE HOUSING BY ALLOWING FOR THE CONSTRUCTION OR SITING OF ACCESSORY DWELLING UNITS.	Support	Housing
S497	Expand Middle Housing	Commercial	Moffitt	AN ACT TO REQUIRE THE SITING OF MIDDLE HOUSING STRUCTURES IN ALL RESIDENTIAL ZONES.	Support	Housing
S499	Allow Housing Near Jobs	Commercial	Moffitt	AN ACT TO ALLOW BY RIGHT RESIDENTIAL DEVELOPMENT AND USE IN ALL AREAS ZONED FOR COMMERCIAL USE.	Support	Commercial, Housing
S695	Incent Development Finance District Funding	Commercial	Lazzara	AN ACT TO GROW THE PROPERTY TAX BASE OF UNITS OF LOCAL GOVERNMENT BY FACILITATING PRIVATE DEVELOPER INVOLVEMENT IN CERTAIN PROJECT DEVELOPMENTS.	Support	Commercial, Housing
S758	Water & Sewer Allocation Reforms	Commercial	Lazzara	AN ACT TO PROMOTE THE DEVELOPMENT OF WATER AND SEWER INFRASTRUCTURE AND TO FACILITATE THE ALLOCATION OF WATER AND SEWER SERVICE FOR RESIDENTIAL DEVELOPMENT.	Support	Commercial, Development, Housing
H603	Workforce Housing Loans-Preconstruction Costs	Commercial	Reives	AN ACT TO CREATE A REVOLVING LOAN FUND IN THE NORTH CAROLINA HOUSING FINANCE AGENCY TO PROVIDE SHORT-TERM FINANCING TO SUPPORT PRECONSTRUCTION COSTS OF WORKFORCE HOUSING PROJECTS IN THE STATE.	Support	Housing
H626	Housing Choice Act		Alston	AN ACT TO ENACT THE HOUSING CHOICE ACT.	Support	Housing
H627	Regulation of Accessory Dwelling Units		Alston	AN ACT TO INCREASE AFFORDABLE HOUSING BY ALLOWING FOR THE CONSTRUCTION OR SITING OF ACCESSORY DWELLING UNITS.	Support	Housing
H765	Local Gov. Development Regulations Omnibus		Zenger	AN ACT TO REFORM LOCAL GOVERNMENT DEVELOPMENT REGULATIONS IN THIS STATE.	Support	Housing
PAREA - NCR Priority (Appraisal Issue)						
S690	Modify Licensing Real Est. Appraisers	Commercial	Craven	AN ACT TO MODIFY THE LICENSING AND CERTIFICATION PROCEDURES OF THE NORTH CAROLINA APPRAISERS ACT.	Support w/Amend	Appraisal, Boards and Commissions, Commercial
Other Important Legislative Issues						
Property Management						
S113	Removal of Squatters from Private Property	PMD	Settle	AN ACT TO CREATE AN ALTERNATIVE REMEDY FOR THE EXPEDITED REMOVAL OF UNAUTHORIZED PERSONS FROM PRIVATE PROPERTY BY A LAW ENFORCEMENT AGENCY.	Support	Housing, Property Management

S291	Regulation of Short Term Rentals	PMD	Moffitt	AN ACT TO LIMIT THE REGULATION OF SHORT-TERM RENTALS BY CITIES TO PROTECT PRIVATE PROPERTY RIGHTS AND TO ESTABLISH GUIDELINES FOR REGULATING SHORT-TERM RENTALS.	Support	Housing, Property Management, Property Rights
H314	Removal of Squatters from Private Property	PMD	Cunningham	AN ACT TO CREATE AN ALTERNATIVE REMEDY FOR THE EXPEDITED REMOVAL OF UNAUTHORIZED PERSONS FROM PRIVATE PROPERTY BY A LAW ENFORCEMENT AGENCY.	Support	Housing, Property Management
Commercial						
S555	Wetlands Protection and Restoration Act	Commercial	Smith	AN ACT TO PROTECT AND RESTORE WETLANDS IN NORTH CAROLINA.	Watching	Commercial
S602	H'cane Helene Bldg Code Window Exemption	Commercial	Hise	AN ACT TO AUTHORIZE A TEMPORARY EXEMPTION FROM CERTAIN STATE BUILDING CODE REQUIREMENTS PERTAINING TO FIRE-RESISTANT WINDOWS FOR DOWNTOWN, COMMERCIAL STRUCTURES DAMAGED BY HURRICANE HELENE.	Support	Housing
S665	Upland Basin Permitting Reform	Commercial	Hanig	AN ACT TO REFORM PERMITTING RELATED TO UPLAND BASINS.	Watching	
S713	Limit Local Gov't Environmental Rqmt's	Commercial	Jarvis	AN ACT TO LIMIT LOCAL GOVERNMENT AUTHORITY TO REGULATE ENVIRONMENTAL MATTERS.	Watching	Commercial, Development
S734	Clarifying Estuarine Waters AEC Under CAMA	Commercial	Sanderson	AN ACT TO CLARIFY THAT CERTAIN MAN-MADE DITCHES ARE NOT COVERED UNDER THE COASTAL AREA MANAGEMENT ACT.	Watching	Commercial, Development
Agency						
H797	Residential Property Wholesaling Protection		Howard	AN ACT TO MAKE VARIOUS CHANGES TO THE NORTH CAROLINA REAL ESTATE LICENSE LAW TO CLARIFY THAT RESIDENTIAL PROPERTY WHOLESALING AND RELATED TRANSACTIONS CONSTITUTE REAL ESTATE BROKERAGE ACTIVITY THAT REQUIRES LICENSURE AND TO PROVIDE HOMEOWNERS WITH A RIGHT TO CANCEL SUCH TRANSACTIONS.	Support	
Other Policy Issues						
H235	Fraudulent Deeds		Torbett	AN ACT TO PENALIZE THE FILING OF FRAUDULENT DEEDS AND CONVEYANCES, TO ESTABLISH A PROCESS TO ENABLE A VICTIM OF A FRAUDULENT DEED FILING TO REMOVE THE FRAUDULENT RECORDING FROM THE RECORD, AND TO REQUIRE TAX CERTIFICATION PRIOR TO RECORDING CERTAIN INSTRUMENTS.	Support	
S317	Uniform Partition of Heirs Property Act		Sawrey	AN ACT TO ENACT THE UNIFORM PARTITION OF HEIRS PROPERTY ACT.	Support	Property Rights
S378	HOA Revisions	PMD	Sawrey	AN ACT TO AMEND LAWS GOVERNING OWNERS' ASSOCIATIONS IN CONDOMINIUMS AND PLANNED COMMUNITIES, 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.	Watching	HOA

H444	Homeowners Association Reform Bill	PMD	Liu	AN ACT TO MAKE VARIOUS CHANGES TO THE LAWS GOVERNING UNIT OWNER ASSOCIATIONS AND LOT OWNER 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.	Support	Housing
S451	Occupational/Professional Licensing Relief		Moffitt	AN ACT TO REDUCE CONTINUING EDUCATION REQUIREMENTS FOR CERTAIN OCCUPATIONAL AND PROFESSIONAL LICENSING BOARDS.	Oppose	Boards and Commissions, Home Inspectors
H535	Title Fraud Prevention Act		Jackson	AN ACT TO PENALIZE THE FILING OF FRAUDULENT DEEDS AND CONVEYANCES AND TO PREVENT TITLE FRAUD BY AUTHORIZING THE REGISTER OF DEEDS TO REQUIRE THE PRODUCTION OF A GOVERNMENT-ISSUED PHOTOGRAPHIC IDENTIFICATION CARD BEFORE RECORDING A DEED OR CERTAIN OTHER INSTRUMENTS, REQUIRING THE REGISTER OF DEEDS TO PROVIDE ACCESS TO A FRAUD DETECTION ALERT SYSTEM, AND PROVIDING FOR A SEPARATE CAUSE OF ACTION TO QUIET TITLE AFTER AN ATTEMPTED FRAUDULENT CONVEYANCE.	Support	Fraud Deeds
S754	School Calendar Flexibility:A New Alternative		Galey	AN ACT TO PROVIDE ADDITIONAL FLEXIBILITY TO LOCAL BOARDS OF EDUCATION IN ADOPTING THE SCHOOL CALENDAR.	Support	School Calendar