

FAILED



NORTH CAROLINA GENERAL ASSEMBLY
AMENDMENT
Senate Bill 607

AMENDMENT NO. A7
(to be filled in by
Principal Clerk)

S607-ABR-102 [v.1]

Page 1 of 2

Amends Title [NO]
Fourth Edition

Date _____, 2024

Representative Crutchfield

1 moves to amend the bill on page 33, lines 17 through 18,
2 by inserting between those lines:

3
4 "ESTABLISH CRITERIA TO ALLOW FOR THE USE OF TEMPORARY DWELLINGS
5 ON RESIDENTIAL PROPERTY FOR THE DURATION OF THE CONSTRUCTION OF
6 A PERMANENT RESIDENTIAL DWELLING

7 SECTION 23.7.(a) Article 11 of Chapter 160D of the General Statutes is amended
8 by adding a new section to read:

9 "§ 160D-1110.1. Temporary dwelling permits during construction.

10 (a) A county shall permit the siting and use of a temporary dwelling that is unaffixed to
11 the property, including a recreational vehicle as defined in G.S. 20-4.01, for the duration of the
12 construction of a permanent residential dwelling on the same parcel, provided all of the following
13 criteria are met:

- 14 (1) All required permit applications for the construction of the permanent
15 residential dwelling have been submitted.
16 (2) The temporary dwelling meets minimum habitability and safety standards
17 applicable to that dwelling.
18 (3) The temporary dwelling has access to a source of power and meets applicable
19 sanitary conditions.
20 (4) The temporary dwelling will be available for periodic inspections consistent
21 with this Article to verify ongoing compliance with the conditions imposed
22 under this section.
23 (5) Placement of the temporary dwelling unit on the subject parcel will meet
24 setback requirements applicable to that parcel. For the purposes of this
25 subdivision, the minimum setback authorized by development regulation for
26 any dwelling within the parcel applies to the temporary dwelling unit.

27 (b) Upon payment of a reasonable fee, a county shall issue a permit for the use of a
28 temporary dwelling meeting the criteria in this section regardless of parcel size. A county may
29 require biennial renewal of the temporary dwelling permit and may also reasonably limit the
30 duration of the temporary dwelling permit to the issuance of a certificate of occupancy, certificate
31 of compliance, or temporary certificate pursuant to G.S. 160D-1116. A county may limit the
32 issuance of a temporary dwelling permit to one active permit per subject parcel. A county may



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1 revoke a temporary dwelling permit if (i) the local government denies any required permit
2 application submitted for the construction of the permanent residential dwelling, (ii) any building
3 permit issued for the permanent residential dwelling has been revoked or has expired, or (iii) the
4 temporary dwelling fails to meet the criteria imposed prior to the issuance of the temporary
5 permit. Nothing in this section affects the validity or enforceability of applicable nuisance
6 ordinances, private covenants, or contractual agreements among property owners. A temporary
7 permit issued pursuant to this section shall be exclusively regulated by the issuing county and
8 shall supersede the regulatory authority of any other local government entity."

9 **SECTION 23.7.(b)** This section is effective when it becomes law."
10
11

SIGNED _____
Amendment Sponsor

SIGNED _____
Committee Chair if Senate Committee Amendment

ADOPTED _____ FAILED _____ TABLED _____

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and vote information, is available in the
House Principal Clerk's Office**