



SENATE BILL 214: Various Local Boundaries.

2025-2026 General Assembly

Committee:	House Finance. If favorable, re-refer to Rules, Calendar, and Operations of the House	Date:	June 24, 2025
Introduced by:	Sen. Sawrey	Prepared by:	Greg Roney Staff Attorney
Analysis of:	PCS to Third Edition S214-CSTMxfr-14		

OVERVIEW: *The Proposed Committee Substitute (PCS) for Senate Bill 214 would:*

- *Remove 3 tracts of land from the corporate limits of Southport.*
- *Remove 1 tract of land from the corporate limits and extraterritorial jurisdiction of Yadkinville.*
- *Remove 2 tracts of land from the corporate limits of Kannapolis.*

CURRENT LAW: Under Section 1 of Article VII of the NC Constitution, the General Assembly is empowered to "provide for the organization and government and the fixing of boundaries of counties, cities and towns, and other governmental subdivisions, and, except as otherwise prohibited by this Constitution, may give such powers and duties to counties, cities and towns, and other governmental subdivisions as it may deem advisable." Pursuant to this Section, the General Assembly enacted Article 4A of Chapter 160A of the General Statutes which governs municipal annexations. In addition, the General Assembly may annex property by local act. However, the General Assembly has not enacted any method for municipalities to deannex property. Only the General Assembly may deannex property.

Generally, a municipality may regulate land use within an area beyond its corporate limits, commonly referred to as extraterritorial jurisdiction (ETJ). Land use regulations include zoning, subdivision regulation, building code enforcement, minimum housing code enforcement, historic preservation, erosion and sedimentation control regulation, and historic district regulation. To regulate the ETJ area, the municipality must be exercising the same power within its corporate limits. In addition, the municipality may not select different ETJ areas for different regulatory powers. If a municipality fails to exercise its ETJ authority, that territory is regulated by the county in which the property lies.

BILL ANALYSIS: The Proposed Committee Substitute (PCS) for Senate Bill 214 would:

- Remove 3 tracts of land from the corporate limits of Southport.
- Remove 1 tract of land from the corporate limits and extraterritorial jurisdiction of Yadkinville.
- Remove 2 tracts of land from the corporate limits of Kannapolis.

EFFECTIVE DATE: The PCS would become effective when it becomes law.

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