



HOUSE BILL 548: Zoning/Modernize & Reorganize

2015-2016 General Assembly

Committee:	House Judiciary IV	Date:	April 29, 2015
Introduced by:	Reps. Bishop, Stam, Bryan, Hamilton	Prepared by:	Kelly Tornow
Analysis of:	PCS to First Edition H548-CSTH-17		Committee Counsel

SUMMARY: *The proposed committee substitute for House Bill 548 would establish the Zoning Modernization Legislative Task Force to make recommendations to the General Assembly on whether to consolidate the current land use regulation statutes.*

CURRENT LAW: Counties (Article 18 of Chapter 153A) and cities (Article 19 of Chapter 160A) are authorized to adopt land use regulation ordinances to govern the development of property within their jurisdiction. The statutes are substantially the same in most instances, but do contain some differences. Land use regulations may include any of the following:

- Extraterritorial jurisdiction (cities only)
- Subdivision ordinances
- Zoning ordinances
- Zoning regulation for manufactured homes
- Historical districts
- Building inspections & minimum housing codes
- Blighted areas
- Development agreements
- Cell towers
- Acquisition of open space
- Stormwater management

BILL ANALYSIS: The PCS for House Bill 548 would establish the Zoning Modernization Legislative Task Force to make recommendations on whether to consolidate and modernize Article 19 of Chapter 160A and Article 18 of Chapter 153A. Specifically, the Task Force would study and examine the provisions of House Bill 548, posted on the Committee's website (<http://www.ncleg.net/gascripts/DocumentSites/browseDocSite.asp?nID=278>). The Task Force would consist of 16 members, six of whom would be members of the General Assembly and ten of whom would be stakeholders and interested parties.

EFFECTIVE DATE: This act is effective when it becomes law.

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Director



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