



SENATE BILL 118: Uniform Residential Rental Reg.

2019-2020 General Assembly

Committee:	House State and Local Government. If favorable, re-refer to Rules, Calendar, and Operations of the House	Date:	July 10, 2019
Introduced by:	Sens. B. Jackson, Krawiec, Ballard	Prepared by:	Billy R. Godwin
Analysis of:	PCS to Third Edition S118-CSBD-28		Committee Counsel

OVERVIEW: *The Proposed Committee Substitute (PCS) to Senate Bill 118 would authorize counties and cities to adopt ordinances to uniformly regulate residential rental property subject to certain limitations, and would subject a residential vacation rental or a long-term residential rental to zoning regulations applicable to land use regulations.*

[As introduced, this bill was identical to H108, as introduced by Reps. Horn, Lucas, which is on the Senate Calendar for July 10, 2019, for second reading.]

CURRENT LAW: Regulation of residential tenancies is generally governed by State law found in Chapter 42 of the General Statutes. Those statutes generally contain provisions addressing rights between landlord and tenant, ejection of tenants, residential rental agreements, and security deposits. State law also governs regulation of vacation rental property (Chapter 42A of the General Statutes). Counties and cities have limited authority to regulate residential rental property, with explicit authority to conduct inspections of hazardous or unsafe buildings, and general authority to zone.

BILL ANALYSIS: The PCS to Senate Bill 118 would explicitly authorize counties and cities to adopt ordinances to uniformly regulate residential rental property whether the property is used for vacation rental, long-term rental, or is owner occupied provided the ordinance does not do any of the following:

- Prohibit rentals, impose occupancy restrictions, or regulate rental frequency or duration.
- Require licensing or registration of rentals or their owners.
- Require inspections of rentals, except those for hazardous or unlawful conditions.
- Regulate or require licensing or registration of a landlord's real estate broker except as required by the North Carolina Real Estate Commission.

The PCS would require local governments to treat a residential vacation rental or a long-term residential rental as residential property for purposes of zoning regulations applicable to land use regulations.

EFFECTIVE DATE: The act would be effective when the bill becomes law.

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