



2023-2024 General Assembly

**SENATE BILL 382:
Disaster Relief-3/Budget/Various Law Changes,
Sec. 3K.1:
No Local Government Initiated Down-Zoning
Without Consent of Affected Property Owner**

Committee:		Date:	January 13, 2025
Introduced by:		Prepared by:	Ike McRee
Analysis of:	Sec. 3K.1 of S.L. 2024-57		Staff Attorney

***OVERVIEW:** Section 3K.1 of S.L. 2024-57 prohibits, without the written consent of affected property owners, local government initiated rezonings or text amendments that (i) decrease the permitted density of development, (ii) reduce the range or permitted uses of the property, or (iii) create any type of nonconformity on land not in a residential zoning district, including a nonconforming use, nonconforming lot, nonconforming structure, nonconforming improvement, or nonconforming site element.*

This bill was vetoed by the Governor on November 26, 2024, and the veto was overridden by the General Assembly on December 11, 2024. This section of the act became effective on December 11, 2024 and applies to local government ordinances adopted on or after that date, and any local government ordinance enacting down-zoning of property during the 180 days prior to December 11, 2024.

Kara McCraw
Director



Legislative Analysis
Division
919-733-2578