



HOUSE BILL 1103: Allow Implementation of Chatham Co. UDO.

2025-2026 General Assembly

Committee:	House State and Local Government. If favorable, re-refer to Rules, Calendar, and Operations of the House	Date:	June 16, 2026
Introduced by:	Rep. Reives	Prepared by:	Ike McRee
Analysis of:	First Edition		Committee Co-Counsel

OVERVIEW: *House Bill 1103 would authorize Chatham County to implement and enforce a unified development ordinance adopted on November 18, 2024 and a zoning map accompanying the unified development ordinance that is adopted on or before June 1, 2027.*

CURRENT LAW: G.S. 160D-601(d), amended by Section 3K.1(c) of S.L. 2024-57, prohibits, without the written consent of all 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.

BILL ANALYSIS: House Bill 1103 would authorize the Chatham County Board of Commissioners to implement and enforce a unified development ordinance adopted on November 18, 2024 and accompanying zoning map notwithstanding G.S. 160D-601 and Section 3K.1(c) of S.L. 2024-57. The unified development ordinance and zoning map would be effective upon approval by the Chatham County Board of Commissioners, which must occur on or before June 1, 2027.

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

Kara McCraw
Director



Legislative Analysis
Division
919-733-2578