



HOUSE BILL 369: Parking Lot Reform and Modernization Act.

2025-2026 General Assembly

Committee: House Housing and Development. If **Date:** May 6, 2025
favorable, re-refer to State and Local
Government. If favorable, re-refer to Rules,
Calendar, and Operations of the House

Introduced by: Reps. Loftis, Brody, Penny, Dahle **Prepared by:** Howard Marsilio
Analysis of: PCS to First Edition Staff Attorney
H369-CSBGa-13

OVERVIEW: *The Proposed Committee Substitute (PCS) to House Bill 369 would:*

- *Restrict local government from requiring a minimum number of off-street parking spaces and amend the current prohibition on space size regulation to apply to off-street parking.*
- *Ban the future purchase and importation for use of pavement sealants containing high levels of polycyclic aromatic hydrocarbons.*

The PCS specifically modifies Section 1 that relates to local parking regulations and adds an appropriation to the Department of Commerce, removes Section 3, and makes conforming and technical changes throughout.

CURRENT LAW/BILL ANALYSIS:

Prohibit certain parking regulations. – Current law authorizes local government to adopt zoning regulations, however, these zoning or development regulations are prohibited from requiring a parking space to be larger than 9 feet wide by 20 feet long, unless designated for handicap, parallel, or diagonal parking. **Section 1** would amend the current width and length provision to specify it only applies to off-street parking and would also limit local government from requiring a minimum number of parking spaces per development or structure. This section would also appropriate a nonrecurring \$5,000 dollars to the Department of Commerce for FY 2025/2026 to educate property owners on the financial opportunities that relate to adjusting the number of parking spaces in their lots to align with actual and anticipated usage to avoid unneeded expenditures.

Polycyclic aromatic hydrocarbons. – **Section 2** would create a new section within the Oil Pollution and Hazardous Substances Control Act of 1978 (Article 21A of Chapter 143, enforced by the North Carolina Environmental Management Commission) which would prohibit a person from purchasing or importing a high PAH sealant product for use or application in the construction or maintenance of any parking or vehicular access area.

EFFECTIVE DATE: Section 1, modifying local government parking space authority, would become effective July 1, 2025. Section 2, banning certain pavement sealants, would become effective July 1, 2026. Except as otherwise provided, this act would be effective when it becomes law.

Kara McCraw
Director



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Legislative Analysis
Division
919-733-2578