



HOUSE BILL 913: Liability/Unfair/Deceptive Develop. Actions.

2025-2026 General Assembly

Committee:	House Housing and Development. If favorable, re-refer to State and Local Government. If favorable, re-refer to Rules, Calendar, and Operations of the House	Date:	April 16, 2025
Introduced by:	Rep. Brody	Prepared by:	Howard Marsilio
Analysis of:	First Edition		Staff Attorney

OVERVIEW: *House Bill 913 would authorize a court to award attorneys' fees, and potentially punitive damages, to a party seeking recourse for adverse decisions rendered by local governments pursuant to Chapter 160D, Local Planning and Development Regulation, of the General Statutes.*

CURRENT LAW: Article 14 of Chapter 160D, Local Planning and Development Regulation, of the General Statutes outlines various specific court process requirements relating to original actions, appeals, and court review of local government determinations rendered pursuant to that Chapter.

BILL ANALYSIS: The bill would:

- Authorize a court to award a party seeking recourse reasonable attorneys' fees, and specify the court shall award attorneys' fees, under certain circumstances.
 - A party that successfully shows the local government acted in a flagrantly unfair or deceptive manner with respect to the development approval with intent to cause a party to initiate an action may be liable for punitive damages in an amount up to 10 times proven damages, which include loss of revenue, increases in costs due to the delays caused by the local government's actions, and any other damages proven.
- Outline when a court shall not award attorneys' fees.

EFFECTIVE DATE: This act would become effective October 1, 2025, and would apply to causes of action arising on or after that date.

Kara McCraw
Director



Legislative Analysis
Division
919-733-2578