



HOUSE BILL 926: Regulatory Reform Act of 2025, Sec. 29: Clarify Existing Use Rights on Property

2025-2026 General Assembly

Analysis of: S.L. 2025-94, Sec. 29

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Section 29 of S.L. 2025-94 (House Bill 926) provides that, in the context of land development:

- A vested right obtained by permit or other local government approval does not preclude the use or extinguish the existence of any other vested right or use by right attached to the property.
- If a special use permit expires and does not vest, the current zoning classification or regulation for the property applies.
- When two or more local governments with land use jurisdiction over a parcel of land fail to mutually agree, with the consent of the landowner, as to which jurisdiction's land use ordinances apply to the entire parcel, the landowner can elect to apply land use ordinances of the jurisdiction with a majority of the acreage of the parcel of land.

This section became effective October 6, 2025.

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