



SENATE BILL 205: Clarify Swimming Pool Laws/Priv. Pool Rentals.

2025-2026 General Assembly

Committee:	Senate Regulatory Reform. If favorable, re- refer to Rules and Operations of the Senate	Date:	April 2, 2025
Introduced by:	Sen. Jarvis	Prepared by:	Kyle Evans
Analysis of:	First Edition		Committee Counsel

OVERVIEW: *Senate Bill 205 would amend the exemption for private swimming pool rentals from regulation as public swimming pools and make technical changes to that statute.*

CURRENT LAW:

Public swimming pools are subject to permitting requirements and rules enforced by the Department of Health and Human Services. Certain types of pools are exempt from regulation, including:

- Private pools serving a single-family dwelling and used only by the residents of the dwelling and their guests,
- Therapeutic pools used in physical therapy programs operated by medical facilities licensed by the Department or operated by a licensed physical therapist, and
- Therapeutic chambers drained, cleaned, and refilled after each individual use.

S.L. 2024-49 amended the law governing public swimming pools, effective July 1, 2025, to expand the exemption for private swimming pools to include private swimming pools offered for use to individuals on a temporary basis through a sharing economy platform, provided that the swimming pools meet certain minimum safety and cleanliness requirements.

BILL ANALYSIS:

Senate Bill 205 would rewrite the S.L. 2024-49 exemption for private swimming pools serving a single-family dwelling used only by residents and their guests to apply regardless of whether the guests gain use of the private pool through a sharing economy platform or pay a fee. In cases where a fee is exchanged for pool access, the private pool must be "maintained in good and safe working order."

This bill would also make various technical and organizational changes to G.S. 130A-280.

EFFECTIVE DATE: This act would become effective July 1, 2025.

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Legislative Analysis
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