



SENATE BILL 257: 2026 Appropriations Act, Sec. 39.4: Annexation/Prohibited Area Characteristics

2025-2026 General Assembly

Analysis of: S.L. 2026-41, Sec. 39.4

Date: August 20, 2026

Prepared by: Legislative Analysis
Division Staff

Section 39.4 of S.L. 2026-41 (Senate Bill 257) prohibits the annexation by a municipality of any planned community that has the following characteristics:

- A minimum of 1,000 contiguous acres.
- The essential characteristics of a municipality, such as (i) a detailed plan of development, (ii) medical facilities, (iii) grocery stores, (iv) family recreational facilities, (v) schools, and (vi) a method of sharing expenses to support and maintain the area.
- Access to services on substantially the same basis as services provided within a municipality including (i) police protection, (ii) fire protection, (iii) solid waste collection, (iv) street maintenance, and (v) water and sewer.

This section became effective July 7, 2026.

Kara McCraw
Director



Legislative Analysis
Division
919-733-2578