2025-2026 General Assembly

SENATE BILL 445: Regulatory Reform Act of 2026, Sec. 2: Ordinance Exemption for Certain Nonconforming On-Premises Signs.

Analysis of: S.L. 2026-59, Sec. 2

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Prepared by: Legislative Analysis Division Staff

Current law provides that a local government can require the removal of a lawfully erected on-premises advertising sign pursuant to local development regulations only if the local government compensates the owner for the removal. This law became effective July 9, 2024, but applies to any on-premises signs removed on or after October 1, 2021.

Section 2 of S.L. 2026-59 (Senate Bill 445) exempts from that requirement any lawfully adopted local government ordinances regulating on-premises signs that:

(i) included an amortization period of 10 or more years during which a nonconforming sign was allowed to remain in place before it was required to be either removed or brought into compliance; and

(ii) the date of compliance under the amortization period expired on or prior to July 1, 2024.

This section became effective August 11, 2026.

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