



2025-2026 General Assembly

SENATE BILL 445: Regulatory Reform Act of 2026, Sec. 9: Limit Local Glazing and Transparency Requirements.

Analysis of: S.L. 2026-59, Sec. 9

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Prepared by: Legislative Analysis
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Section 9 of S.L. 2026-59 (Senate Bill 445) prohibits local governments from adopting or enforcing a requirement for a commercial or mixed-use building to have glazing, transparency, windows, or other transparent or translucent facade materials in excess of 35% of its ground-floor facade area. For portions of a commercial or mixed-use building used primarily for non-storefront purposes, a local government cannot adopt or enforce a glazing requirement that requires glazing or transparency to exceed 20% of the ground-floor facade area. This section does not apply in certain historic districts or where otherwise required by law.

This section becomes effective October 1, 2026, and any development regulation that is inconsistent with the provisions of this section, on or after that date, is void and unenforceable to the extent of the inconsistency.

Kara McCraw
Director



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