



HOUSE BILL 259: 2023 Appropriations Act, Sec. 20.5: State Property and Land Use Regulation

2023-2024 General Assembly

Committee:		Date:	December 1, 2023
Introduced by:		Prepared by:	Alejandro Ramirez Staff Attorney
Analysis of:	Sec. 20.5 of S.L. 2023-134		

OVERVIEW: Section 20.5 of Session Law 2023-134 exempts certain State Government buildings from local land use laws.

This section became effective October 3, 2023, and applies to any erection, repair, or renovation on or after that date.

CURRENT LAW: Counties and cities have the authority to enact land use ordinances (zoning and development ordinances), and they must generally be followed by the State of North Carolina when it develops public buildings.

BILL ANALYSIS: Section 20.5 of S.L. 2023-134 exempts certain State public buildings from local government zoning laws; public buildings are exempt if they are either (i) wholly or partly in Wake County and managed by the State Construction Office, or (ii) managed by the Legislative Services Commission.

The State Construction Office and Legislative Services Commission are required to consult with the relevant county or city on all of the following for each project: (i) water and sewer services, (ii) stormwater implications, (iii) impacts on traffic patterns and parking, (iv) perimeter buffering, landscaping, tree protection, and riparian buffer requirements, (v) and local environmental regulations.

EFFECTIVE DATE: This section became effective October 3, 2023, and applies to any erection, repair, or renovation on or after that date.

Jeffrey Hudson
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