

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2023

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HOUSE BILL 474

Short Title: Facilitate Small Housing. (Public)

Sponsors: Representatives Price, Brody, and Dahle (Primary Sponsors).

For a complete list of sponsors, refer to the North Carolina General Assembly web site.

Referred to: Rules, Calendar, and Operations of the House

March 27, 2023

A BILL TO BE ENTITLED
AN ACT TO PROVIDE AFFORDABLE HOUSING OPTIONS BY ALLOWING FOR THE
SITING OF SMALL HOUSING IN AREAS ZONED FOR RESIDENTIAL USE.

The General Assembly of North Carolina enacts:

SECTION 1. Article 7 of Chapter 160D of the General Statutes is amended by
adding a new section to read:

"§ 160D-707. Small housing in residential areas.

(a) Definitions. – As used in this section, the term "small housing" means a detached
single-family dwelling unit that is no greater than 800 square feet, built to standards applicable
to the North Carolina Residential Code for One- and Two-Family Dwellings, and is either
constructed or mounted on a foundation and is connected to utilities. The term also includes "tiny
house," "cottage home," "accessory dwelling unit," or similar residential structure. The term does
not include a recreational vehicle or manufactured home that has not been affixed to real property.

(b) Small Housing in Residential Zones. – A local government shall allow small housing
in areas zoned for residential or mixed-use residential, including those that allow for the
development of detached single-family dwellings.

(c) Regulation and Scope. – Nothing in this section affects the validity or enforceability
of private covenants or other contractual agreements among property owners relating to dwelling
type restrictions. Any regulation adopted pursuant to this section shall not apply to an area
designated as a local historic district (i) pursuant to Part 4 of Article 9 of this Chapter or (ii) on
the National Register of Historic Places, unless approved by the local historic preservation
authority. A local government shall allow for attachment to existing water and sewer systems
and shall not require additional fees, meters, or approvals for connection. For septic systems, a
local government may require a new system or an upgrade to an existing system if it is determined
that the existing system is incapable of handling extra capacity."

SECTION 2. This act is effective when it becomes law.

