

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2021**

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HOUSE BILL 110

Short Title: Increase Building Permit Exemption Threshold. (Public)

Sponsors: Representatives Hanig and Brody (Primary Sponsors).

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

Referred to: Local Government - Land Use, Planning and Development, if favorable, Rules, Calendar, and Operations of the House

February 19, 2021

A BILL TO BE ENTITLED
AN ACT TO INCREASE THE BUILDING PERMIT EXEMPTION THRESHOLD FOR
SINGLE FAMILY RESIDENCES AND FARM BUILDINGS.

The General Assembly of North Carolina enacts:

SECTION 1. G.S. 143-138(b5) reads as rewritten:

"(b5) Exclusion for Certain Minor Activities in Residential and Farm Structures. – No permit shall be required under the Code or any local variance thereof approved under subsection (e) for any construction, installation, repair, replacement, or alteration performed in accordance with the current edition of the North Carolina State Building Code and costing ~~fifteen thousand dollars (\$15,000)~~ sixteen thousand dollars (\$16,000) or less in any single family residence or farm building unless the work involves any of the following:

...."

SECTION 2. G.S. 143-138(b5), as rewritten by Section 1 of this act, reads as rewritten:

"(b5) Exclusion for Certain Minor Activities in Residential and Farm Structures. – No permit shall be required under the Code or any local variance thereof approved under subsection (e) for any construction, installation, repair, replacement, or alteration performed in accordance with the current edition of the North Carolina State Building Code and costing ~~sixteen thousand dollars (\$16,000)~~ seventeen thousand dollars (\$17,000) or less in any single family residence or farm building unless the work involves any of the following:

...."

SECTION 3. G.S. 143-138(b5), as rewritten by Section 2 of this act, reads as rewritten:

"(b5) Exclusion for Certain Minor Activities in Residential and Farm Structures. – No permit shall be required under the Code or any local variance thereof approved under subsection (e) for any construction, installation, repair, replacement, or alteration performed in accordance with the current edition of the North Carolina State Building Code and costing ~~seventeen thousand dollars (\$17,000)~~ eighteen thousand dollars (\$18,000) or less in any single family residence or farm building unless the work involves any of the following:

...."

SECTION 4. G.S. 143-138(b5), as rewritten by Section 3 of this act, reads as rewritten:

"(b5) Exclusion for Certain Minor Activities in Residential and Farm Structures. – No permit shall be required under the Code or any local variance thereof approved under subsection



(e) for any construction, installation, repair, replacement, or alteration performed in accordance with the current edition of the North Carolina State Building Code and costing ~~eighteen thousand dollars (\$18,000)~~ nineteen thousand dollars (\$19,000) or less in any single family residence or farm building unless the work involves any of the following:

...."

SECTION 5. G.S. 143-138(b5), as rewritten by Section 4 of this act, reads as rewritten:

"(b5) Exclusion for Certain Minor Activities in Residential and Farm Structures. – No permit shall be required under the Code or any local variance thereof approved under subsection (e) for any construction, installation, repair, replacement, or alteration performed in accordance with the current edition of the North Carolina State Building Code and costing ~~nineteen thousand dollars (\$19,000)~~ twenty thousand dollars (\$20,000) or less in any single family residence or farm building unless the work involves any of the following:

...."

SECTION 6. Section 1 of this act is effective October 1, 2021, and applies to any construction, installation, repair, replacement, or alteration on single family residences or farm buildings occurring on or after that date. Section 2 of this act is effective October 1, 2022, and applies to any construction, installation, repair, replacement, or alteration on single family residences or farm buildings occurring on or after that date. Section 3 of this act is effective October 1, 2023, and applies to any construction, installation, repair, replacement, or alteration on single family residences or farm buildings occurring on or after that date. Section 4 of this act is effective October 1, 2024, and applies to any construction, installation, repair, replacement, or alteration on single family residences or farm buildings occurring on or after that date. Section 5 of this act is effective October 1, 2025, and applies to any construction, installation, repair, replacement, or alteration on single family residences or farm buildings occurring on or after that date. The remainder of this act is effective when it becomes law.