

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2021

S

1

SENATE BILL 253

Short Title: Town of Cornelius-Extend Vacation Rental Regs. (Local)

Sponsors: Senator Marcus (Primary Sponsor).

Referred to: Rules and Operations of the Senate

March 15, 2021

A BILL TO BE ENTITLED

AN ACT TO EXTEND THE SUNSET OF AUTHORITY FOR THE TOWN OF CORNELIUS
TO REGULATE VACATION RENTALS AND OTHER TRANSIENT OCCUPANCIES.

The General Assembly of North Carolina enacts:

SECTION 1.(a) G.S. 160A-394, as enacted in S.L. 2014-91, is recodified as
G.S. 160D-917.

SECTION 1.(b) G.S. 160D-917, as recodified by subsection (a) of this section, reads
as rewritten:

"§ 160D-917. **Zoning regulations for residential vacation rental or other transient
occupancy.**

(a) Notwithstanding ~~G.S. 160A-424(e)~~, ~~G.S. 160D-1207(c)~~ a city may, by ordinance,
establish and enforce zoning regulations for residential dwellings occupied on a vacation rental
or other transient occupancy basis. These zoning regulations may include any of the following:

- (1) Required permitting.
- (2) Prohibition of vacation rentals or other transient occupancy in certain
residential zoning districts.
- (3) Limits on number of cars and occupants.
- (4) Signage.
- (5) Preserving residential character.
- (6) Completion and filing of financial reports and payment of any occupancy
taxes.
- (7) Time limits.
- (8) Use of amortizations for nonconforming transient occupancy dwelling.
- (9) Any other regulations reasonably necessary to mitigate potential
neighborhood impacts.

(b) For the purposes of this section, the phrase "vacation rental or other transient
occupancy" means an occupancy intended to be temporary or that is offered or available by
short-term lease or otherwise for a time period or lease term of less than 90 days in a residential
dwelling unit. An owner of a residential dwelling unit may allow short-term occupancy by
another for up to three weeks per calendar year without it being considered a vacation rental or
other transient occupancy."

SECTION 2. This act applies to the Town of Cornelius only.

SECTION 3. This act is effective when it becomes law and expires on December
31, 2031. Nothing in this act shall be construed to affect or repeal any ordinance that was adopted
under a city's general police powers or zoning authority prior to the enactment of this act.

