

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

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SENATE BILL 493
Second Edition Engrossed 5/6/25

Short Title: Land Use Clarification and Changes. (Public)

Sponsors: Senators Lee, Moffitt, and Overcash (Primary Sponsors).

Referred to: Rules and Operations of the Senate

March 26, 2025

1 A BILL TO BE ENTITLED
2 AN ACT TO ALLOW THE SITING OF SCHOOLS VIA SPECIAL USE PERMIT FOR
3 AREAS ZONED FOR COMMERCIAL USE; TO CLARIFY THAT USE RIGHTS ON
4 PROPERTY ARE NOT EXTINGUISHED BY THE APPROVAL OF ADDITIONAL USE
5 RIGHTS; AND TO ELIMINATE MUNICIPAL EXTRATERRITORIAL JURISDICTION.

6 The General Assembly of North Carolina enacts:

7
8 **PART I. SCHOOLS A PERMITTED USE IN COMMERCIAL ZONES**

9 **SECTION 1.1.** Part 1 of Article 9 of Chapter 160D of the General Statutes is
10 amended by adding a new section to read:

11 **"§ 160D-917. Public school sites in commercial zones.**

12 In areas zoned for commercial use, zoning regulations shall permit, by right or by special use,
13 the siting of a school building that is primarily used for the instruction of students and is under
14 the control of a public school unit as defined in G.S. 115C-5."

15 **SECTION 1.2.** This Part is effective when it becomes law.

16
17 **PART II. CLARIFY EXISTING USE RIGHTS ON PROPERTY**

18 **SECTION 2.1.** G.S. 160D-108 reads as rewritten:

19 **"§ 160D-108. Permit choice and vested rights.**

20 ...

21 (c) Vested Rights. – Amendments in land development regulations are not applicable or
22 enforceable without the written consent of the owner with regard to any of the following:

- 23 (1) Buildings or uses of buildings or land for which a development permit
24 application has been submitted and subsequently issued in accordance with
25 G.S. 143-755.
- 26 (2) Subdivisions of land for which a development permit application authorizing
27 the subdivision has been submitted and subsequently issued in accordance
28 with G.S. 143-755.
- 29 (3) A site-specific vesting plan pursuant to G.S. 160D-108.1.
- 30 (4) A multi-phased development pursuant to subsection (f) of this section.
- 31 (5) A vested right established by the terms of a development agreement
32 authorized by Article 10 of this Chapter.

33 The establishment of a vested right under any subdivision of this subsection does not preclude
34 vesting under one or more other subdivisions of this subsection or vesting by application of
35 common law principles. A vested right, once established as provided for in this section or by
36 common law, precludes any action by a local government that would change, alter, impair,



1 prevent, diminish, or otherwise delay the development or use of the property allowed by the
2 applicable land development regulation or regulations, except where a change in State or federal
3 law mandating local government enforcement occurs after the development application is
4 submitted that has a fundamental and retroactive effect on the development or use. A vested right
5 obtained by permit or other local government approval shall not preclude the use or extinguish
6 the existence of any other vested right or use by right attached to the property.

7"

8 **SECTION 2.2.** G.S. 160D-705 reads as rewritten:

9 **"§ 160D-705. Quasi-judicial zoning decisions.**

10 ...

11 (c) Special Use Permits. – The regulations may provide that the board of adjustment,
12 planning board, or governing board hear and decide special use permits in accordance with
13 principles, conditions, safeguards, and procedures specified in the regulations. Reasonable and
14 appropriate conditions and safeguards may be imposed upon these permits. Where appropriate,
15 such conditions may include requirements that street and utility rights-of-way be dedicated to the
16 public and that provision be made for recreational space and facilities. Conditions and safeguards
17 imposed under this subsection shall not include requirements for which the local government
18 does not have authority under statute to regulate nor requirements for which the courts have held
19 to be unenforceable if imposed directly by the local government, including, without limitation,
20 taxes, impact fees, building design elements within the scope of G.S. 160D-702(b),
21 driveway-related improvements in excess of those allowed in G.S. 136-18(29) and
22 G.S. 160A-307, or other unauthorized limitations on the development or use of land.

23 The regulations may provide that defined minor modifications to special use permits that do
24 not involve a change in uses permitted or the density of overall development permitted may be
25 reviewed and approved administratively. Any other modification or revocation of a special use
26 permit shall follow the same process for approval as is applicable to the approval of a special use
27 permit. If multiple parcels of land are subject to a special use permit, the owners of individual
28 parcels may apply for permit modification so long as the modification would not result in other
29 properties failing to meet the terms of the special use permit or regulations. Any modifications
30 approved apply only to those properties whose owners apply for the modification. The regulation
31 may require that special use permits be recorded with the register of deeds. If a special use permit
32 expires and does not vest, the current zoning classification or regulation for the property applies.

33"

34 **SECTION 2.3.(a)** G.S. 160D-203 reads as rewritten:

35 **"§ 160D-203. Split jurisdiction.**

36 (a) If a parcel of land lies within the planning and development regulation jurisdiction of
37 more than one local government, for the purposes of this Chapter, the local governments may,
38 by mutual agreement pursuant to Article 20 of Chapter 160A of the General Statutes and with
39 the written consent of the landowner, assign exclusive planning and development regulation
40 jurisdiction under this Chapter for the ~~entire parcel land~~, including all development phases on the
41 land, to any one of those local governments.

42 (b) In the event no mutual agreement or written consent under subsection (a) of this
43 section exists, the landowner of land lying within the planning and development regulation
44 jurisdiction of more than one local government may elect the planning and development
45 regulations of the local government where the majority of the total acreage of the parcel of land
46 is situated.

47 (c) ~~Such a mutual agreement~~ This section shall only be applicable to planning and
48 development regulations and shall not affect taxation or other nonregulatory matters. The mutual
49 agreement under subsection (a) of this section shall be evidenced by a resolution formally
50 adopted by each governing board and recorded with the register of deeds in the every county
51 where the property land is located within 14 days of the adoption of the last required resolution."

1 **SECTION 2.3.(b)** G.S. 160D-102(18) reads as rewritten:

2 "(18) Landowner or owner. – ~~The holder~~ All holders of record of the title in fee
3 simple. Absent evidence to the contrary, a local government may rely on the
4 county tax records to determine who is a landowner. The landowner may
5 authorize a person holding a valid option, lease, or contract to purchase to act
6 as his or her agent or representative for the purpose of making applications for
7 development approvals."

8 **SECTION 2.4.** This Part is effective when it becomes law.

9
10 **PART III. REMOVE EXTRATERRITORIAL JURISDICTION AUTHORITY**

11 **SECTION 3.1.(a)** G.S. 160D-201 reads as rewritten:

12 "**§ 160D-201. Planning and development regulation jurisdiction.**

13 (a) Cities. – All of the powers granted by this Chapter may be exercised by any city within
14 its corporate limits ~~and within any extraterritorial area established pursuant to~~
15 G.S. 160D-202:limits.

16 "

17 **SECTION 3.1.(b)** G.S. 160D-202 reads as rewritten:

18 "**§ 160D-202. ~~Municipal extraterritorial~~ Transfer or relinquishment of jurisdiction.**

19 (a) Geographic Scope. ~~Any city may exercise the powers granted to cities under this~~
20 ~~Chapter within a defined area extending not more than one mile beyond its contiguous corporate~~
21 ~~limits. In addition, a city of 10,000 or more population but less than 25,000 may exercise these~~
22 ~~powers over an area extending not more than two miles beyond its limits and a city of 25,000 or~~
23 ~~more population may exercise these powers over an area extending not more than three miles~~
24 ~~beyond its limits. In determining the population of a city for the purposes of this Chapter, the city~~
25 ~~council and the board of county commissioners may use the most recent annual estimate of~~
26 ~~population as certified by the Secretary of the North Carolina Department of Administration.~~
27 ~~Pursuant to G.S. 160A-58.4, extraterritorial municipal planning and development regulation may~~
28 ~~be extended only from the primary corporate boundary of a city and not from the boundary of~~
29 ~~satellite areas of the city.~~

30 (b) Authority in the Extraterritorial Area. ~~A city may not exercise any power conferred~~
31 ~~by this Chapter in its extraterritorial jurisdiction that it is not exercising within its corporate limits.~~
32 ~~A city may exercise in its extraterritorial area all powers conferred by this Chapter that it is~~
33 ~~exercising within its corporate limits. If a city fails to extend a particular type of development~~
34 ~~regulation to the extraterritorial area, the county may elect to exercise that particular type of~~
35 ~~regulation in the extraterritorial area.~~

36 (c) County Approval of City Jurisdiction. ~~Notwithstanding subsection (a) of this~~
37 ~~section, no city may extend its extraterritorial powers into any area for which the county has~~
38 ~~adopted and is enforcing county zoning and subdivision regulations. However, the city may do~~
39 ~~so where the county is not exercising both of these powers, or when the city and the county have~~
40 ~~agreed upon the area within which each will exercise the powers conferred by this Chapter. No~~
41 ~~city may extend its extraterritorial powers beyond one mile from its corporate limits without the~~
42 ~~approval of the board or boards of county commissioners with jurisdiction over the area.~~

43 (d) Notice of Proposed Jurisdiction Change. ~~Any municipality proposing to exercise~~
44 ~~extraterritorial jurisdiction under this Chapter shall notify the owners of all parcels of land~~
45 ~~proposed for addition to the area of extraterritorial jurisdiction, as shown on the county tax~~
46 ~~records. The notice shall be sent by first-class mail to the last addresses listed for affected~~
47 ~~property owners in the county tax records. The notice shall inform the landowner of the effect of~~
48 ~~the extension of extraterritorial jurisdiction, of the landowner's right to participate in a legislative~~
49 ~~hearing prior to adoption of any ordinance extending the area of extraterritorial jurisdiction, as~~
50 ~~provided in G.S. 160D-601, and of the right of all residents of the area to apply to the board of~~
51 ~~county commissioners to serve as a representative on the planning board and the board of~~

adjustment, as provided in G.S. 160D-303. The notice shall be mailed at least 30 days prior to the date of the hearing. The person or persons mailing the notices shall certify to the city council that the notices were sent by first class mail, and the certificate shall be deemed conclusive in the absence of fraud.

(e) ~~Boundaries.~~ Any council exercising extraterritorial jurisdiction under this Chapter shall adopt an ordinance specifying the areas to be included based upon existing or projected urban development and areas of critical concern to the city, as evidenced by officially adopted plans for its development. A single jurisdictional boundary shall be applicable for all powers conferred in this Chapter. Boundaries shall be defined, to the extent feasible, in terms of geographical features identifiable on the ground. Boundaries may follow parcel ownership boundaries. A council may, in its discretion, exclude from its extraterritorial jurisdiction areas lying in another county, areas separated from the city by barriers to urban growth, or areas whose projected development will have minimal impact on the city. The boundaries specified in the ordinance shall at all times be drawn on a map, set forth in a written description, or shown by a combination of these techniques. This delineation shall be maintained in the manner provided in G.S. 160A-22 for the delineation of the corporate limits and shall be recorded in the office of the register of deeds of each county in which any portion of the area lies.

~~Where the extraterritorial jurisdiction of two or more cities overlaps, the jurisdictional boundary between them shall be a line connecting the midway points of the overlapping area unless the city councils agree to another boundary line within the overlapping area based upon existing or projected patterns of development.~~

(f) ~~County Authority Within City Jurisdiction.~~ – The county may, on request of the city council, exercise any or all of ~~these~~ the powers granted in this Chapter in any or all areas lying within the city's corporate limits or within the city's specified area of extraterritorial jurisdiction.~~limits.~~

(g) ~~Transfer of Jurisdiction.~~ – When a city ~~annexes, annexes~~ or a new city is incorporated ~~in, or a city extends its jurisdiction to include, in~~ an area that is currently being regulated by the county, the county development regulations and powers of enforcement shall remain in effect until (i) the city has adopted such development regulations or (ii) a period of 60 days has elapsed following the ~~annexation, extension, annexation~~ or incorporation, whichever is sooner. Prior to the transfer of jurisdiction, the city may hold hearings and take any other measures consistent with G.S. 160D-204 that may be required in order to adopt and apply its development regulations for the area at the same time it assumes jurisdiction.

(h) ~~Relinquishment of Jurisdiction.~~ – When a city relinquishes jurisdiction over an area that it is regulating under this Chapter to a county, the city development regulations and powers of enforcement shall remain in effect until (i) the county has adopted such development regulation or (ii) a period of 60 days has elapsed following the action by which the city relinquished jurisdiction, whichever is sooner. Prior to the transfer of jurisdiction, the county may hold hearings and take other measures consistent with G.S. 160D-204 that may be required in order to adopt and apply its development regulations for the area at the same time it assumes jurisdiction.

(i) ~~Process for Local Government Approval.~~ – When a local government is granted powers by this section subject to the request, approval, or agreement of another local government, the request, approval, or agreement shall be evidenced by a formally adopted resolution of the governing board of the local government. Any such request, approval, or agreement can be rescinded upon two years' written notice to the other governing boards concerned by repealing the resolution. The resolution may be modified at any time by mutual agreement of the governing boards concerned.

(j) ~~Local Acts.~~ Nothing in this section shall repeal, modify, or amend any local act that defines the boundaries of a city's extraterritorial jurisdiction by metes and bounds or courses and distances.

(k) Effect on Vested Rights. – Whenever a city or county, pursuant to this section, acquires jurisdiction over a territory that theretofore has been subject to the jurisdiction of another local government, any person who has acquired vested rights in the surrendering jurisdiction may exercise those rights as if no change of jurisdiction had occurred. The city or county acquiring jurisdiction may take any action regarding such a development approval, certificate, or other evidence of compliance that could have been taken by the local government surrendering jurisdiction pursuant to its development regulations. Except as provided in this subsection, any building, structure, or other land use in a territory over which a city or county has acquired jurisdiction is subject to the development regulations of the city or county."

SECTION 3.1.(c) G.S. 160D-307 is repealed.

SECTION 3.1.(d) G.S. 160D-602 reads as rewritten:

"§ 160D-602. Notice of hearing on proposed zoning map amendments.

(a) Mailed Notice. – Subject to the limitations of this Chapter, an ordinance shall provide for the manner in which zoning regulations and the boundaries of zoning districts are to be determined, established, and enforced, and from time to time amended, supplemented, or changed, in accordance with the provisions of this Chapter. The owners of affected parcels of land and the owners of all parcels of land abutting that parcel of land shall be mailed a notice of the hearing on a proposed zoning map amendment by first-class mail at the last addresses listed for such owners on the county tax abstracts. For the purpose of this section, properties are "abutting" even if separated by a street, railroad, or other transportation corridor. This notice must be deposited in the mail at least 10 but not more than 25 days prior to the date of the hearing. ~~If the zoning map amendment is being proposed in conjunction with an expansion of municipal extraterritorial planning and development regulation jurisdiction under G.S. 160D-202, a single hearing on the zoning map amendment and the boundary amendment may be held. In this instance, the initial notice of the zoning map amendment hearing may be combined with the boundary hearing notice and the combined hearing notice mailed at least 30 days prior to the hearing.~~

...."

SECTION 3.1.(e) G.S. 160D-903(c) is repealed.

SECTION 3.1.(f) G.S. 160D-912 reads as rewritten:

"§ 160D-912. Outdoor advertising.

...

(m) This section does not apply to any ordinance in effect on July 1, 2004. A local government may amend an ordinance in effect on July 1, 2004, to extend application of the ordinance to off-premises outdoor advertising located in territory acquired by ~~annexation or located in the extraterritorial jurisdiction of the city.~~ annexation. A local government may repeal or amend an ordinance in effect on July 1, 2004, so long as the amendment to the existing ordinance does not reduce the period of amortization in effect on June 19, 2020.

...."

SECTION 3.1.(g) G.S. 160D-925(e) is repealed.

SECTION 3.1.(h) G.S. 160D-1102(a) reads as rewritten:

"(a) A local government may create an inspection department and may appoint inspectors who may be given appropriate titles, such as building inspector, electrical inspector, plumbing inspector, housing inspector, zoning inspector, heating and air-conditioning inspector, fire prevention inspector, or deputy or assistant inspector, or another title generally descriptive of the duties assigned. Every local government shall perform the duties and responsibilities set forth in G.S. 160D-1104 either by (i) creating its own inspection department, (ii) creating a joint inspection department in cooperation with one or more other units of local government, pursuant to Part 1 of Article 20 of Chapter 160A of the General Statutes, (iii) contracting with another unit of local government for the provision of inspection services pursuant to Part 1 of Article 20 of Chapter 160A of the General Statutes, or (iv) arranging for the county in which a city is located

1 to perform inspection services within the city's jurisdiction as authorized by ~~G.S. 160D-1104 and~~
2 ~~G.S. 160D-202. G.S. 160D-1104.~~ Every local government shall designate a person responsible
3 for the daily oversight of the local government's duties and responsibilities under
4 G.S. 160D-1104."

5 **SECTION 3.1.(i)** G.S. 160D-1125(c) reads as rewritten:

6 "(c) Additional Lien. – The amounts incurred by a local government in connection with
7 the removal or demolition are also a lien against any other real property owned by the owner of
8 the building or structure and located within the local government's planning and development
9 regulation ~~jurisdiction, and for cities without extraterritorial planning and development~~
10 ~~jurisdiction, within one mile of the city limits, jurisdiction,~~ except for the owner's primary
11 residence. The provisions of subsection (b) of this section apply to this additional lien, except
12 that this additional lien is inferior to all prior liens and shall be collected as a money judgment."

13 **SECTION 3.1.(j)** G.S. 113A-208(d) reads as rewritten:

14 "(d) An ordinance adopted under the authority of this section applies to all protected
15 mountain ridges as defined in G.S. 113A-206. A county or city may apply the ordinance to other
16 mountain ridges within its jurisdiction if it finds that this application is reasonably necessary to
17 protect against some or all of the hazards or problems set forth in G.S. 113A-207. ~~Additionally,~~
18 ~~a city with a population of 50,000 or more may apply the ordinance to other mountain ridges~~
19 ~~within its extraterritorial planning jurisdiction if it finds that this application is reasonably~~
20 ~~necessary to protect against some or all of the hazards or problems set forth in G.S. 113A-207."~~

21 **SECTION 3.1.(k)** G.S. 130A-317(d) reads as rewritten:

22 "(d) Municipalities, counties, local boards or commissions, water and sewer authorities,
23 or groups of municipalities and counties may establish and administer within their utility service
24 areas their own approval program in lieu of State approval of water system plans required in
25 subsection (c) of this section for construction or alteration of the distribution system of a proposed
26 or existing public water system, subject to the prior certification of the Department. For purposes
27 of this subsection, the service area of a municipality shall include only that area within the
28 corporate limits of the municipality and that area outside a municipality in its extraterritorial
29 jurisdiction where water service is already being provided to the permit applicant by the
30 municipality or connection to the municipal water system is immediately available to the
31 applicant; the service areas of counties and the other entities or groups shall include only those
32 areas where water service is already being provided to the applicant by the permitting authority
33 or connection to the permitting authority's system is immediately available. For purposes of this
34 subsection, the term "extraterritorial jurisdiction" means the boundaries of the area over which a
35 municipality was exercising extraterritorial planning jurisdiction under Article 19 of Chapter
36 160A of the General Statutes, or its successor Chapter 160D of the General Statutes, prior to the
37 municipality's relinquishment of extraterritorial planning jurisdiction over the area in accordance
38 with the law. No later than the 180th day after the receipt of an approval program and statement
39 submitted by any local government, commission, authority, or board, the Department shall certify
40 any local program that meets all of the following conditions:

41"

42 **SECTION 3.1.(l)** G.S. 136-55.1(b) reads as rewritten:

43 "(b) ~~In keeping with its overall zoning scheme and long range plans regarding the~~
44 ~~extraterritorial jurisdiction area, a~~ A municipality may keep open and assume responsibility for
45 maintenance of a road within one mile of its corporate limits once it is abandoned from the State
46 highway system."

47 **SECTION 3.1.(m)** G.S. 136-63(b) reads as rewritten:

48 "(b) ~~In keeping with its overall zoning scheme and long range plans regarding the~~
49 ~~extraterritorial jurisdiction area, a~~ A municipality may keep open and assume responsibility for
50 maintenance of a road within one mile of its corporate limits once it is abandoned from the State
51 highway system."

SECTION 3.1.(n) G.S. 136-66.3(a) reads as rewritten:

"(a) Municipal Participation Authorized. – A municipality may, but is not required to, participate in the right-of-way and construction cost of a State transportation improvement approved by the Board of Transportation under G.S. 143B-350(f)(4) that is located in the ~~municipality or its extraterritorial jurisdiction.~~municipality."

SECTION 3.1.(o) G.S. 143-138(e) reads as rewritten:

"(e) Effect upon Local Codes. – Except as otherwise provided in this section, the North Carolina State Building Code shall apply throughout the State, from the time of its adoption. Approved rules shall become effective in accordance with G.S. 150B-21.3. However, any political subdivision of the State may adopt a fire prevention code and floodplain management regulations within its jurisdiction. Provided a political subdivision shall not adopt local fire prevention code provisions which apply to dwellings subject to the North Carolina Residential Code which are not prescriptively required by the North Carolina Residential Code. The territorial jurisdiction of any municipality or county for this purpose, unless otherwise specified by the General Assembly, shall be as follows: Municipal jurisdiction shall include all areas within the corporate limits of the ~~municipality and extraterritorial jurisdiction areas established as provided in G.S. 160D-202 or a local act;~~municipality; county jurisdiction shall include all other areas of the county. No such code or regulations, other than floodplain management regulations and those permitted by G.S. 160D-1128, shall be effective until they have been officially approved by the responsible Code Council as providing adequate minimum standards to preserve and protect health and safety, in accordance with the provisions of subsection (c) above. Local floodplain regulations may regulate all types and uses of buildings or structures located in flood hazard areas identified by local, State, and federal agencies, and include provisions governing substantial improvements, substantial damage, cumulative substantial improvements, lowest floor elevation, protection of mechanical and electrical systems, foundation construction, anchorage, acceptable flood resistant materials, and other measures the political subdivision deems necessary considering the characteristics of its flood hazards and vulnerability. In the absence of approval by the Building Code Council or Residential Code Council, or in the event that approval is withdrawn, local fire prevention codes and regulations shall have no force and effect. Provided any local regulations approved by the local governing body which are found by the Council to be more stringent than the adopted statewide fire prevention code and which are found to regulate only activities and conditions in buildings, structures, and premises that pose dangers of fire, explosion or related hazards, and are not matters in conflict with the Code, may be approved. Local governments may enforce the fire prevention code of the Code using civil remedies authorized under G.S. 143-139, 153A-123, and 160A-175. If the State Fire Marshal or other State official with responsibility for enforcement of the Code institutes a civil action pursuant to G.S. 143-139, a local government may not institute a civil action under G.S. 143-139, 153A-123, or 160A-175 based upon the same violation. Appeals from the assessment or imposition of such civil remedies shall be as provided in G.S. 160D-1127.

A local government may not adopt any ordinance In conflict with the exemption provided by subsection (c1) of this section. No local ordinance or regulation shall be construed to limit the exemption provided by subsection (c1) of this section."

SECTION 3.1.(p) G.S. 143-215.1(f) reads as rewritten:

"(f) Local Permit Programs for Sewer Extension and Reclaimed Water Utilization. – Municipalities, counties, local boards or commissions, water and sewer authorities, or groups of municipalities and counties may establish and administer within their utility service areas their own general permit programs in lieu of State permit required in G.S. 143-215.1(a)(2), (3), and (8) above, for construction, operation, alteration, extension, change of proposed or existing sewer system, subject to the prior certification of the Commission. For purposes of this subsection, the service area of a municipality shall include only that area within the corporate limits of the municipality and that area outside a municipality in its extraterritorial jurisdiction where sewer

service or a reclaimed water utilization system is already being provided by the municipality to the permit applicant or connection to the municipal sewer system or a reclaimed water utilization system is immediately available to the applicant; the service areas of counties and the other entities or groups shall include only those areas where sewer service or a reclaimed water utilization system is already being provided to the applicant by the permitting authority or connection to the permitting authority's system is immediately available. For purposes of this subsection, the term "extraterritorial jurisdiction" means the boundaries of the area over which a municipality was exercising extraterritorial planning jurisdiction under Article 19 of Chapter 160A of the General Statutes, or its successor Chapter 160D of the General Statutes, prior to the municipality's relinquishment of extraterritorial planning jurisdiction over the area in accordance with the law. No later than the 180th day after the receipt of a program and statement submitted by any local government, commission, authority, or board the Commission shall certify any local program that does all of the following:

...."

SECTION 3.1.(q) G.S. 153A-317.14(a)(6) is repealed.

SECTION 3.1.(r) G.S. 160A-58.4 reads as rewritten:

"§ 160A-58.4. Extraterritorial powers.

Satellite corporate limits shall not be considered a part of the city's corporate limits for the purposes of ~~extraterritorial land-use regulation pursuant to G.S. 160D-202~~ or abatement of public health nuisances pursuant to G.S. 160A-193. However, a city's power to regulate land use pursuant to Chapter 160D of the General Statutes or to abate public health nuisances pursuant to G.S. 160A-193, shall be the same within satellite corporate limits as within its primary corporate limits."

SECTION 3.1.(s) G.S. 160A-176.1(a) reads as rewritten:

"(a) A city may adopt ordinances to regulate and control swimming, surfing and littering in the Atlantic Ocean adjacent to that portion of the city within its ~~boundaries or within its extraterritorial jurisdiction; boundaries;~~ provided, however, nothing contained herein shall be construed to permit any city to prohibit altogether swimming and surfing or to make these activities unlawful."

SECTION 3.1.(t) G.S. 160A-176.2(a) reads as rewritten:

"(a) A city may adopt ordinances to regulate and control swimming, personal watercraft operation, surfing and littering in the Atlantic Ocean and other waterways adjacent to that portion of the city within its ~~boundaries or within its extraterritorial jurisdiction; boundaries;~~ provided, however, nothing contained herein shall be construed to permit any city to prohibit altogether swimming or surfing or to make these activities unlawful."

SECTION 3.1.(u) G.S. 160A-296(a1) is repealed.

SECTION 3.1.(v) G.S. 160A-299(d) reads as rewritten:

"(d) This section shall apply to any street or public alley within a city ~~or its extraterritorial jurisdiction~~ that has been irrevocably dedicated to the public, without regard to whether it has actually been opened. This section also applies to unopened streets or public alleys that are shown on plats but that have not been accepted or maintained by the city, provided that this section shall not abrogate the rights of a dedicator, or those claiming under a dedicator, pursuant to G.S. 136-96."

SECTION 3.1.(w) Any provision in a local act that grants a city the power to exercise extraterritorial planning jurisdiction under Article 19 of Chapter 160A of the General Statutes, or its successor Chapter 160D of the General Statutes, is hereby repealed.

SECTION 3.1.(x) This section applies only to extraterritorial jurisdiction territory of a city located within the following counties and effective as stated:

- (1) For counties with a population of 25,000 or less according to the last federal decennial census, October 1, 2026.

- (2) For counties with a population between 25,001 and 50,000 according to the last federal decennial census, October 1, 2027.

SECTION 3.2.(a) No city may expand its extraterritorial jurisdiction beyond the territory that the city was exercising extraterritorial jurisdiction authority upon as of June 1, 2025.

SECTION 3.2.(b) Cities continuing to exercise extraterritorial jurisdiction authority shall continue to appoint representation on boards in accordance with G.S. 160D-307.

SECTION 3.3.(a) The relinquishment of jurisdiction over an area that a city is regulating under the authority of extraterritorial planning jurisdiction under Article 19 of Chapter 160A of the General Statutes, or its successor Chapter 160D of the General Statutes, shall be determined by the county in which the area lies, not the city which has been exercising extraterritorial jurisdiction over the area, and becomes effective as follows:

- (1) For counties with a population of 25,000 or less according to the last federal decennial census, October 1, 2026.
- (2) For counties with a population between 25,001 and 50,000 according to the last federal decennial census, October 1, 2027.

SECTION 3.3.(b) Nothing in this Part shall be construed as prohibiting a city from relinquishing jurisdiction over an area prior to the effective date set forth in Section 3.3(a) of this act so long as the city complies with the provisions of Article 19 of Chapter 160A of the General Statutes, or its successor Chapter 160D of the General Statutes.

SECTION 3.3.(c) Upon relinquishment of jurisdiction over an area that a city is regulating under the authority of extraterritorial planning jurisdiction under Article 19 of Chapter 160A of the General Statutes, or its successor Chapter 160D of the General Statutes:

- (1) The city regulations and powers of enforcement shall remain in effect until the earlier of the effective date of the land use regulations adopted by the county with jurisdiction over the area or 60 days after the effective date set forth in Section 3.3(a) of this act for that county. If the sixtieth day falls on a holiday or weekend, the next business day shall be treated as the sixtieth day. The county may hold hearings and take other measures that may be required in order to adopt county regulations for the area prior to the effective date set forth in Section 3.3(a) of this act for that county.
- (2) Any person who has acquired vested rights under a permit, certificate, or other evidence of compliance issued by the city may exercise those rights as if no change of jurisdiction had occurred. The county acquiring jurisdiction may take any action regarding the permit, certificate, or other evidence of compliance that could have been taken by the city surrendering jurisdiction pursuant to the city ordinances and regulations. Except as provided in this section, any building, structure, or other land use in a territory over which a county has acquired jurisdiction is subject to the ordinances and regulations of the county. At least 180 days prior to the effective date set forth in Section 3.3(a) of this act for the county in which any portion of a city lies, the city shall notify the county of the following:
- The boundaries of the city's extraterritorial jurisdiction in that county.
 - The existing land use regulations applying to that extraterritorial jurisdiction in that county, including zoning and overlay maps.
 - Any pending requests for amendments or other changes to the existing land use regulations applying to that extraterritorial jurisdiction in that county.
 - Any vested rights with respect to properties in the extraterritorial jurisdiction in that county.

SECTION 3.3.(d) This section is effective when it becomes law.

SECTION 3.4.(a) This Part shall have no effect on the extraterritorial jurisdiction of law enforcement officers as authorized in any of the following:

- (1) Chapter 77 of the General Statutes.
- (2) G.S. 15A-402.
- (3) G.S. 20-38.2.
- (4) G.S. 160A-286.
- (5) Any local act or provision of general law.

SECTION 3.4.(b) This section is effective when it becomes law.

SECTION 3.5. Except as otherwise provided, this Part is effective when it becomes law.

PART IV. EFFECTIVE DATE

SECTION 4. Except as otherwise provided, this act is effective when it becomes law.