

GENERAL ASSEMBLY OF NORTH CAROLINA

Session 2011

Legislative Fiscal Note

BILL NUMBER: House Bill 282 (First Edition)

SHORT TITLE: HOAs/No Prohibit Water or Energy Savings.

SPONSOR(S): Representatives Harrison, Hall, K. Alexander, and R. Moore

<b>FISCAL IMPACT</b>					
	<b>Yes ( )</b>	<b>No (X)</b>	<b>No Estimate Available ( )</b>		
	<b><u>FY 2011-12</u></b>	<b><u>FY 2012-13</u></b>	<b><u>FY 2013-14</u></b>	<b><u>FY 2014-15</u></b>	<b><u>FY 2015-16</u></b>
<b>REVENUES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>EXPENDITURES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>POSITIONS (cumulative):</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>PRINCIPAL DEPARTMENT(S) &amp; PROGRAM(S) AFFECTED:</b> None.					
<b>EFFECTIVE DATE:</b> October 1, 2011					

**BILL SUMMARY:**

House Bill 282 enacts new General Statute 47F-3-123 to prohibit the regulation or ban of water efficiency or energy efficiency improvements by homeowners associations. The bill provides the following exemptions from the prohibition: (1) for declarations of covenants registered before October 1, 2011, the covenant prohibits the specific water or energy efficiency improvement installed or proposed by the property owner or (2) for covenants registered on or after October 1, 2011, the restriction lists the specific water and energy efficiency measures that are prohibited, and the improvement installed or proposed by the property owner is substantially the same as a restricted measure. The bill also defines “water efficiency improvement” and “energy efficiency improvement.” (Source: Bill Digest)

**ASSUMPTIONS AND METHODOLOGY:**

There are no State funds associated with the administration of homeowners associations in North Carolina. Therefore, this bill will have no fiscal impact on State agencies.

**TECHNICAL CONSIDERATIONS:** None

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**Fiscal Research Division**

**DATE:** March 14, 2011



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