

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2021

H.B. 110
Feb 17, 2021
HOUSE PRINCIPAL CLERK

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HOUSE BILL DRH40083-MH-37

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

Sponsors: Representative Hanig.

Referred to:

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

4 The General Assembly of North Carolina enacts:

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

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

12"

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

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

21"

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

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

30"

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

33 "(b5) Exclusion for Certain Minor Activities in Residential and Farm Structures. – No
34 permit shall be required under the Code or any local variance thereof approved under subsection
35 (e) for any construction, installation, repair, replacement, or alteration performed in accordance
36 with the current edition of the North Carolina State Building Code and costing ~~eighteen thousand~~



1 ~~dollars (\$18,000)~~ nineteen thousand dollars (\$19,000) or less in any single family residence or
2 farm building unless the work involves any of the following:

3"

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

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

12"

13 **SECTION 6.** Section 1 of this act is effective October 1, 2021, and applies to any
14 construction, installation, repair, replacement, or alteration on single family residences or farm
15 buildings occurring on or after that date. Section 2 of this act is effective October 1, 2022, and
16 applies to any construction, installation, repair, replacement, or alteration on single family
17 residences or farm buildings occurring on or after that date. Section 3 of this act is effective
18 October 1, 2023, and applies to any construction, installation, repair, replacement, or alteration
19 on single family residences or farm buildings occurring on or after that date. Section 4 of this act
20 is effective October 1, 2024, and applies to any construction, installation, repair, replacement, or
21 alteration on single family residences or farm buildings occurring on or after that date. Section 5
22 of this act is effective October 1, 2025, and applies to any construction, installation, repair,
23 replacement, or alteration on single family residences or farm buildings occurring on or after that
24 date. The remainder of this act is effective when it becomes law.