

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

H

1

HOUSE BILL 1212

Short Title: HOA Accessory Limitation Ban. (Public)

Sponsors: Representatives Liu and Johnson-Hostler (Primary Sponsors).
For a complete list of sponsors, refer to the North Carolina General Assembly web site.

Referred to: Rules, Calendar, and Operations of the House

May 5, 2026

A BILL TO BE ENTITLED

AN ACT TO BAN HOMEOWNERS' ASSOCIATIONS FROM REGULATING GARDENS,
ACCESSORY DWELLING UNITS, AND SOLAR PANELS AND TO BAN UNIT
OWNERS' ASSOCIATIONS FROM REGULATING SOLAR PANELS.

The General Assembly of North Carolina enacts:

SECTION 1. G.S. 47C-3-102 reads as rewritten:

"§ 47C-3-102. Powers of unit owners' association.

...

(c) Notwithstanding subsection (a), the association may not impose limitations on unit owners' ability to install, maintain, and use solar panels as a power source."

SECTION 2. G.S. 47F-3-102 reads as rewritten:

"§ 47F-3-102. Powers of owners' association.

(a) Unless the articles of incorporation or the declaration expressly provides to the contrary, the association may do all of the following:

...

(b) Notwithstanding subsection (a), the association may not impose limitations on lot owners' ability to install, maintain, and use the following:

(1) Solar panels as a power source.

(2) Edible or pollinator gardens located within a lot owners' boundaries.

(3) Accessory dwelling units that meet applicable building and environmental codes that are also allowed by zoning restrictions."

SECTION 3. There is appropriated from the General Fund to the Department of Justice the sum of one hundred thousand dollars (\$100,000) in nonrecurring funds for the 2026-2027 fiscal year for education on these provisions.

SECTION 4. This act is effective when it becomes law.



* H 1 2 1 2 - V - 1 *