

March 12, 2003

H 429. JUST COMP./LOCAL GOV. TAKING. TO REQUIRE LOCAL GOVERNMENTS TO PAY JUST COMPENSATION FOR REMOVAL OF LAWFULLY ERECTED BUILDINGS, STRUCTURES, OUTDOOR ADVERTISING, OR PERSONAL PROPERTY AND TO AUTHORIZE LOCAL GOVERNMENTS TO ENTER INTO RELOCATION AND RECONSTRUCTION AGREEMENTS WITH OWNERS OF NONCONFORMING PROPERTIES. As title indicates, amends GS 136-131.2 to prohibit local governments from enacting an ordinance requiring the removal of nonconforming materials or the termination of nonconforming uses of property without the payment of just compensation, defined as the fair market value of the materials (without regard to the diminution in value due to ordinance requiring removal) minus the value of the materials after removal.

Intro. by Culpepper.

Ref. to Rules	GS 136
---------------	--------

April 9, 2003

H 429. JUST COMP./LOCAL GOV. TAKING. Intro. 3/12/03. House committee substitute adopted 4/8/03 makes the following changes to 1st edition. Deletes new GS 136-131.2. Adds new GS 153A-121(d) to provide that sec. does not authorize a county to adopt ordinances that require the removal of a lawfully erected structure or fixture, including outdoor advertising, that is not detrimental to public health or safety, without payment of just compensation. Specifies that no period of amortization shall constitute any portion of just compensation. Adds same provision to new GS 160A-174(c), applicable to cities.