

March 23, 2005

**S 835. ZONING/JET NOISE ZONES. AUTHORIZING THE CREATION OF JET NOISE ZONES UNDER CITY AND COUNTY ZONING ORDINANCES.** Enacts new GS 160A-381(d) and GS 153A-340(e1) as title indicates. Also authorizes cities and counties to require that seller of real property inform potential buyers that property is located in a jet noise zone and to adopt ordinances that require the placement of insulation materials in newly-constructed buildings within zone.

**Intro. by Kerr.**

Ref. to St. & Loc. Gov.

GS 153A, 160A

April 14, 2005

**S 835. ZONING/JET NOISE ZONES.** Intro. 3/23/05. Senate committee substitute makes the following changes to 1st edition. Modifies new GS 160A-381(d) and 153A-340(e1) to authorize cities and counties to create jet noise zones only for airfields used primarily for military purposes and only when the applicable county has a population of at least 100,000 and contains only one military installation which is an Air Force base. Further modifies those subsections to transfer home purchaser notification requirements to new GS 39-51, which limits notification requirements to noise levels in jet noise zones that are due to military air activity that would be material to the ordinary, reasonable, and prudent buyer, and to delete provisions authorizing cities and counties to adopt ordinances to require the placement of insulation materials in newly constructed buildings in jet noise zones. Enacts new GS 47E-4(b)(7) to require that NC Real Estate Comm'n include information on jet noise due to military aircraft on its standard residential disclosure statement. Requires that the NC Building Code Council evaluate the need for additional noise abatement requirements in jet noise zones and amend the State Building Code accordingly.

April 19, 2005

**S 835. ZONING/JET NOISE ZONES.** Intro. 3/23/05. Senate amendment makes the following changes to 2nd edition. (1) Removes from the bill provisions limiting the bill's applicability to counties with at least 100,000 population containing only one military installation, it being an Air Force base, and cities located in such counties. (2) Provides that the noise zones do not apply to facilities used primarily for the National Guard or civilian facilities used by the National Guard. (3) Specifies that the noise zone applies to noise from military training.