

March 25, 2009

H 780. BUILDING CODE/EXEMPT EQUESTRIAN ARENAS. Filed 3/25/09. *TO CLARIFY THE NORTH CAROLINA BUILDING CODE EXEMPTION FOR FARM BUILDINGS TO INCLUDE EQUINE ARENAS USED FOR LESSONS OFFERED TO THE GENERAL PUBLIC BUT NOT FOR SPECTATOR EVENTS.*

GS 143-138(b) exempts farm buildings from the building rules of the North Carolina State Building Code. This bill adds a definition of farm building as "any building that is not open to the general public and is used primarily for a bona fide farm purpose." It further adds a provision that a "bona fide farm purpose" includes "equine training offered to members of the general public" but not including equine spectator events.

Intro. by Brubaker.

GS 143

April 16, 2009

H 780. BUILDING CODE/ EXEMPT EQUESTRIAN ARENAS. Filed 3/25/09. House committee substitute makes the following changes to 1st edition.

Amends GS 143-138(b) to provide a more illustrative definition of the term *farm building* as it applies in the provisions of the North Carolina Building Code (Code), defining *farm building* as including any structure used or associated with equine activities, including, but not limited to the care, management, boarding, or training of horses, and the instruction and training of riders (the 1st edition defined farm building as any building not open to the general public and used primarily for a bona fide farm purpose). Also provides examples of structures that are associated with equine activities and qualify as a *farm building*, which are not to be construed as limiting the types of structures, activities, or uses that may be considered in this subsection as exempted from building rules. Clarifies that a farm building that might be otherwise exempt from building rules is not exempt if it is used for a spectator event and more than 10 members of the public are present at the farm building for the event. Specifies that the act applies to all farm buildings, including those where construction began or was completed prior to the effective date of this act. Makes a conforming change to the title and makes organizational changes.

June 15, 2009

H 780. BUILDING CODE/EXEMPT EQUESTRIAN ARENAS. Filed 3/25/09. Senate committee substitute makes the following changes to 2nd edition. Amends GS 42A-36 to provide that if a state or local authority orders a mandatory evacuation, a tenant of a residential property subject to a vacation rental who complies with the evacuation order is entitled to a refund from the landlord of the rent, taxes, and other payments (was, rent) made by the tenant according to the rental agreement as a condition of the tenant's right to occupy the property. Provides that the refund is to be prorated for each night that the tenant is unable to occupy the property because of the evacuation order. Makes conforming changes and changes the title to *AN ACT TO CLARIFY THE NORTH CAROLINA BUILDING CODE EXEMPTION FOR FARM BUILDINGS TO INCLUDE EQUINE ARENAS USED FOR LESSONS OFFERED TO THE GENERAL PUBLIC, AND OTHER EQUINE ACTIVITIES, BUT NOT FOR SPECTATOR EVENTS, AND TO PROVIDE THAT IN THE CASE OF A MANDATORY EVACUATION A TENANT SUBJECT TO A VACATION RENTAL AGREEMENT IS ENTITLED TO A REFUND OF THE PRORATED RENT, TAXES, AND OTHER PAYMENTS MADE BY THE TENANT FOR THE OCCUPATION OF THE VACATION RENTAL UNIT.*

July 2, 2009

SL 2009-245 (H 780). BUILDING CODE/EXEMPT EQUESTRIAN ARENAS. *AN ACT TO CLARIFY THE NORTH CAROLINA BUILDING CODE EXEMPTION FOR FARM BUILDINGS TO INCLUDE EQUINE ARENAS USED FOR LESSONS OFFERED TO THE GENERAL PUBLIC, AND OTHER EQUINE ACTIVITIES, BUT NOT FOR SPECTATOR EVENTS, AND TO PROVIDE THAT IN THE CASE OF A MANDATORY EVACUATION A TENANT SUBJECT TO A VACATION RENTAL AGREEMENT IS ENTITLED TO A REFUND OF THE PRORATED RENT, TAXES, AND OTHER PAYMENTS MADE BY THE TENANT FOR THE OCCUPATION OF THE*

VACATION RENTAL UNIT. Summarized in *Daily Bulletin* 3/25/09, 4/16/09, and 6/15/09. Enacted June 30, 2009. Effective June 30, 2009.