

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2009

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SENATE BILL 354
Appropriations/Base Budget Committee Substitute Adopted 4/23/09
House Committee Substitute Favorable 5/26/09
House Committee Substitute #2 Favorable 6/16/10
PROPOSED HOUSE COMMITTEE SUBSTITUTE S354-PCS35481-RCf-77

Short Title: Continuing Care Retire. Community/Home Care.

(Public)

Sponsors:

Referred to:

March 2, 2009

1 A BILL TO BE ENTITLED
2 AN ACT TO PERMIT CONTINUING CARE RETIREMENT COMMUNITIES TO
3 PROVIDE OR ARRANGE FOR HOME CARE SERVICES WITHOUT PROVIDING
4 LODGING WHEN THOSE SERVICES ARE PROVIDED ADJUNCT TO A CONTRACT
5 FOR CONTINUING CARE AND TO REQUIRE THE DEPARTMENT OF INSURANCE
6 AND THE DEPARTMENT OF HEALTH AND HUMAN SERVICES TO STUDY
7 ISSUES RELATED TO CONTINUING CARE RETIREMENT COMMUNITIES
8 PROVIDING HOME CARE SERVICES WITHOUT PROVIDING LODGING.

9 The General Assembly of North Carolina enacts:

10 SECTION 1. G.S. 58-64-5(b) reads as rewritten:

11 "(b) The application for a license shall be filed with the Department by the provider on
12 forms prescribed by the Department and within a period of time prescribed by the Department;
13 and shall include all information required by the Department pursuant to rules adopted by it
14 under this Article including, but not limited to, the disclosure statement meeting the
15 requirements of this Article and other financial and facility development information required
16 by the Department. The application for a license must be accompanied by an application fee of
17 ~~five hundred one thousand~~ dollars (\$500.00\$1,000)."

18 SECTION 2. G.S. 58-64-1 reads as rewritten:

19 "§ 58-64-1. Definitions.

20 As used in this Article, unless otherwise specified:

- 21 (1) "~~Continuing care~~" means the Continuing care. – The furnishing to an
22 individual other than an individual related by blood, marriage, or adoption to
23 the person furnishing the care, of lodging together with nursing services,
24 medical services, or other health related services, under ~~an agreement~~
25 contract approved by the Department in accordance with this Article
26 effective for the life of the individual or for a period longer than one year.
27 "Continuing care" may also include home care services provided or arranged
28 by a provider of lodging at a facility to an individual who has entered into a
29 continuing care contract with the provider but is not yet receiving lodging.
30 (2) "~~Entrance fee~~" means a Entrance fee. – A payment that assures a resident a
31 place in a facility for a term of years or for life.



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- 1 (3) ~~"Facility" means the~~Facility. – The retirement community or communities in
 2 which a provider undertakes to provide continuing care to an individual.
- 3 (4) ~~"Health related services" means, at~~Health-related services. – At a minimum,
 4 nursing home admission or assistance in the activities of daily living,
 5 exclusive of the provision of meals or cleaning services.
- 6 (4a) Home care services. – Defined in G.S. 131E-136.
- 7 (5) ~~"Living unit" means a~~Living unit. – A room, apartment, cottage, or other
 8 area within a facility set aside for the exclusive use or control of one or more
 9 identified residents.
- 10 (5a) Lodging. – A living unit as set forth in a contract approved by the
 11 Department in accordance with this Article.
- 12 (6) ~~"Provider" means the~~Provider. – The promoter, developer, or owner of a
 13 facility, whether a natural person, partnership, or other unincorporated
 14 association, however organized, trust, or corporation, of an institution,
 15 building, residence, or other place, whether operated for profit or not, or any
 16 other person, that solicits or undertakes to provide continuing care under a
 17 continuing care facility contract, or that represents himself, herself, or itself
 18 as providing continuing care or "life care."
- 19 (7) ~~"Resident" means a~~Resident. – A purchaser of, a nominee of, or a subscriber
 20 to, a continuing care contract.
- 21 (8) ~~"Hazardous financial condition" means a~~Hazardous financial condition. – A
 22 provider is insolvent or in eminent danger of becoming insolvent."

23 **SECTION 3.** G.S. 58-64-25(b)reads as rewritten:

24 "(b) Each contract shall include provisions that specify the following:

- 25 (1) The total consideration to be ~~paid;~~paid.
- 26 (2) Services to be ~~provided;~~provided.
- 27 (3) The procedures the provider shall follow to change the resident's
 28 accommodation if necessary for the protection of the health or safety of the
 29 resident or the general and economic welfare of the ~~residents;~~residents.
- 30 (4) The policies to be implemented if the resident cannot pay the periodic
 31 ~~fees;~~fees.
- 32 (5) The terms governing the refund of any portion of the entrance fee in the
 33 event of discharge by the provider or cancellation by the ~~resident;~~resident.
- 34 (6) The policy regarding increasing the periodic ~~fees;~~fees.
- 35 (7) The description of the living ~~quarters;~~quarters.
- 36 (8) Any religious or charitable affiliations of the provider and the extent, if any,
 37 to which the affiliate organization will be responsible for the financial and
 38 contractual obligations of the ~~provider;~~provider.
- 39 (9) Any property rights of the ~~resident;~~resident.
- 40 (10) The policy, if any, regarding fee adjustments if the resident is voluntarily
 41 absent from the ~~facility;~~facility.
- 42 (11) Any requirement, if any, that the resident apply for Medicaid, public
 43 assistance, or any public benefit program.
- 44 (12) The procedures for determining when the individual will transition to
 45 receiving lodging and health-related services in the event that a contract
 46 allows for the provision or arrangement of continuing care without lodging."

47 **SECTION 4.** Article 64 of Chapter 58 of the General Statutes is amended by
 48 adding a new section to read:

49 **"§ 58-64-7. Continuing care services without lodging.**

50 (a) A provider of continuing care who has obtained a license pursuant to this Article
 51 and desires to provide or arrange for continuing care services, including home care services, to

1 an individual who has entered into a continuing care contract with the provider but is not yet
2 receiving lodging must submit the following to the Commissioner:

- 3 (1) An application to offer continuing care services without providing lodging.
- 4 (2) An amended disclosure statement containing a description of the proposed
5 continuing care services that will be provided without lodging, including the
6 target market, the types of services to be provided, and the fees to be
7 charged.
- 8 (3) A copy of the written service agreement, which must contain those
9 provisions as prescribed in G.S. 58-64-25(b).
- 10 (4) A summary of an actuarial report that presents the impact of providing
11 continuing care services without lodging on the overall operation of the
12 continuing care retirement community.
- 13 (5) A financial feasibility study prepared by a certified public accountant that
14 shows the financial impact of providing continuing care services without
15 lodging on the applicant and the continuing care retirement facility or
16 facilities. The financial feasibility study shall include a statement of
17 activities reporting the revenue and expense details for providing continuing
18 care services without lodging, as well as any impact the provision of these
19 services will have on operating reserves.
- 20 (6) Evidence of the license required under Part 3 of Article 6 of Chapter 131E of
21 the General Statutes to provide home care services, or a contract with a
22 licensed home care agency for the provision of home care services to the
23 individuals under the continuing care services without lodging program.

24 (b) A provider issued a start-up certificate for the provision of continuing care services
25 without lodging must enter into binding written service agreements with subscribers to provide
26 continuing care services without lodging.

27 (c) When providing the financial statements and five-year forecasts required by
28 G.S. 58-64-20, a provider offering continuing care services without lodging must account for
29 the related revenue and expenses generated from the provision of these services separate from
30 the facility's on-site operation."

31 **SECTION 5.** The Department of Insurance and the Department of Health and
32 Human Services shall identify any statutory, regulatory, or practical barriers that prevent or
33 discourage individuals that contract with continuing care retirement communities from
34 receiving home care services for as long as they need home care services and are able to be
35 safely cared for in their homes. The Departments shall jointly provide an interim status report
36 on or before November 1, 2010, and a final report on or before September 1, 2011, to the North
37 Carolina Study Commission on Aging and the Joint Legislative Health Care Oversight
38 Committee. Each report shall include findings and recommendations made to date on statutory
39 changes and a timetable for adopting rules to eliminate any identified barriers to providing
40 appropriate levels of care.

41 **SECTION 6.** If the Joint Conference Committee Report on the Continuation,
42 Expansion and Capital Budgets dated June 28, 2010, for Senate Bill 897, 2009 Regular Session
43 is not enacted or is enacted but does not contain Item 73, Page J-25 transferring Position
44 #60013545 within the Office of the State Fire Marshal Division to the Financial Evaluation
45 Division as an Insurance Company Manager Position at the recurring budgeted amount of
46 \$111,623, then Section 1 of this act becomes effective July 1, 2010, and applies to applications
47 filed on or after that date, Section 7 is repealed, the remainder of the act is effective when it
48 becomes law, and Sections 2, 3, and 4 expire July 1, 2012. Contracts executed on or after the
49 effective date of Sections 2, 3, and 4 that allow for the provision or arrangement of continuing
50 care without lodging remain effective after July 1, 2012, and the continuing care retirement

1 community may provide home care services without lodging under the terms of the contract
2 after July 1, 2012.

3 **SECTION 7.** If the Joint Conference Committee Report on the Continuation,
4 Expansion and Capital Budgets dated June 28, 2010, for Senate Bill 897, 2009 Regular Session
5 is enacted and contains Item 73, Page J-25 transferring Position #60013545 within the Office of
6 the State Fire Marshal Division to the Financial Evaluation Division as an Insurance Company
7 Manager Position at the recurring budgeted amount of \$111,623, then Section 1 of this act
8 becomes effective July 1, 2010, and applies to applications filed on or after that date, Section 6
9 is repealed, and the remainder of the act is effective when it becomes law.