

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2011

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HOUSE BILL 887  
PROPOSED COMMITTEE SUBSTITUTE H887-PCS11219-STx-37

Short Title: Zoning/Temp. Family Health Care Structures.

(Public)

Sponsors:

Referred to:

May 4, 2011

1 A BILL TO BE ENTITLED  
2 AN ACT RELATING TO ZONING PROVISIONS FOR TEMPORARY HEALTH CARE  
3 STRUCTURES.

4 The General Assembly of North Carolina enacts:

5 **SECTION 1.** Part 3 of Article 18 of Chapter 153A of the General Statutes is  
6 amended by adding a new section to read:

7 "**§ 153A-341.3. Zoning of temporary health care structures.**

8 A county exercising powers under this Article shall comply with G.S. 160A-383.5."

9 **SECTION 2.** Part 3 of Article 19 of Chapter 160A of the General Statutes is  
10 amended by adding a new section to read:

11 "**§ 160A-383.5. Zoning of temporary health care structures.**

12 (a) The following definitions apply in this section:

- 13 (1) Activities of daily living. – Bathing, dressing, personal hygiene, ambulation  
14 or locomotion, transferring, toileting, and eating.
- 15 (2) Caregiver. – An individual 18 years of age or older who (i) provides care for  
16 a mentally or physically impaired person and (ii) is a first or second degree  
17 relative of the mentally or physically impaired person for whom the  
18 individual is caring.
- 19 (3) First or second degree relative. – A spouse, lineal ascendant, lineal  
20 descendant, sibling, uncle, aunt, nephew, or niece, and includes half, step,  
21 and in-law relationships.
- 22 (4) Mentally or physically impaired person. – A person who is a resident of this  
23 State and who requires assistance with two or more activities of daily living  
24 as certified in writing by a physician licensed to practice in this State.
- 25 (5) Temporary family health care structure. – A transportable residential  
26 structure, providing an environment facilitating a caregiver's provision of  
27 care for a mentally or physically impaired person, that (i) is primarily  
28 assembled at a location other than its site of installation, (ii) is limited to one  
29 occupant who shall be the mentally or physically impaired person, (iii) has  
30 no more than 300 gross square feet, and (iv) complies with applicable  
31 provisions of the State Building Code and G.S. 143-139.1(b). Placing the  
32 temporary family health care structure on a permanent foundation shall not  
33 be required or permitted.



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1       **(b)** A city shall consider a temporary family health care structure used by a caregiver in  
2 providing care for a mentally or physically impaired person on property owned or occupied by  
3 the caregiver as the caregiver's residence as a permitted accessory use in any single-family  
4 residential zoning district on lots zoned for single-family detached dwellings.

5       **(c)** A city shall consider a temporary family health care structure used by an individual  
6 who is the named legal guardian of the mentally or physically impaired person a permitted  
7 accessory use in any single-family residential zoning district on lots zoned for single-family  
8 detached dwellings in accordance with this section if the temporary family health care structure  
9 is placed on the property of the residence of the individual and is used to provide care for the  
10 mentally or physically impaired person.

11       **(d)** Only one temporary family health care structure shall be allowed on a lot or parcel  
12 of land. The temporary family health care structures under subsections (b) and (c) of this  
13 section shall not require a special use permit or be subjected to any other local zoning  
14 requirements beyond those imposed upon other authorized accessory use structures, except as  
15 otherwise provided in this section. Such temporary family health care structures shall comply  
16 with all setback requirements that apply to the primary structure and with any maximum floor  
17 area ratio limitations that may apply to the primary structure.

18       **(e)** Any person proposing to install a temporary family health care structure shall first  
19 obtain a permit from the city. The city may charge a fee of up to one hundred dollars (\$100.00)  
20 for the initial permit and an annual renewal fee of up to fifty dollars (\$50.00). The city may not  
21 withhold a permit if the applicant provides sufficient proof of compliance with this section. The  
22 city may require that the applicant provide evidence of compliance with this section on an  
23 annual basis as long as the temporary family health care structure remains on the property. The  
24 evidence may involve the inspection by the city of the temporary family health care structure at  
25 reasonable times convenient to the caregiver, not limited to any annual compliance  
26 confirmation, and annual renewal of the doctor's certification.

27       **(f)** Notwithstanding subsection (i) of this section, any temporary family health care  
28 structure installed under this section may be required to connect to any water, sewer, and  
29 electric utilities serving the property and shall comply with all applicable State law, local  
30 ordinances, and other requirements, including Part 5 of this Article, as if the temporary family  
31 health care structure were permanent real property.

32       **(g)** No signage advertising or otherwise promoting the existence of the temporary  
33 health care structure shall be permitted either on the exterior of the temporary family health  
34 care structure or elsewhere on the property.

35       **(h)** Any temporary family health care structure installed pursuant to this section shall be  
36 removed within 60 days in which the mentally or physically impaired person is no longer  
37 receiving or is no longer in need of the assistance provided for in this section. If the temporary  
38 family health care structure is needed for another mentally or physically impaired person, the  
39 temporary family health care structure may continue to be used, or may be reinstated on the  
40 property within 60 days of its removal, as applicable.

41       **(i)** The city may revoke the permit granted pursuant to subsection (e) of this section if  
42 the permit holder violates any provision of this section or G.S. 160A-202. The city may seek  
43 injunctive relief or other appropriate actions or proceedings to ensure compliance with this  
44 section or G.S. 160A-202.

45       **(j)** Temporary family health care structures shall be treated as tangible personal  
46 property for purposes of taxation."

47       **SECTION 3.** G.S. 130A-250 is amended by adding a new subdivision to read:

48       "(14) Temporary family health care structures under G.S. 153A-341.1 or  
49       G.S. 160A-383.5."

50       **SECTION 4.** G.S. 131D-2.1(10) reads as rewritten:

1           "(10) Multiunit assisted housing with services. – An assisted living residence in  
2           which hands-on personal care services and nursing services which are  
3           arranged by housing management are provided by a licensed home care or  
4           hospice agency through an individualized written care plan. The housing  
5           management has a financial interest or financial affiliation or formal written  
6           agreement which makes personal care services accessible and available  
7           through at least one licensed home care or hospice agency. The resident has  
8           a choice of any provider, and the housing management may not combine  
9           charges for housing and personal care services. All residents, or their  
10          compensatory agents, must be capable, through informed consent, of  
11          entering into a contract and must not be in need of 24-hour supervision.  
12          Assistance with self-administration of medications may be provided by  
13          appropriately trained staff when delegated by a licensed nurse according to  
14          the home care agency's established plan of care. Multiunit assisted housing  
15          with services programs are required to register annually with the Division of  
16          Health Service Regulation. Multiunit assisted housing with services  
17          programs are required to provide a disclosure statement to the Division of  
18          Health Service Regulation. The disclosure statement is required to be a part  
19          of the annual rental contract that includes a description of the following  
20          requirements:

- 21           a.       Emergency response system;
- 22           b.       Charges for services offered;
- 23           c.       Limitations of tenancy;
- 24           d.       Limitations of services;
- 25           e.       Resident responsibilities;
- 26           f.       Financial/legal relationship between housing management and home  
27           care or hospice agencies;
- 28           g.       A listing of all home care or hospice agencies and other community  
29           services in the area;
- 30           h.       An appeals process; and
- 31           i.       Procedures for required initial and annual resident screening and  
32           referrals for services.

33          Continuing care retirement communities, subject to regulation by the  
34          Department of Insurance under Chapter 58 of the General Statutes, and  
35          temporary family health care structures, as defined in G.S. 160A-383.5, are  
36          exempt from the regulatory requirements for multiunit assisted housing with  
37          services programs."

38          **SECTION 5.** G.S. 160A-442(2) reads as rewritten:

39          "(2) "Dwelling" means any building, structure, manufactured home or mobile  
40          home, or part thereof, used and occupied for human habitation or intended to  
41          be so used, and includes any outhouses and appurtenances belonging thereto  
42          or usually enjoyed therewith, except that it does not include any  
43          manufactured home or mobile home, which is used solely for a seasonal  
44          vacation purpose. Temporary family health care structures, as defined in  
45          G.S. 160A-383.5, shall be considered dwellings for purposes of this Part,  
46          provided that any ordinance provision requiring minimum square footage  
47          shall not apply to such structures."

48          **SECTION 6.** If any provision of this act or its application is held invalid, the  
49          invalidity does not affect other provisions or applications of this act that can be given effect  
50          without the invalid provisions or application, and to this end the provisions of this act are  
51          severable.

1           **SECTION 7.** This act becomes effective July 1, 2011, and applies as to temporary  
2 family health care structures existing on or after that date. No county or city may impose a fee  
3 as authorized by Section 1 of this act on any temporary family health care structure existing on  
4 that date.