

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2021

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SENATE BILL DRS15129-MQ-65

Short Title: Town of Cornelius-Extend Vacation Rental Regs. (Local)

Sponsors: Senator Marcus (Primary Sponsor).

Referred to:

1 A BILL TO BE ENTITLED  
2 AN ACT TO EXTEND THE SUNSET OF AUTHORITY FOR THE TOWN OF CORNELIUS  
3 TO REGULATE VACATION RENTALS AND OTHER TRANSIENT OCCUPANCIES.

4 The General Assembly of North Carolina enacts:

5 SECTION 1.(a) G.S. 160A-394, as enacted in S.L. 2014-91, is recodified as  
6 G.S. 160D-917.

7 SECTION 1.(b) G.S. 160D-917, as recodified by subsection (a) of this section, reads  
8 as rewritten:

9 "§ 160D-917. Zoning regulations for residential vacation rental or other transient  
10 occupancy.

11 (a) Notwithstanding ~~G.S. 160A-424(e)~~, G.S. 160D-1207(c) a city may, by ordinance,  
12 establish and enforce zoning regulations for residential dwellings occupied on a vacation rental  
13 or other transient occupancy basis. These zoning regulations may include any of the following:

- 14 (1) Required permitting.
- 15 (2) Prohibition of vacation rentals or other transient occupancy in certain  
16 residential zoning districts.
- 17 (3) Limits on number of cars and occupants.
- 18 (4) Signage.
- 19 (5) Preserving residential character.
- 20 (6) Completion and filing of financial reports and payment of any occupancy  
21 taxes.
- 22 (7) Time limits.
- 23 (8) Use of amortizations for nonconforming transient occupancy dwelling.
- 24 (9) Any other regulations reasonably necessary to mitigate potential  
25 neighborhood impacts.

26 (b) For the purposes of this section, the phrase "vacation rental or other transient  
27 occupancy" means an occupancy intended to be temporary or that is offered or available by  
28 short-term lease or otherwise for a time period or lease term of less than 90 days in a residential  
29 dwelling unit. An owner of a residential dwelling unit may allow short-term occupancy by  
30 another for up to three weeks per calendar year without it being considered a vacation rental or  
31 other transient occupancy."

32 SECTION 2. This act applies to the Town of Cornelius only.

33 SECTION 3. This act is effective when it becomes law and expires on December  
34 31, 2031. Nothing in this act shall be construed to affect or repeal any ordinance that was adopted  
35 under a city's general police powers or zoning authority prior to the enactment of this act.

