

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2021

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SENATE BILL 762  
Agriculture, Energy, and Environment Committee Substitute Adopted 5/24/22  
PROPOSED COMMITTEE SUBSTITUTE S762-PCS45537-TQfa-41

Short Title: North Carolina Farm Act of 2022.

(Public)

Sponsors:

Referred to:

May 24, 2022

1 A BILL TO BE ENTITLED  
2 AN ACT TO MAKE VARIOUS CHANGES TO THE AGRICULTURAL LAWS OF THIS  
3 STATE.

4 The General Assembly of North Carolina enacts:

5  
6 **CONFORM THE HEMP LAWS WITH FEDERAL LAW BY PERMANENTLY**  
7 **EXCLUDING HEMP FROM THE STATE CONTROLLED SUBSTANCES ACT**

8 **SECTION 1.(a)** G.S. 90-87, as it reads following the expiration of S.L. 2015-299  
9 pursuant to Section 4 of that act, reads as rewritten:

10 **"§ 90-87. Definitions.**

11 As used in this Article:

12 ...

13 (13a) "Hemp" means the plant Cannabis sativa (L.) and any part of that plant,  
14 including the seeds thereof and all derivatives, extracts, cannabinoids,  
15 isomers, acids, salts, and salts of isomers, whether growing or not, with a  
16 delta-9 tetrahydrocannabinol concentration of not more than three-tenths of  
17 one percent (0.3%) on a dry weight basis.

18 (13b) "Hemp products" means all products made from hemp, including, but not  
19 limited to, cloth, cordage, fiber, food, fuel, paint, paper, particleboard,  
20 plastics, seed, seed meal and seed oil for consumption, and verified propagules  
21 for cultivation if the seeds originate from hemp varieties.

22 ...

23 (16) "Marijuana" means all parts of the plant of the genus Cannabis, whether  
24 growing or not; the seeds thereof; the resin extracted from any part of such  
25 plant; and every compound, manufacture, salt, derivative, mixture, or  
26 preparation of such plant, its seeds or resin, but shall not include the mature  
27 stalks of such plant, fiber produced from such stalks, oil, or cake made from  
28 the seeds of such plant, any other compound, manufacture, salt, derivative,  
29 mixture, or preparation of such mature stalks (except the resin extracted  
30 therefrom), fiber, oil, or cake, or the sterilized seed of such plant which is  
31 incapable of germination. The term does not include hemp or hemp products.

32 ...."

33 **SECTION 1.(b)** G.S. 90-94 reads as rewritten:

34 **"§ 90-94. Schedule VI controlled substances.**



\* S 7 6 2 - P C S 4 5 5 3 7 - T Q F A - 4 1 \*

1 This schedule includes the controlled substances listed or to be listed by whatever official  
2 name, common or usual name, chemical name, or trade name designated. In determining that  
3 such substance comes within this schedule, the Commission shall find: no currently accepted  
4 medical use in the United States, or a relatively low potential for abuse in terms of risk to public  
5 health and potential to produce psychic or physiological dependence liability based upon present  
6 medical knowledge, or a need for further and continuing study to develop scientific evidence of  
7 its pharmacological effects.

8 The following controlled substances are included in this schedule:

9 (1) Marijuana.

10 (2) ~~Tetrahydrocannabinols.~~ Tetrahydrocannabinols, except for  
11 tetrahydrocannabinols found in hemp or hemp products.

12 (3) Repealed by Session Laws 2017-115, s. 8, effective December 1, 2017, and  
13 applicable to offenses committed on or after that date."

14 **SECTION 1.(c)** This section becomes effective June 30, 2022.

15  
16 **CLARIFY THE APPLICABILITY OF THE FARM BUILDING EXCEPTION TO THE**  
17 **BUILDING CODE**

18 **SECTION 2.** G.S. 143-138(b4) reads as rewritten:

19 "(b4) Exclusion for Certain Farm Buildings. – Building rules do not apply to (i) farm  
20 buildings that are located outside the building-rules jurisdiction of any municipality, (ii) farm  
21 buildings that are located inside the building-rules jurisdiction of any municipality if the farm  
22 buildings are greenhouses or therapeutic equine facilities, (iii) a primitive camp, or (iv) a  
23 primitive farm building. For the purposes of this subsection:

24 (1) ~~For the purposes of this subdivision, a~~ A "farm building" means any  
25 nonresidential building or structure that is used for a bona fide farm purpose  
26 as provided in ~~G.S. 153A-340.~~ G.S. 160D-903(a). A "farm building" shall  
27 include:

28 a. Any structure used or associated with equine activities, including, but  
29 not limited to, the care, management, boarding, or training of horses  
30 and the instruction and training of riders. Structures that are associated  
31 with equine activities include, but are not limited to, free standing or  
32 attached sheds, barns, or other structures that are utilized to store any  
33 equipment, tools, commodities, or other items that are maintained or  
34 used in conjunction with equine activities. The specific types of equine  
35 activities, structures, and uses set forth in this subdivision are for  
36 illustrative purposes, and should not be construed to limit, in any  
37 manner, the types of activities, structures, or uses that may be  
38 considered under this subsection as exempted from building rules. A  
39 farm building that might otherwise qualify for exemption from  
40 building rules shall remain subject only to an annual safety inspection  
41 by the applicable city or county building inspection department of any  
42 grandstand, bleachers, or other spectator-seating structures in the farm  
43 building. An annual safety inspection shall include an evaluation of  
44 the overall safety of spectator-seating structures as well as ensuring  
45 the spectator-seating structure's compliance with any building codes  
46 related to the construction of spectator-seating structures in effect at  
47 the time of the construction of the spectator-seating.

48 b. Any structure used for the display and sale of produce, no more than  
49 1,000 square feet in size, open to the public for no more than 180 days  
50 per year, and certified by the Department of Agriculture and Consumer  
51 Services as a Certified Roadside Farm Market.

1 c. Any unoccupied structure built upon land owned by the State of North  
 2 Carolina and administratively allocated to the North Carolina  
 3 Department of Agriculture and Consumer Services or North Carolina  
 4 State University which is used primarily for forestry production and  
 5 research or agriculture production and research. The term "agriculture"  
 6 has the same meaning as in G.S. 106-581.1. The term "unoccupied"  
 7 does not exclude the keeping of livestock.

8 d. A building used primarily for the storage of agricultural commodities  
 9 or products or storage and use of materials for agricultural purposes,  
 10 whether or not the building is located on the same property where the  
 11 agricultural commodities or products were produced.

12 ...."

13  
 14 **AGRICULTURAL USE CLARIFICATION**

15 **SECTION 3.** G.S. 160D-903 reads as rewritten:

16 **"§ 160D-903. Agricultural uses.**

17 (a) Bona Fide Farming Exempt From County Zoning. – County zoning regulations may  
 18 not affect property used for bona fide farm purposes; provided, however, that this section does  
 19 not limit zoning regulation with respect to the use of farm property for nonfarm purposes. Except  
 20 as provided in G.S. 106-743.4 for farms that are subject to a conservation agreement under  
 21 G.S. 106-743.2, bona fide farm purposes include the production and activities relating or  
 22 incidental to the production of crops, grains, fruits, vegetables, ornamental and flowering plants,  
 23 dairy, livestock, poultry, and all other forms of agriculture, as defined in G.S. 106-581.1.  
 24 Activities incident to the farm include existing or new residences constructed to the applicable  
 25 residential building code situated on the farm occupied by the owner, lessee, or operator of the  
 26 farm and other buildings or structures sheltering or supporting the farm use and operation. A  
 27 building or structure that is used solely for storage of cotton, peanuts, or sweetpotatoes, or any  
 28 byproduct of those commodities, is a bona fide farm purpose, including a building or structure  
 29 on a property that does not have the documentation listed in subdivisions (1) through (4) of this  
 30 subsection. For purposes of this section, "when performed on the farm" in G.S. 106-581.1(6)  
 31 includes the farm within the jurisdiction of the county and any other farm owned or leased to or  
 32 from others by the bona fide farm operator, no matter where located. For purposes of this section,  
 33 the production of a nonfarm product that the Department of Agriculture and Consumer Services  
 34 recognizes as a "Goodness Grows in North Carolina" product that is produced on a farm subject  
 35 to a conservation agreement under G.S. 106-743.2 is a bona fide farm purpose. For purposes of  
 36 determining whether a property is being used for bona fide farm purposes, any of the following  
 37 is sufficient evidence that the property is being used for bona fide farm ~~purposes:~~purposes, but  
 38 other evidence may also be considered:

- 39 (1) A farm sales tax exemption certificate issued by the Department of Revenue.
- 40 (2) A copy of the property tax listing showing that the property is eligible for  
 41 participation in the present-use value program pursuant to G.S. 105-277.3.
- 42 (3) A copy of the farm owner's or operator's Schedule F from the owner's or  
 43 operator's most recent federal income tax return.
- 44 (4) A forest management plan.

45 ...."

46  
 47 **STUDY FAIR REPAIR REQUIREMENTS FOR MANUFACTURERS OF FARM**  
 48 **EQUIPMENT**

49 **SECTION 4.** The Agriculture and Forestry Awareness Study Commission shall  
 50 study whether to establish requirements for manufacturers of farm equipment to make  
 51 documentation, parts, software, or tools required to diagnose, maintain, or repair electronically

1 enabled farm equipment available to owners of the farm equipment or independent repair  
2 providers in the same manner as the documentation, parts, software, or tools are available to the  
3 manufacturer's authorized repair provider and, if so, the limitations and enforcement mechanisms  
4 that should apply to those requirements. In conducting the study, the Committee shall seek input  
5 from farm equipment manufacturers, independent repair providers and owners of farm  
6 equipment, the Department of Justice, and the Department of Agriculture and Consumer  
7 Services. The Commission shall report its findings, including any proposed legislation, prior to  
8 the convening of the 2023 Regular Session of the General Assembly.

9  
10 **PRESERVE CONSERVATION EASEMENTS AFTER PROPERTY TAX**  
11 **FORECLOSURES**

12 **SECTION 5.(a)** G.S. 105-374(k) reads as rewritten:

13 "(k) Judgment of Sale. – Any judgment in favor of the plaintiff or any defendant taxing  
14 unit in an action brought under this section shall order the sale of the real property or as much as  
15 may be necessary for the satisfaction of all of the following:

- 16 (1) Taxes adjudged to be liens in favor of the plaintiff, other than taxes the amount  
17 of which has not been definitely determined, together with penalties, interest,  
18 and costs.  
19 (2) Taxes adjudged to be liens in favor of other taxing units, other than taxes the  
20 amount of which has not yet been definitely determined, if those taxes have  
21 been alleged in answers filed by the other taxing units, together with penalties,  
22 interest, and costs.

23 The judgment shall appoint a commissioner to conduct the sale and shall order that the property  
24 be sold in fee simple, free and clear of all interests, rights, claims, and liens whatever, except that  
25 the sale shall be subject to (i) taxes the amount of which cannot be definitely determined at the  
26 time of the judgment, (ii) taxes and special assessments of taxing units which are not parties to  
27 the action, ~~and~~ (iii) in the discretion of the court, taxes alleged in other tax foreclosure actions or  
28 proceedings pending against the same real ~~property~~ property, and (iv) conservation agreements,  
29 as defined in G.S. 121-35(1).

30 In all cases in which no answer is filed within the time allowed by law, and in cases in which  
31 answers filed do not seek to prevent sale of the property, the clerk of the superior court may enter  
32 the judgment, subject to appeal as provided in G.S. 1-301.1."

33 **SECTION 5.(b)** G.S. 105-375(i) reads as rewritten:

34 "(i) Issuance of Execution. – At any time after three months and before two years from  
35 the indexing of the judgment as provided in subsection (b) of this section, execution shall be  
36 issued at the request of the tax collector in the same manner as executions are issued upon other  
37 judgments of the superior court, and the real property shall be sold by the sheriff in the same  
38 manner as other real property is sold under execution with the following exceptions:

- 39 (1) No debtor's exemption shall be allowed.  
40 (2) At least 30 days prior to the day fixed for the sale, the sheriff shall send notice  
41 by registered or certified mail, return receipt requested, to the taxpayer at the  
42 taxpayer's last known address, in lieu of personal service, and to all lienholders  
43 of record. If within 10 days following the mailing of a notice, a return receipt  
44 has not been received by the sheriff indicating receipt of the notice, then the  
45 sheriff shall make additional efforts to locate and notify the taxpayer, if not  
46 yet notified, and all unnotified lienholders of record of the sale under  
47 execution in accordance with subdivision (4) of subsection (c) of this section.  
48 (3) The sheriff shall add to the amount of the judgment as costs of the sale any  
49 postage expenses incurred by the tax collector and the sheriff in foreclosing  
50 under this section.

- 1 (4) In any advertisement or posted notice of sale under execution, the sheriff may  
 2 (and at the request of the governing body shall) combine the advertisements  
 3 or notices for properties to be sold under executions against the properties of  
 4 different taxpayers in favor of the same taxing unit or group of units; however,  
 5 the property included in each judgment shall be separately described and the  
 6 name of the taxpayer specified in connection with each property.

7 The purchaser at the execution sale acquires title to the property in fee simple free and clear  
 8 of all claims, rights, interests, and liens except the liens of other taxes or special assessments not  
 9 paid from the purchase price and not included in the ~~judgment~~-judgment and conservation  
 10 agreements, as defined in G.S. 121-35(1)."

## 11 **FARMED CERVID ASSESSMENT CLARIFICATION**

12 **SECTION 6.** G.S. 106-1056 reads as rewritten:

### 13 **"§ 106-1056. Definitions.**

14 As used in this Article:

- 15 (1) "Association" means the North Carolina Deer and Elk Farmers Association.  
 16 (2) "Cervid farmer" means a person who (i) is a North Carolina resident and (ii)  
 17 holds at least one cervid in captivity subject to a captivity license issued by  
 18 the Department.  
 19 (3) "Department" means the Department of Agriculture and Consumer Services.  
 20 (4) "Farmed cervid" means any member of the Cervidae family that is held in  
 21 captivity and produced, bought, or sold for commercial purposes.  
 22 (5) "Farmed cervid feed" means any commercial feed, as defined in  
 23 G.S. 106-284.33, ~~labeled or marketed~~ sold to a cervid farmer for farmed  
 24 cervid use."

## 25 **SPECIFY THAT COMMERCIAL PRODUCTION OR GROWING OF ANIMALS FOR** 26 **PURPOSES OF PRESENT USE VALUE TAXATION INCLUDES BOARDING HORSES**

27 **SECTION 7.(a)** G.S. 105-277.2(1) reads as rewritten:

- 28 "(1) Agricultural land. – Land that is a part of a farm unit that is actively engaged  
 29 in the commercial production or growing of crops, plants, or animals under a  
 30 sound management program. For purposes of this definition, the commercial  
 31 production or growing of animals includes the rearing, feeding, training,  
 32 caring, boarding, and managing of horses. Agricultural land includes  
 33 woodland and wasteland that is a part of the farm unit, but the woodland and  
 34 wasteland included in the unit must be appraised under the use-value  
 35 schedules as woodland or wasteland. A farm unit may consist of more than  
 36 one tract of agricultural land, but at least one of the tracts must meet the  
 37 requirements in G.S. 105-277.3(a)(1), and each tract must be under a sound  
 38 management program. If the agricultural land includes less than 20 acres of  
 39 woodland, then the woodland portion is not required to be under a sound  
 40 management program. Also, woodland is not required to be under a sound  
 41 management program if it is determined that the highest and best use of the  
 42 woodland is to diminish wind erosion of adjacent agricultural land, protect  
 43 water quality of adjacent agricultural land, or serve as buffers for adjacent  
 44 livestock or poultry operations."

45 **SECTION 7.(b)** This section is effective for taxes imposed for taxable years  
 46 beginning on or after July 1, 2022.

## 47 **UPDATE BONA FIDE FARM CROSS REFERENCES**

48 **SECTION 8.(a)** G.S. 106-743.4(a) reads as rewritten:

1       "(a) Property that is subject to a conservation agreement under G.S. 106-743.2 that  
2 remains in effect may receive up to twenty-five percent (25%) of its gross sales from the sale of  
3 nonfarm products and still qualify as a bona fide farm that is exempt from zoning regulations  
4 under ~~G.S. 153A-340(b)~~. G.S. 160D-903. For purposes of ~~G.S. 153A-340(b)~~, G.S. 160D-903,  
5 the production of any nonfarm product that the Department of Agriculture and Consumer  
6 Services recognizes as a "Goodness Grows in North Carolina" product that is produced on a farm  
7 that is subject to a conservation agreement under G.S. 106-743.2 is a bona fide farm purpose. A  
8 farmer seeking to benefit from this subsection shall have the burden of establishing that the  
9 property's sale of nonfarm products did not exceed twenty-five percent (25%) of its gross sales.  
10 A county may adopt an ordinance pursuant to this section that sets forth the standards necessary  
11 for proof of compliance."

12       **SECTION 8.(b)** G.S. 106-850(b)(10) reads as rewritten:

13       "(10) To be eligible for cost share funds under this program, each applicant must  
14 establish that the applicant meets the definition of a bona fide farm as  
15 described by ~~G.S. 153A-340(b)(2)~~. G.S. 160D-903(a)."

16       **SECTION 8.(c)** G.S. 130A-247(13) reads as rewritten:

17       "(13) "Temporary food establishment" means an establishment not otherwise  
18 exempted from this part pursuant to G.S. 130A-250 that (i) prepares or serves  
19 food, (ii) operates for a period of time not to exceed 30 days in one location,  
20 and (iii) is affiliated with and endorsed by a transitory fair, carnival, circus,  
21 festival, public exhibition, or agritourism business. For purposes of this  
22 subdivision, "agritourism" means the same as in ~~G.S. 153A-340(b)(2a)~~.  
23 G.S. 160D-903(a). Notwithstanding the time limit set out in this subdivision,  
24 a local health department may, upon the request of a temporary food  
25 establishment, grant a one-time, 15-day extension of the establishment's  
26 permit if the establishment continues to meet all of the requirements of its  
27 permit and applicable rules."

28       **SECTION 8.(d)** G.S. 130A-291.1(g) reads as rewritten:

29       "(g) Production of a crop in accordance with an approved nutrient management plan on  
30 land that is permitted as a septage land application site is a bona fide farm purpose under  
31 ~~G.S. 153A-340~~. G.S. 160D-903."

32       **SECTION 8.(e)** G.S. 139-60(c1) reads as rewritten:

33       "(c1) To be eligible for assistance under this program, each applicant must establish that  
34 the applicant meets the definition of a bona fide farm as described by  
35 ~~G.S. 153A-340(b)(2)~~. G.S. 160D-903(a)."

36       **SECTION 8.(f)** G.S. 153A-471(b)(6) reads as rewritten:

37       "(6) ~~G.S. 153A-340(b) (Zoning of Bona Fide Farms)~~ G.S. 160D-903(a) and (b)  
38 shall apply to all areas within the county boundaries."

39       **SECTION 8.(g)** G.S. 160A-58.54(c) reads as rewritten:

40       "(c) As used in this subsection, "bona fide farm purposes" is as described in ~~G.S.~~  
41 ~~153A-340~~. G.S. 160D-903(a). As used in this subsection, "property" means a single tract of  
42 property or an identifiable portion of a single tract. Property that is being used for bona fide farm  
43 purposes on the date of the resolution of intent to consider annexation may not be annexed  
44 without the written consent of the owner or owners of the property."  
45

#### 46 **NONREVERSION OF FUNDS FOR NEMATODE MITIGATION RESEARCH**

47       **SECTION 9.** The funds appropriated by S.L. 2021-180 to the North Carolina  
48 SweetPotato Commission for a contract with NC State University to study nematode mitigation  
49 shall remain available until expended and shall not revert.  
50

#### 51 **SEVERABILITY CLAUSE AND EFFECTIVE DATE**

1           **SECTION 10.** If any provision of this act or the application thereof to any person or  
2 circumstances is held invalid, such invalidity shall not affect other provisions of this act that can  
3 be given effect without the invalid provision or application, and, to this end, the provisions of  
4 this act are declared to be severable.

5           **SECTION 11.** Except as otherwise provided, this act is effective when it becomes  
6 law.