

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2021

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SENATE BILL DRS45552-MQa-140B

Short Title: Homes for Heroes.

(Public)

Sponsors: Senators Batch, Garrett, and Fitch (Primary Sponsors).

Referred to:

1 A BILL TO BE ENTITLED
2 AN ACT TO CREATE A HOMEBUYERS' ASSISTANCE PROGRAM WITH THE NORTH
3 CAROLINA HOUSING FINANCE AGENCY FOR FIRST-TIME HOMEBUYERS WHO
4 WORK AS PUBLIC SERVANTS.

5 The General Assembly of North Carolina enacts:

6 **SECTION 1.(a)** As used in this section, the following definitions apply:

- 7 (1) Active duty member. – As defined in G.S. 58-58-335(1).
8 (2) Emergency medical services personnel. – As defined in G.S. 131E-155.
9 (3) Firefighter. – As defined in G.S. 58-84-5.
10 (4) First-time homebuyer. – An individual who meets all of the following criteria:
11 a. Is purchasing the subject residential property.
12 b. Will reside in the subject residential property as a principal residence.
13 c. Has had no ownership interest, sole or joint, in a residential property
14 during the three-year period preceding the date of the purchase of the
15 subject residential property.
16 (5) Law enforcement officer. – An individual employed by the State or a local
17 government in this State as a sheriff, deputy sheriff, police officer, or member
18 of the State highway patrol.
19 (6) Public servant. – An active duty member or veteran, or a law enforcement
20 officer, teacher, firefighter, or emergency medical services personnel
21 employed in this State.
22 (7) Teacher. – An individual whose major responsibility is to either teach or
23 directly supervise teaching, as classified by the State Board of Education, in a
24 public school unit, as that term is defined in G.S. 115C-5.
25 (8) Veteran. – As defined in G.S. 122C-465(3).

26 **SECTION 1.(b)** The Housing Finance Agency (Agency) shall establish a program
27 operating under the Homeownership Assistance Fund, authorized under G.S. 122A-5.7, that
28 provides assistance to first-time homebuyers that are employed full-time as public servants in
29 this State. The Agency shall provide, in the form of reimbursement or direct payment, monies to
30 be used for down payment assistance and to offset mortgage insurance premiums charged to
31 program participants. First-time homebuyers shall be limited to the lesser of the sum of
32 twenty-five thousand dollars (\$25,000) or ten percent (10%) of the purchase price for down
33 payment assistance, mortgage insurance premium assistance, and closing costs. The Agency may
34 provide for mortgage insurance payment assistance at least monthly, but for no longer than 60
35 months for any single first-time homebuyer.



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1 **SECTION 1.(c)** The Agency is hereby empowered to adopt, modify, or repeal rules
2 and regulations governing the provision of down payment assistance and mortgage insurance
3 assistance provided pursuant to this section.

4 **SECTION 2.** There is appropriated from the General Fund to the Homeownership
5 Assistance Fund, authorized under G.S. 122A-5.7, the sum of one hundred fifty million dollars
6 (\$150,000,000) in recurring funds for the 2022-2023 fiscal year to be used for the purposes
7 provided in this act.

8 **SECTION 3.** This act becomes effective July 1, 2022.