

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2023**

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**HOUSE SIMPLE RESOLUTION 311
PROPOSED COMMITTEE SUBSTITUTE H311-PCS30348-BE-25**

Sponsors:

Referred to:

March 9, 2023

1 A HOUSE RESOLUTION TO ESTABLISH A HOUSE SELECT COMMITTEE ON
2 HOMEOWNERS' ASSOCIATIONS.

3 Be it resolved by the House of Representatives:

4 **SECTION 1.** There is created the House Select Committee on Homeowners'
5 Associations (Select Committee).

6 **SECTION 2.** The Select Committee shall consist of nine members of the House of
7 Representatives appointed upon the recommendation of the Speaker of the House of
8 Representatives, with one of those members designated as chair.

9 **SECTION 3.** The Select Committee shall study the following with regards to
10 homeowners' associations (HOAs), including unit owners' associations governed by Chapter 47C
11 of the General Statutes and owners' associations governed by Chapter 47F of the General
12 Statutes:

- 13 (1) Current laws applicable to HOAs.
- 14 (2) Existing remedies for HOA violations of their obligations under the law and
15 recommended additional remedies for such violations.
- 16 (3) Executive agencies that are best positioned to assist homeowners in resolving
17 complaints against HOAs for violations of law.
- 18 (4) Any other relevant issue the Select Committee deems appropriate.

19 **SECTION 4.** The Select Committee shall meet upon the call of the chair. A quorum
20 of the Select Committee is a majority of its members. No action may be taken except by majority
21 vote at a meeting at which a quorum is present. The Select Committee, while in the discharge of
22 its official duties, may exercise all powers provided for under G.S. 120-19 and G.S. 120-19.1
23 through G.S. 120-19.4. The Select Committee may contract for professional, clerical, or
24 consultant services, as provided by G.S. 120-32.02. If the Select Committee hires a consultant,
25 the consultant shall not be a State employee or a person currently under contract with the State
26 to provide services. Members of the Select Committee shall receive per diem, subsistence, and
27 travel allowance as provided in G.S. 120-3.1, 138-5, or 138-6, as appropriate. The expenses of
28 the Select Committee shall be paid upon the written approval of the Speaker of the House of
29 Representatives pursuant to G.S. 120-32.02(c) and G.S. 120-35 from funds available to the
30 House of Representatives for its operation.

31 **SECTION 5.** The Legislative Services Office shall assign professional and clerical
32 staff to assist the Select Committee in its work. The Director of Legislative Assistants of the
33 House of Representatives shall assign clerical support to the Select Committee.

34 **SECTION 6.** The Select Committee shall submit a final report on the results of its
35 study, including any proposed legislation, to the General Assembly on or before March 1, 2024,
36 by filing a copy of the report with the Office of the Speaker of the House of Representatives and
37 the Legislative Library. The Select Committee shall terminate on March 1, 2024, or upon the
38 filing of its final report, whichever occurs first.



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SECTION 7. This resolution is effective upon adoption.