

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2025

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SENATE BILL DRS15225-NN-37

Short Title: Sign Manufacturing License Exemption. (Public)

Sponsors: Senators Lazzara and Johnson (Primary Sponsors).

Referred to:

1 A BILL TO BE ENTITLED  
2 AN ACT TO EXEMPT CERTAIN SIGN MANUFACTURERS FROM GENERAL  
3 CONTRACTOR LICENSING REQUIREMENTS AND TO ESTABLISH A  
4 VERIFICATION PROCEDURE FOR BUILDING PERMIT APPLICANTS CLAIMING  
5 THIS EXEMPTION.

6 The General Assembly of North Carolina enacts:

7 **SECTION 1.** G.S. 87-1 reads as rewritten:

8 **"§ 87-1. "General contractor" defined; exceptions.**

9 (a) For the purpose of this Article any person or firm or corporation who for a fixed price,  
10 commission, fee, or wage, undertakes to bid upon or to construct or who undertakes to  
11 superintend or manage, on his own behalf or for any person, firm, or corporation that is not  
12 licensed as a general contractor pursuant to this Article, the construction of any building,  
13 highway, public utilities, grading or any improvement or structure where the cost of the  
14 undertaking is forty thousand dollars (\$40,000) or more, or undertakes to erect a North Carolina  
15 labeled manufactured modular building meeting the North Carolina State Building Code, shall  
16 be deemed to be a "general contractor" engaged in the business of general contracting in the State  
17 of North Carolina.

18 (b) This section shall not apply to the following:

19 (1) Persons, firms, or corporations furnishing or erecting industrial equipment,  
20 power ~~plan~~-plant equipment, radial brick chimneys, and monuments.

21 (2) Any person, firm, or corporation who constructs or alters a building on land  
22 owned by that person, firm, or corporation provided (i) the building is  
23 intended solely for occupancy by that person and his family, firm, or  
24 corporation after completion; and (ii) the person, firm, or corporation  
25 complies with G.S. 87-14. If the building is not occupied solely by the person  
26 and his family, firm, or corporation for at least 12 months following  
27 completion, it shall be presumed that the person, firm, or corporation did not  
28 intend the building solely for occupancy by that person and his family, firm,  
29 or corporation.

30 (3) Any person engaged in the business of farming who constructs or alters a  
31 building on land owned by that person and used in the business of farming,  
32 when the building is intended for use by that person after completion.

33 (4) Any person, firm, or corporation constructing, furnishing, or erecting signs,  
34 awnings, or related architectural features and is UL certified."

35 **SECTION 2.** G.S. 87-14 reads as rewritten:

36 **"§ 87-14. Regulations as to issue of building permits.**



1 (a) Any person, firm, or corporation, upon making application to the building inspector  
2 or other authority of any incorporated city, town, or county in North Carolina charged with the  
3 duty of issuing building or other permits for the construction of any building, highway, sewer,  
4 grading, or any improvement or structure where the cost is to be forty thousand dollars (\$40,000)  
5 or more, shall, before being entitled to a permit, satisfy the following:

6 (1) Furnish satisfactory proof to the inspector or authority that the applicant  
7 seeking the permit or another person contracting to superintend or manage the  
8 construction is licensed under this Article to carry out or superintend the  
9 construction or is exempt from licensure under G.S. 87-1(b). If an applicant  
10 claims an exemption from licensure pursuant to G.S. 87-1(b)(2), the applicant  
11 for the building permit shall execute a verified affidavit attesting to the  
12 following:

- 13 a. That the applicant is the owner of the property on which the building  
14 is being constructed and, if the applicant is a firm or corporation, that  
15 the person submitting the application is an owner, officer, or member  
16 of the firm or corporation that owns the property.  
17 b. That the applicant will personally superintend and manage all aspects  
18 of the construction of the building and that the duty will not be  
19 delegated to any other person not licensed under this Article.  
20 c. That the applicant will be personally present for all inspections  
21 required by the North Carolina State Building Code, unless the plans  
22 for the building were drawn and sealed by an architect licensed  
23 pursuant to Chapter 83A of the General Statutes.

24 The building inspector or other authority shall transmit a copy of the affidavit  
25 to the Board, which shall verify that the applicant was validly entitled to claim  
26 the exemption under G.S. 87-1(b)(2). If the Board determines that the  
27 applicant was not entitled to claim the exemption under G.S. 87-1(b)(2), the  
28 building permit shall be revoked pursuant to G.S. 160D-1115.

29 (1a) If an applicant claims an exemption from licensure pursuant to  
30 G.S. 87-1(b)(4), the applicant for the building permit shall provide  
31 documentation demonstrating that the person, firm, or corporation is currently  
32 UL certified for sign manufacturing. The applicant shall execute a verified  
33 affidavit attesting to these facts. The building inspector or other authority shall  
34 transmit a copy of the affidavit and documentation to the Board, which shall  
35 verify that the applicant was validly entitled to claim the exemption under  
36 G.S. 87-1(b)(4). If the Board determines that the applicant was not entitled to  
37 claim the exemption under G.S. 87-1(b)(4), the building permit shall be  
38 revoked pursuant to G.S. 160D-1115.

39 (2) Furnish proof that the applicant has in effect Workers' Compensation  
40 insurance as required by Chapter 97 of the General Statutes.

41 (3) Redesignated as subsection (a1) by Session Laws 2022-62, s. 8, effective July  
42 8, 2022.

43 (a1) Any person, firm, or corporation, upon making application to the building inspector  
44 or other authority of any incorporated city, town, or county in North Carolina charged with the  
45 duty of issuing building permits pursuant to G.S. 160D-1110 for any improvements for which  
46 the combined cost is to be forty thousand dollars (\$40,000) or more, other than for improvements  
47 to an existing single-family residential dwelling unit as defined in G.S. 87-15.5(7) that the owner  
48 occupies as a residence, or for the addition of an accessory building or accessory structure as  
49 defined in the North Carolina Uniform Residential Building Code, the use of which is incidental  
50 to that residential dwelling unit, shall be required to provide to the building inspector or other

1 authority the name, physical and mailing address, telephone number, facsimile number, and  
2 email address of the lien agent designated by the owner pursuant to G.S. 44A-11.1(a).

3 (b) It is unlawful for the building inspector or other authority to issue or allow the  
4 issuance of a building permit pursuant to this section unless and until the applicant has furnished  
5 evidence that the applicant has complied with subsection (a) of this section. Any building  
6 inspector or other authority that is subject to and violates this section is guilty of a Class 3  
7 misdemeanor and subject only to a fine of not more than fifty dollars (\$50.00)."

8 **SECTION 3.** This act is effective when it becomes law.