

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

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SENATE BILL DRS45539-NSa-9

Short Title: North Carolina Let Them Build Act. (Public)

Sponsors: Senator Bradley (Primary Sponsor).

Referred to:

1 A BILL TO BE ENTITLED
2 AN ACT TO STREAMLINE ENVIRONMENTAL REVIEW FOR HOUSING, DEFINE
3 TIMELINES FOR STATE AGENCY DECISIONS IN RESIDENTIAL CONSTRUCTION,
4 EXEMPT SMALL-SCALE INFILL PROJECTS FROM EXTENDED REVIEWS,
5 ACCELERATE INFRASTRUCTURE, AND CREATE HOUSING AND
6 INFRASTRUCTURE DASHBOARDS.

7 The General Assembly of North Carolina enacts:

8 SECTION 1. G.S. 113A-10 reads as rewritten:

9 "§ 113A-10. Provisions supplemental.

10 The policies, obligations and provisions of this Article are supplementary to those set forth
11 in existing authorizations of and statutory provisions applicable to State agencies and local
12 governments.

13 (1) In those instances where a State agency is required to prepare an
14 environmental document or to comment on an environmental document under
15 provisions of federal law, no separate environmental document shall be
16 required to be prepared or published under this Article so long as the
17 environmental document or comment meets the provisions of this Article.

18 (2) In those instances where a State agency is required to prepare an
19 environmental document or to comment on an environmental document under
20 provisions of local law for a residential development that are (i) within
21 existing residential development zones, (ii) do not impact protected
22 environmental areas, and (iii) meet defined density and footprint thresholds,
23 no separate environmental document shall be required to be prepared or
24 published under this Chapter so long as the environmental document or
25 comment meets the provisions of this Chapter. This subsection is not intended
26 to override local zoning authority, eliminate environmental safeguards,
27 weaken water or air quality standards, and bypass public notice requirements."

28 SECTION 2. All agencies involved in the predevelopment phase, including the
29 Department of Environmental Quality, the Department of Transportation, licensing boards, and
30 the Department of Public Safety, of residential construction shall provide written decisions on
31 qualifying housing projects by personal delivery, email, or first-class mail no later than 60 days
32 from receipt of the submission of the related application. An agency that fails to deliver notice
33 of determination within the 60-day period prescribed herein shall be subject to escalation to
34 agency leadership for review. A written explanation must be provided for delays past the
35 prescribed period herein no later than 30 days past the prescribed period. This section is not



1 intended to override local zoning authority, eliminate environmental safeguards, weaken water
2 or air quality standards, and bypass public notice requirements.

3 **SECTION 3.** Article 4 of Chapter 160D of the General Statutes is amended by
4 adding a new section to read:

5 "**§ 160D-403.1. Expedited review for certain classes of buildings in residential zones.**

6 In all areas and districts zoned for residential use, a local government shall be exempt from
7 extended review requirements, and no amendment to zoning regulations or conditional use permit
8 shall be required, duplexes, accessory dwelling units, and small multi-family units. This section
9 is not intended to override local zoning authority, eliminate environmental safeguards, weaken
10 water or air quality standards, or bypass public notice requirements."

11 **SECTION 4.** The Department of Environmental Quality shall provide rules for and
12 manage processes for expedited reviews of water and sewer expansions supporting housing, child
13 care facility construction, workforce housing tied to major employers, and broadband expansion
14 supporting new housing. This section is not intended to override local zoning authority, eliminate
15 environmental safeguards, weaken water or air quality standards, and bypass public notice
16 requirements.

17 **SECTION 5.** Local housing authorities shall create publicly available dashboards
18 that track average permit review time, agency backlog, and project approval timelines. The
19 housing authorities shall submit an annual report to the General Assembly on program
20 performance and funds allocated.

21 **SECTION 6.** There is appropriated from the General Fund to the Department of
22 Environmental Quality the sum of one hundred thousand dollars (\$100,000) in recurring funds
23 beginning with the 2026-2027 fiscal year to be used for staffing support to implement the North
24 Carolina Let Them Build Act.

25 **SECTION 7.** This act will become effective when it becomes law.