



## 2018 NC REALTORS® Legislative Priority Wrap-up

*Included below is a summary of legislation passed during the 2018 session of the North Carolina General Assembly. This summary is not intended to be exhaustive but rather pertain specifically to legislation which affects the real estate industry and therefore, your clients. Please note that at the time of publication the 2018 session was still active so additional legislation may be considered which is not captured in this summary.*

*For additional information about legislation affecting NC REALTORS®, please contact Cady Thomas, Senior Vice President of Government Affairs ([cthomas@ncrealtors.org](mailto:cthomas@ncrealtors.org)) or Seth Palmer, Political Communications and Regulatory Affairs Director ([spalmer@ncrealtors.org](mailto:spalmer@ncrealtors.org)).*

### **[Session Law 2018-5 \[Senate Bill 99\] “Appropriations Act of 2018”](#)**

- Extends the moratorium on the Map Act for an additional year, until July 1, 2019.
- Removes the exemption for collection of sales taxes from security systems on real property
- Defines a property management contract and exempts those services and the repair, maintenance, and installation (RMI) services done under those contracts from sales tax. There will be a study done on this for the next 2 years to determine consistency with the intent of the NCGA leadership’s tax reform policies.
- Allows cities to use property tax funds to support education.

### **[Session Law 2018-50 \[Senate Bill 224\] “Landlord Recovery of Expenses/Rule 60 Motion”](#)**

In response to recent lawsuits challenging the ability of property management companies to recover fees incurred in summary ejectment proceedings, this legislation clarified those deemed recoverable. Examples of recoverable expenses are attorney’s fees, filing fees, and service fees.

### **[Session Law 2018-65 \[House Bill 573\] “Business/Regulatory Changes”](#)**

A significant component of this legislation would authorize municipalities to petition the Superior Court to appoint a receiver to rehabilitate, demolish, or sell a vacant building, structure, or dwelling where the owner has failed to comply with an order to do so.

### **[Session Law 2018-113 \[Senate Bill 711\] “NC Farm Act of 2018”](#)**

Included in this legislation is an exemption for persons licensed under Chapters 93A and 93E of the General Statutes from having action brought against them for failure to report the

proximity of a tract to a qualifying farm or voluntary agricultural district as defined in NCGS § 106-741.

**[Session Law 2018-114 \[House Bill 374\] “Regulatory Reform Act of 2018”](#)**

Section 4(a) of this legislation excepts real estate professionals licensed under Chapter 93A of the General Statutes from the automatic renewal provisions in NCGS §75-41.