



The Advocate

3.6.2026

NCR 2026 Legislative Priority

North Carolina is still months away from the April 21st start of the legislative short session. With this being the second year of the biennium, only certain legislation can be considered.

What can be accomplished during the Short Session?

- Bills that passed one Chamber during the long session
- Bills that have fees or tax changes
- Budget/Appropriations matters
- Local bills
- Anything else that requires NCGA leadership approval and an eligible bill in which it can be included.

Even though the legislative session has not yet started, our lobbying team continues to work with coalition partners, stakeholders and legislators to advance our priority legislation for 2026, Senate Bill 205-Housing Regulatory Reform legislation.

While it will take numerous sessions to address the many obstacles related to North Carolina's housing crisis, SB 205 is a great step in the right direction in clarifying existing laws and easing some regulatory restrictions.

Key Provisions in SB 205 – Housing Regulatory Reform Bill

- Confines the local authority to those powers expressly granted by the NCGA
- NC is a Dillon Rule state, which means local governments can only exercise the power granted to them by the state legislature.
- This provision does not expand, diminish, or alter the scope of authority for planning and development regulation; it only reaffirms and clarifies the existing law.
- Prohibits local government from including unlawful conditions as a prerequisite for project approval
- Prohibits local government from requiring “voluntary” conditions that fall outside its authority as a prerequisite for project approval
- Extends permit choice during declared emergencies
 - Protects development projects from regulatory disruption when timelines are outside of an applicant’s control.
- Developer's choice of jurisdiction
 - Reinforces that while local governments may use conditional zoning to tailor development approvals, they cannot require applicants to “voluntarily” accept conditions that fall outside their lawful regulatory authority.
- Sets a clear timeline for rezoning decisions
 - Local government or designated staff must notify an applicant of the application’s completeness within seven calendar days of filing an application for a development.
 - If an application is incomplete, once notified, the applicant may file an amended application or supplemental information, which shall be reviewed within seven calendar days of submitting the amended application or supplemental information.
- Allows court review of a UDO to ensure it complies with applicable legal requirements
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Apply to be an NC REALTORS® PAC Trustee

The NC REALTORS® PAC Trustee Credentials Committee is taking applications for candidates for regions 1, 2, 5, 6, 7, and 8 for a three-year term (2027-2029). The Trustee positions are vital to the success of NC REALTORS® PAC. Elections will be held in conjunction with NC REALTORS® annual elections. For questions, email [Kristin Nash](#).

Grant Funding

NAR has officially opened its grant process for the year. We encourage you to request funds early to avoid the risk of exhausted funds later in the year. [View additional information about NAR grants](#). Do you need help planning? Please contact [Maurice Brown](#), Local Advocacy Director.

If you have any questions or comments about the Advocate, please contact [Pam Melton](#), Vice President of Advocacy.