



The Advocate

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Legislative Update: Summer Adjournment & Key Wins

North Carolina lawmakers began the week of June 23 aiming to adjourn for the summer – a goal that brought a flurry of activity to the General Assembly as legislators worked to advance key bills before the break. While session has adjourned, legislators will return later during the year to continue their work.

So far in 2025, NCR's legislative efforts have delivered meaningful results on priority issues.

PAREA Compromise Passes Both Chambers

One of the two legislative priorities – advancing the Practical Applications of Real Estate Appraisal (PAREA) successfully passed both Chambers and is now headed to Governor Stein. After extensive negotiations with stakeholders, including the NC Appraisal Board, the Appraisal Institute and the NC Bankers Association a compromise was reached. The agreed-upon PAREA language is included in [SB 690](#). In NC, PAREA participants will be required to submit 15 appraisals to the NC Appraisal Board and the Board will select 5 to review.

Advancing Housing Options

NCR's other top priority – expanding housing options is moving forward through [SB 205](#), which incorporates provisions from HB 765. This legislation reflects significant compromise, with supporters agreeing to remove numerous provisions to address concerns from local governments. At its core, SB 205 ensures that local governments adhere to existing state development laws.

You can view the key bill provisions [here](#). Please note that while the bill covers various topics, including the private swimming pool regulation, the housing provisions we support begin on [Page 3, Part II](#).

NCR's lobbying team, working alongside the NC Home Builders and NC Chamber, will continue advocating for SB 205 when the legislature reconvenes in September.

Other Keys Bills That Passed Both Chambers

Bill # & Name	Description
SB 690 – Various Real Estate & Business Law Changes Bill Summary	This bill, in addition to the PAREA provisions, includes: Language to allow buyers' commission to be included in the offer to purchase. Changes to the language of out-of-pocket expenses and litigation costs for landlords by: • Removing the prevailing party condition so that landlords are entitled to recover attorneys' fees regardless of who wins the case. • Clarifying that when a tenant appeals a summary ejectment to district court and the landlord is the prevailing party, the landlord is entitled to be awarded reasonable attorneys' fees.
SB 387 - Brownfields Property Reuse Act Revisions Bill Summary	Authorizes an additional exclusionary period of five years for subsequent qualifying improvements to the extent the property is eligible for a brownfields

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	agreement, as confirmed in writing by DEQ, and provided that the real property is or becomes subject to a brownfields agreement.
HB 96 – Expedited Removal of Unauthorized Persons Bill Summary	This legislation provides a quick removal process of an unauthorized occupant. It does not apply to a tenant or someone who has overstayed their lease. The service of the summons and complaint for expedited removal shall be made within 24 hours of receiving the summons and complaint for service

Preventing Harmful Legislation

While advancing priorities that support the real estate industry is vital, preventing harmful legislation is just as critical. NCR remains committed to protecting property rights, promoting housing opportunities and ensuring that new laws do not create unnecessary barriers for homeowners, REALTORS®, or the communities we serve.

NCR's lobbying team prevented:

- HB 348 – legislation that would reduce development by requiring both city and county approval if zoning the area for residential use would increase the number of students in the schools.
- Prevented all bills that would have repealed downzoning provisions.
- SB 394 – legislation that would have required a violation of the Federal Fair Housing laws in order to comply with state law.
- Prevented unreasonable disclosures from becoming part of SB 639, the Farm Act.

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