



The Advocate
July 17, 2026

State Budget Signed, Legislature Adjourns Until July 27

The General Assembly closed out the July 4th holiday week by passing the state budget, now signed by Governor Stein. Legislators stand adjourned until noon on Monday, July 27.

A Win for North Carolina: The State Budget Delivers for Real Estate

[Senate Bill 257-State Budget](#) includes key provisions for our industry:

- \$25 million for the Housing Finance Agency Workforce Housing Loan Program.
- Key zoning reforms, including provisions addressing association standing to sue, statutes of limitations on permitting decisions, permit choice, and attorneys' fees when local governments act outside the scope of their authority.

More Wins Beyond the Budget

A.Win.for.Housing: [House Bill 162-Parking Lot Reform/Stormwater Control](#) removes regulatory barriers that can delay or prevent housing and commercial development. Governor Stein has signed this important legislation into law, and Pam Melton, NC REALTORS® Vice President of Advocacy, attended the Governor's bill signing.

Key provisions include:

- Removing local authority (except in coastal areas) to require a minimum number of off-street parking spaces.

- Amending the restriction on how large parking spaces can be, making parking requirements less burdensome.
- Protecting existing commercial redevelopment from new or retroactive stormwater rules, unless required by federal law.

A.Win.for.Our.Industry; [House Bill 372–Home Based Business Fairness Act](#). This legislation limits the authority of municipalities to regulate no-impact home-based businesses by allowing them to operate in residential neighborhoods without obtaining any permit or registering. This bill does not override private land use restrictions such as deeds or homeowners’ association agreements.

A.Win.for.Commercial.Practitioners; [Senate Bill 695-Incent Development Finance District Funding](#) encourages development by creating a new property tax benefit for qualified developments located within locally approved incentive districts.

Playing Defense: Protecting the Industry from Harmful Legislation

Advocacy isn’t just about passing good legislation; it’s also about stopping harmful policy from advancing. The NCR lobbying team successfully removed harmful provisions from [House Bill 133-NC Farmland and Military Protection Act](#).

NAR Secures Passage of Landmark Federal Housing Legislation

At the national level, the 21st Century ROAD to Housing Act has passed after nearly two years of work and strong bipartisan support. This milestone legislation represents a significant step toward expanding housing opportunities and helping more families achieve the American Dream of homeownership. [Read more.](#)

The Bottom Line

NC REALTORS® advocacy continues to deliver meaningful results. This legislative session delivered on multiple fronts: new workforce housing funding, zoning and permitting reform, reduced parking and stormwater burdens, home-based business protections, and a defensive save.

Regulatory Update: NC Real Estate Commission Rejects Proposed Dual Agency Rule Changes

The NC Real Estate Commission voted during its July 15 meeting to reject the proposed dual agency rule changes that were published in May. As a result, those proposed rules will not move forward.

The Commission is expected to consider a different proposal during its August meeting. That proposal would prohibit provisional brokers from practicing single-agent dual agency.

If the Commissioners decide to pursue this proposal or consider other alternatives, it must begin the rulemaking process from the beginning, including the required public notice and comment period.

Please continue to watch for future editions of The Advocate for the latest legislative and regulatory updates.

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