

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2005**

**HOUSE BILL 1020
RATIFIED BILL**

AN ACT AUTHORIZING THE CITY OF STATESVILLE TO REGULATE THE
DEMOLITION OF STRUCTURES WITHIN THE CITY'S HISTORIC
DISTRICTS.

The General Assembly of North Carolina enacts:

SECTION 1.(a) Notwithstanding the provisions of G.S. 160A-400.14, a municipality may adopt an ordinance providing that no structure within a historic district in the municipality may be demolished without a permit issued by the city council. The city council shall consider the following in deciding whether to issue a permit: (i) the location of the structure within the historic district; (ii) the state of repair of the structure; (iii) the architectural and historical significance of the structure; (iv) the owner's plans with regards to replacing the structure; (v) the overall impact of the demolition of the structure on the historic district; and (vi) the economic impact of the denial of the permit upon the owner of the structure.

SECTION 1.(b) The city council may, as a condition of issuing a permit for demolition, require the owner to replace the structure to be demolished with another structure that meets plans submitted by the owner and approved by the city council. The city council may establish a reasonable period of time for the owner to replace the demolished structure.

SECTION 2. This act applies to the City of Statesville only.

SECTION 3. This act is effective when it becomes law.

In the General Assembly read three times and ratified this the 30th day of June, 2005.

Charlie S. Dannelly
Deputy President Pro Tempore of the Senate

James B. Black
Speaker of the House of Representatives