

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2013

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SENATE BILL 859  
Rules and Operations of the Senate Committee Substitute Adopted 7/23/14

Short Title: Cities/Regulation of Vacation Rentals. (Local)

Sponsors:

Referred to:

May 28, 2014

1 A BILL TO BE ENTITLED  
2 AN ACT RELATING TO MUNICIPAL REGULATION OF VACATION RENTALS AND  
3 OTHER TRANSIENT OCCUPANCIES.

4 The General Assembly of North Carolina enacts:

5 **SECTION 1.** Article 19 of Chapter 160A of the General Statutes is amended by  
6 adding a new section to read:

7 "**§ 160A-394. Zoning regulations for residential vacation rental or other transient**  
8 **occupancy.**

9 (a) Notwithstanding G.S. 160A-424(c), a city may, by ordinance, establish and enforce  
10 zoning regulations for residential dwellings occupied on a vacation rental or other transient  
11 occupancy basis. These zoning regulations may include any of the following:

12 (1) Required permitting.

13 (2) Prohibition of vacation rentals or other transient occupancy in certain  
14 residential zoning districts.

15 (3) Limits on number of cars and occupants.

16 (4) Signage.

17 (5) Preserving residential character.

18 (6) Completion and filing of financial reports and payment of any occupancy  
19 taxes.

20 (7) Time limits.

21 (8) Use of amortizations for nonconforming transient occupancy dwelling.

22 (9) Any other regulations reasonably necessary to mitigate potential  
23 neighborhood impacts.

24 (b) For the purposes of this section, the phrase "vacation rental or other transient  
25 occupancy" means an occupancy intended to be temporary or that is offered or available by  
26 short-term lease or otherwise for a time period or lease term of less than 90 days in a residential  
27 dwelling unit. An owner of a residential dwelling unit may allow short-term occupancy by  
28 another for up to three weeks per calendar year without it being considered a vacation rental or  
29 other transient occupancy."

30 **SECTION 2.** This act applies to the Town of Cornelius only.

31 **SECTION 3.** This act is effective when it becomes law and expires on December  
32 31, 2021. Nothing in this act shall be construed to affect or repeal any ordinance that was  
33 adopted under a city's general police powers or zoning authority prior to the enactment of this  
34 act.

