



HOUSE BILL 110: Increase Building Permit Exemption Threshold.

2021-2022 General Assembly

Committee:	House Finance. If favorable, re-refer to Rules, Calendar, and Operations of the House	Date:	March 11, 2021
Introduced by:	Reps. Hanig, Brody	Prepared by:	Greg Roney
Analysis of:	Second Edition		Staff Attorney

OVERVIEW: House Bill 110 would increase the dollar value of work that can be performed without a building permit from \$15,000 to \$20,000 for minor activities in single family residential and farm buildings.

CURRENT LAW: G.S. 143-138(b5) provides a permitting exemption in the North Carolina State Building Code (Code) for any construction, installation, repair, replacement, or alteration performed in accordance with the Code if the costs are \$15,000 or less in any single family residence or farm building. The exemption does not apply and a permit is still required when the work involves any of the following:

- The addition, repair, or replacement of load bearing structures.
- The addition or change in the design of plumbing.
- The addition, replacement, or change in the design of heating, air conditioning, or electrical wiring, appliances, or equipment.
- The use of materials not permitted by the North Carolina Residential Code for One- and Two-Family Dwellings.
- The addition (excluding replacement) of roofing.

S.L. 2015-145 raised the permitting exemption from \$5,000 to \$15,000.

BILL ANALYSIS: House Bill 110 would increase the dollar value of work that can be performed without a building permit from \$15,000 to \$20,000 for any construction, installation, repair, replacement, or alteration in single family residential and farm buildings. The permitting exemption requires the work be performed in accordance with the current edition of the North Carolina State Building Code.

EFFECTIVE DATE: House Bill 110 would become effective October 1, 2021.

Jonathan Zator, with the Legislative Analysis Division, substantially contributed to this summary.

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