

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

H.B. 1212
Apr 30, 2026
HOUSE PRINCIPAL CLERK

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HOUSE BILL DRH30590-NSa-21

Short Title: HOA Accessory Limitation Ban.

(Public)

Sponsors: Representative Liu.

Referred to:

1 A BILL TO BE ENTITLED
2 AN ACT TO BAN HOMEOWNERS' ASSOCIATIONS FROM REGULATING GARDENS,
3 ACCESSORY DWELLING UNITS, AND SOLAR PANELS AND TO BAN UNIT
4 OWNERS' ASSOCIATIONS FROM REGULATING SOLAR PANELS.

5 The General Assembly of North Carolina enacts:

6 SECTION 1. G.S. 47C-3-102 reads as rewritten:

7 "§ 47C-3-102. Powers of unit owners' association.

8 ...

9 (c) Notwithstanding subsection (a), the association may not impose limitations on unit
10 owners' ability to install, maintain, and use solar panels as a power source."

11 SECTION 2. G.S. 47F-3-102 reads as rewritten:

12 "§ 47F-3-102. Powers of owners' association.

13 (a) Unless the articles of incorporation or the declaration expressly provides to the
14 contrary, the association may do all of the following:

15 ...

16 (b) Notwithstanding subsection (a), the association may not impose limitations on lot
17 owners' ability to install, maintain, and use the following:

18 (1) Solar panels as a power source.

19 (2) Edible or pollinator gardens located within a lot owners' boundaries.

20 (3) Accessory dwelling units that meet applicable building and environmental
21 codes that are also allowed by zoning restrictions."

22 SECTION 3. There is appropriated from the General Fund to the Department of
23 Justice the sum of one hundred thousand dollars (\$100,000) in nonrecurring funds for the
24 2026-2027 fiscal year for education on these provisions.

25 SECTION 4. This act is effective when it becomes law.

