

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025**

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HOUSE BILL 68

Short Title: Restore Down-Zoning Auth./Granville & Vance. (Local)

Sponsors: Representative Cohn.

For a complete list of sponsors, refer to the North Carolina General Assembly web site.

Referred to: Rules, Calendar, and Operations of the House

February 10, 2025

1 A BILL TO BE ENTITLED
2 AN ACT TO RESTORE THE AUTHORITY TO INITIATE DOWN-ZONING IN
3 GRANVILLE AND VANCE COUNTIES.

4 The General Assembly of North Carolina enacts:

5 **SECTION 1.** G.S. 160D-601(d), as amended by Section 3K.1(a) of S.L. 2024-57,
6 reads as rewritten:

7 "(d) Down-Zoning. – No amendment to zoning regulations or a zoning map that
8 down-zones property shall be ~~initiated, enacted, or enforced~~ initiated nor is it enforceable without
9 the written consent of all property owners whose property is the subject of the down-zoning
10 ~~amendment.~~ amendment, unless the down-zoning amendment is initiated by the local
11 government. For purposes of this section, "down-zoning" means a zoning ordinance that affects
12 an area of land in one of the following ways:

- 13 (1) By decreasing the development density of the land to be less dense than was
14 allowed under its previous usage.
- 15 (2) By reducing the permitted uses of the land that are specified in a zoning
16 ordinance or land development regulation to fewer uses than were allowed
17 under its previous usage.
- 18 (3) ~~By creating any type of nonconformity on land not in a residential zoning~~
19 ~~district, including a nonconforming use, nonconforming lot, nonconforming~~
20 ~~structure, nonconforming improvement, or nonconforming site element."~~

21 **SECTION 2.(a)** This act applies only to Granville and Vance Counties and
22 municipalities located in Granville and Vance Counties.

23 **SECTION 2.(b)** This act is effective when it becomes law and applies retroactively
24 to December 11, 2024. Any adopted ordinance affected by Section 3K.1 of S.L. 2024-57 shall
25 be in effect as it was on or before December 11, 2024.

