



COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

OF NORTH CAROLINA

Charlotte | NC Piedmont Triad | Raleigh-Durham

PASS PERMIT REFORM!

HB 332 / SB 275

On behalf of NAIOP of North Carolina, we strongly support passage of HB 332/SB 275. The legislation will bring important reforms to local permitting processes that will spur commercial development, economic growth, and job creation within our state.

Local building permits are an essential and fundamental requirement for the development, rehabilitation, and improvement of commercial real estate. However, the processes for obtaining these permits can vary by city and county and be cumbersome and costly. These variations lead to uncertainties and delays, which impact the project's financing, cost, and the retention of contractors, construction equipment and other materials.

The passage and enactment of HB 332/SB 275 will bring important reforms to local permitting procedures that will reduce inefficiencies and bring more consistency, accountability, and transparency to the process. Basic elements of the bill also include:

- A local permitting entity has 21 days to review an application, unless otherwise agreed to by all parties.
- During the 21 days, the local entity shall resolve issues associated with the application and may seek additional information from the applicant.
- If additional information is needed or the application must be resubmitted, the permitting entity has 15 days from receipt of the additional information to issue a permit.
- If the local permitting entity is unable to meet the time parameters, the applicant or inspections department may seek approval from a certified third-party (engineer) or the Department of Insurance.
- Upon acceptance of a certified approval of an application, the local government shall have 72 hours to issue the permit and refund all applicable fees.
- Upon issuance of the permit based on third party certification, the local government and inspection department are released from any liabilities, responsibilities or claims arising under this legislation.

The House and Senate need to strengthen local permitting process by passing HB 332/SB 275 NOW!