



1       (b) A city in Region J may use inclusionary zoning to increase the availability of  
2 affordable dwelling units in the city. A city may require affordable dwellings only if the  
3 development, including all phases, will add more than 49 dwellings. If the city requires  
4 a developer to construct one or more affordable dwelling units, the city shall grant to the  
5 developer permission to construct a total number of units in excess of the number  
6 allowed by any applicable density limit and shall permit at least one additional dwelling  
7 unit for each affordable dwelling unit, or the city may compensate the developer in  
8 other ways that the developer considers at least equivalent to the additional permitted  
9 dwelling unit(s).

10       (c) Under inclusionary zoning, an affordable dwelling unit must stay affordable  
11 for at least five years, but no more than 50 years, after development.

12       (d) The sales or rental price for affordable dwellings shall be established such  
13 that the owner/applicant shall not suffer economic loss as a result of providing the  
14 required affordable dwelling units.

15       (e) An inclusionary zoning requirement shall be delayed for 18 months after the  
16 city adopts such a requirement if:

17           (1) The development is built by the property owners of record as of the  
18 date the inclusionary zoning requirement is adopted; and

19           (2) The development is permitted without a rezoning request.

20       (f) This section applies only to the Town of Carrboro."

21       **SECTION 3.** G.S. 42-14.1 reads as rewritten:

22       **"§ 42-14.1. Rent control.**

23       No county or city as defined by G.S. 160A-1 may enact, maintain, or enforce any  
24 ordinance or resolution which regulates the amount of rent to be charged for privately  
25 owned, single-family or multiple-unit residential or commercial rental property. This  
26 section shall not be construed as prohibiting any county or city, or any authority created  
27 by a county or city for that purpose, from:

28           (1) Regulating in any way property belonging to that city, county, or  
29 authority;authority.

30           (2) Entering into agreements with private persons which regulate the  
31 amount of rent charged for subsidized rental ~~properties;~~ ~~or~~ properties.

32           (3) Enacting ordinances or resolutions restricting rent for properties  
33 assisted with Community Development Block Grant Funds.

34           (4) Enacting ordinances or resolutions restricting rents for properties  
35 designated as affordable dwelling units under G.S. 160A-383.2. This  
36 subdivision applies only to the Town of Carrboro."

37       **SECTION 4.** The authority granted by this act is supplementary in nature  
38 and shall not be construed to limit the authority otherwise provided by law.

39       **SECTION 5.** This act is effective when it becomes law.