

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2021

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HOUSE BILL 273

Short Title: Modify Builders Inventory Tax Exclusion. (Public)

Sponsors: Representatives Potts, Bradford, Zenger, and Clemmons (Primary Sponsors).  
*For a complete list of sponsors, refer to the North Carolina General Assembly web site.*

Referred to: Local Government - Land Use, Planning and Development, if favorable, Finance,  
if favorable, Rules, Calendar, and Operations of the House

March 15, 2021

A BILL TO BE ENTITLED

AN ACT TO EXEMPT FROM PROPERTY TAX THE INCREASE IN VALUE OF  
TOWNHOUSES HELD FOR SALE BY A BUILDER, TO THE EXTENT THE INCREASE  
IS ATTRIBUTABLE TO SUBDIVISION OR IMPROVEMENTS BY THE BUILDER.

The General Assembly of North Carolina enacts:

**SECTION 1.** G.S. 105-277.02(a) reads as rewritten:

"(a) Residential Real Property. – Residential real property held for sale by a builder is designated a special class of property under authority of Article V, Sec. 2(2) of the North Carolina Constitution. For purposes of this subsection, "residential real property" is real property that is intended to be sold and used as an individual's residence immediately or after construction of a residence, and the term excludes property that is either occupied by a tenant or used for commercial purposes such as residences shown to prospective buyers as models. Any increase in value of this classified property attributable to subdivision of, improvements other than buildings, or the construction of ~~either a new single-family residence~~ residence, a townhouse, or a duplex on the property by the builder is excluded from taxation under this Subchapter as long as the builder continues to hold the property for sale. In no event shall this exclusion extend for more than three years from the time the improved property was first subject to being listed for taxation by the builder.

...."

**SECTION 2.** This act is effective for taxes imposed for taxable years beginning on or after July 1, 2021.

