

MHC Changes Pursuant to Article 12 of NCGS 160D

April 28, 2021

NC General Statute	City Ordinance Section	Updates
160D-1201	§10-192	<ul style="list-style-type: none"> • Statutory citations updated.
160D-1202	§10-193	<ul style="list-style-type: none"> • Statutory citations updated. • While not required by the changes in the statute, several terms were added to the list of definitions such as agent, person and maintenance for clarification and operational purposes.
N/A	§§ 10-198, 199, 201	<ul style="list-style-type: none"> • Revised to reflect gender neutral language.
160D-1203	§10-203	<ul style="list-style-type: none"> • Subsection titles revised to mirror subsection titles found in G.S. §160D-1203. • Updated terms to be consistent with changes to definitions in found in G.S. §160D-1202. • Non- gender-neutral language removed. • Surplusage language removed • Stylistic changes made for improved clarity • “Orders” subsection §10-203(d) updated to reflect changes to G.S. §160D-1204 related to the two types of orders the housing conservation administrator may issue: (1) repair, alter or improve or (2) vacate and close <u>only if</u> continued occupancy during the time allowed for repair will present a significant threat of bodily harm. • Revised language (§10-203(d)) to provide declaring the dwelling unit and placarding the unit after owner fails to

		<p>comply with order and adoption of ordinance by city council.</p> <ul style="list-style-type: none"> • Added language (§10-203(g)) for cancelling or reducing demolition liens for affordable housing purposes, although not required by law.
160D-1204	§10-197(e)	<ul style="list-style-type: none"> • The current code contains the required language; however, revisions were made for operational and clarification purposes. Such changes include separating the specifications regarding the different heating units.
160D-1205	§10-197	<ul style="list-style-type: none"> • No additional changes required.
160D-1206	§10-203(j)	<ul style="list-style-type: none"> • Surplus language removed. • Stylistic changes made to for improved clarity. • Non- gender-neutral language removed.
106D-1207	§10-195	<ul style="list-style-type: none"> • Revised to update and codify the “reasonable cause” based inspection process required by statute and used by staff • Codifies the targeted inspection process into the code.
160D-1208	§10-203(k)	<ul style="list-style-type: none"> • Revised to make it clear that the hearing before the ZBA is quasi-judicial. • Revised to make it clear that any fees required under the ZBA process must be paid. • No other changes necessary to the code because current subsection is consistent with G.S. 160D-1208.
160D-1209	N/A	<ul style="list-style-type: none"> • Former 160A-447-no code changes needed.
160D-1210	§10-203(l)	<ul style="list-style-type: none"> • Updated to reflect gender-neutral language.
160D-1211	N/A	<ul style="list-style-type: none"> • Former G.S. 160A-449, which provides for adoption of an ordinance. No code changes needed.

160D-1212	N/A	<ul style="list-style-type: none">• Former G.S. 160A-450, which provides that powers under this statute are supplemental to other powers conferred by law. No code changes needed.
N/A	§10-199	<ul style="list-style-type: none">• Makes it clear that the designated agent must reside or have an office in Forsyth County.