



CHAPTER 160D
ARTICLE 10 - DEVELOPMENT AGREEMENTS

N.C.G.S. § 160D-1001.

Authorization.

SOURCE General Statutes of North Carolina, as published by the General Assembly	LAST AMENDMENT IN THIS TEXT No amendment history on record	RETRIEVED 21 September 2026, 05:52 UTC	SOURCE FINGERPRINT 3fc057f208fe6160b4c381c7 - adcd224394c904e9b29ee848 - 3fa973b396fd7e31
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- § 160D-1001(a)

The General Assembly finds the following:

(1)

Development projects often occur in multiple phases over several years, requiring a long-term commitment of both public and private resources.

(2)

Such developments often create community impacts and opportunities that are difficult to accommodate within traditional zoning processes.

(3)

Because of their scale and duration, such projects often require careful coordination of public capital facilities planning, financing, and construction schedules and phasing of the private development.

(4)

Such projects involve substantial commitments of private capital, which developers are usually unwilling to risk without sufficient assurances that development standards will remain stable through the extended period of the development.

(5)

Such developments often permit communities and developers to experiment with different or nontraditional types of development concepts and standards, while still managing impacts on the surrounding areas.

(6)

To better structure and manage development approvals for such developments and ensure their proper integration into local capital facilities programs, local governments need flexibility to negotiate such developments.

§ 160D-1001(b)

Local governments may enter into development agreements with developers, subject to the procedures of this Article. In entering into such agreements, a local government may not exercise any authority or make any commitment not authorized by general or

local act and may not impose any tax or fee not authorized by otherwise applicable law.

§ 160D-1001(c) This Article is supplemental to the powers conferred upon local governments and does not preclude or supersede rights and obligations established pursuant to other law regarding development approvals, site-specific vesting plans, or other provisions of law. A development agreement shall not exempt the property owner or developer from compliance with the North Carolina State Building Code or State or local housing codes that are not part of the local government's development regulations. When the governing board approves the rezoning of any property associated with a development agreement executed and recorded pursuant to this Article, the provisions of G.S. 160D-605(a) apply.

§ 160D-1001(d) Development authorized by a development agreement shall comply with all applicable laws, including all ordinances, resolutions, regulations, permits, policies, and laws affecting the development of property, including laws governing permitted uses of the property, density, intensity, design, and improvements. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d); 2023-108, s. 1(h).)

END OF SECTION TEXT

APPARATUS FOLLOWS — DERIVED, NOT ENACTED

APPARATUS II
1 AUTHORITY

Authorities referenced

Every G.S. cross-reference appearing in the text of this section, in order of first appearance. Nothing is characterized; the operative language is quoted from the section itself.

REFERENCE	APPEARS IN	OPERATIVE LANGUAGE IN THIS SECTION
G.S. 160D-605(a)	(c)	"to this Article, the provisions of"

APPARATUS III

Citation

FULL SECTION

N.C. Gen. Stat. § 160D-1001 (2026).

PINPOINT

N.C. Gen. Stat. § 160D-1001(a) (2026).

Pinpoint keys are set in the left margin of the text rather than line numbers: subsection designators are stable across editions and paper sizes, line numbers are not.

COLOPHON

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