

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1995

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HOUSE BILL 127  
Second Edition Engrossed 2/23/95

Short Title: Landowner Protection Act.

(Public)

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Sponsors: Representatives Shubert; Aldridge, Allred, Baker, Barbee, Berry, Bowen, Bowie, Brawley, J. Brown, Buchanan, Cansler, Capps, Carpenter, Clary, Cocklereece, Culp, Cummings, Davis, Decker, Dickson, Dockham, Eddins, Fox, Gardner, Grady, Hayes, Hiatt, Hill, H. Hunter, Justus, Kiser, Lemmond, Linney, Locke, McComas, McCombs, McMahan, Mitchell, Morgan, Nichols, Owens, Pate, Rayfield, Redwine, Reynolds, Russell, Sexton, Sharpe, Sherrill, Snowden, Tallent, Thompson, Tolson, Weatherly, C. Wilson, G. Wilson, and Yongue.

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Referred to: Judiciary I.

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February 8, 1995

1 A BILL TO BE ENTITLED  
2 AN ACT TO LIMIT THE LIABILITY OF LANDOWNERS TO MEMBERS OF THE  
3 PUBLIC ENTERING THE LAND FOR EDUCATIONAL AND RECREATIONAL  
4 PURPOSES.

5 The General Assembly of North Carolina enacts:

6 Section 1. The General Statutes are amended by adding a new Chapter to read:

7 **"CHAPTER 38A.**

8 **"LANDOWNER LIABILITY.**

9 **"§ 38A-1. Purpose.**

10 The purpose of this Chapter is to encourage owners of land to make land and water  
11 areas available to the public for educational and recreational purposes by:

12 (1) Limiting the liability of the owner to persons entering the land for those  
13 purposes; and

- 1           (2) Ensuring that through making one's land available for educational and  
2           recreational purposes, an owner need not be subjected to waste or a  
3           financial burden.

4 **"§ 38A-2. Definitions.**

5           The following definitions shall apply throughout this Chapter, unless otherwise  
6 specified:

- 7           (1) 'Charge' means a price or fee asked for services, entertainment,  
8           recreation performed, or products offered for sale on land or in return  
9           for an invitation or permission to enter upon land, except as otherwise  
10           excluded in this Chapter.
- 11           (2) 'Educational purpose' means any activity undertaken as part of a formal  
12           or informal educational program, and viewing historical, natural,  
13           archaeological, or scientific sites.
- 14           (3) 'Land' means real property, land, and water.
- 15           (4) 'Owner' means any individual, legal entity, or governmental entity that  
16           has any fee or security, and any employee or agent of such individual,  
17           legal entity, or governmental entity.
- 18           (5) 'Recreational purpose' means any activity undertaken for recreation,  
19           exercise, education, relaxation, refreshment, diversion, or pleasure.

20 **"§ 38A-3. Exclusions.**

21           For purposes of this act, the term 'charge' does not include:

- 22           (1) Unless otherwise agreed in writing, any lease, dedication, license, or  
23           easement, or the proceeds thereof, by an owner of land to a nonprofit  
24           organization or governmental entity for educational or recreational  
25           purposes.
- 26           (2) Any action taken by a person, legal entity, nonprofit organization, or  
27           governmental entity other than the owner, or any monetary contribution  
28           made, in either event, whether or not sanctioned or solicited by the  
29           owner, the purpose of which is to (i) improve access to land for  
30           educational or recreational purposes; (ii) remedy damage to land caused  
31           by educational or recreational use; or (iii) provide warning of hazards  
32           on, or remove hazards from, land used for educational or recreational  
33           purposes.
- 34           (3) Unless otherwise agreed in writing or otherwise provided by the State or  
35           federal tax codes, any property tax abatement or relief received by the  
36           owner from the State or local taxing authority in exchange for the  
37           owner's agreement to open the land for educational or recreational  
38           purposes.
- 39           (4) Unless otherwise agreed in writing, any contribution in-kind, services,  
40           or cash paid to reduce or offset costs and eliminate losses from  
41           educational or recreational use.

42 **"§ 38A-4. Limitation of liability.**

1        Except as specifically recognized by or provided for in this act, an owner of land who  
2 either directly or indirectly invites or permits without charge any person to use such land  
3 for educational or recreational purposes owes the person the same duty of care that he  
4 owes a trespasser."

5            Sec. 2. This act becomes effective October 1, 1995, and applies to all causes  
6 of action arising after that date. All insurance policies providing liability coverage for  
7 land, as defined in G.S. 38A-2(3), covered by Section 1 of this act shall be rereated on the  
8 anniversary dates of the policies next following the effective date of this act, to reflect the  
9 added limitation of liability contained in G.S. 38A-4.