



North Carolina
Coastal Federation
Working Together for a Healthy Coast



Threatened Oceanfront Structures: *Rodanthe, NC*

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NC Coastal Federation

- **Water Quality**
- **Marine Debris**
- Living Shorelines
- Oysters

**Coastal Management & Policy that
Protects and Restores**
Advocacy and Lobbying Resources



Threatened Oceanfront Structures

NC DCM: A structure is classified as imminently threatened when the erosion scarp reaches within 20 feet of it, or when site conditions increase the risk of imminent damage to the structure.



Rodanthe, NC

Home to some of the most rapid rates of erosion and sea level rise on the East Coast



Other NC erosional hotspots: OIB, N. Topsail, Buxton, Avon, Nags Head

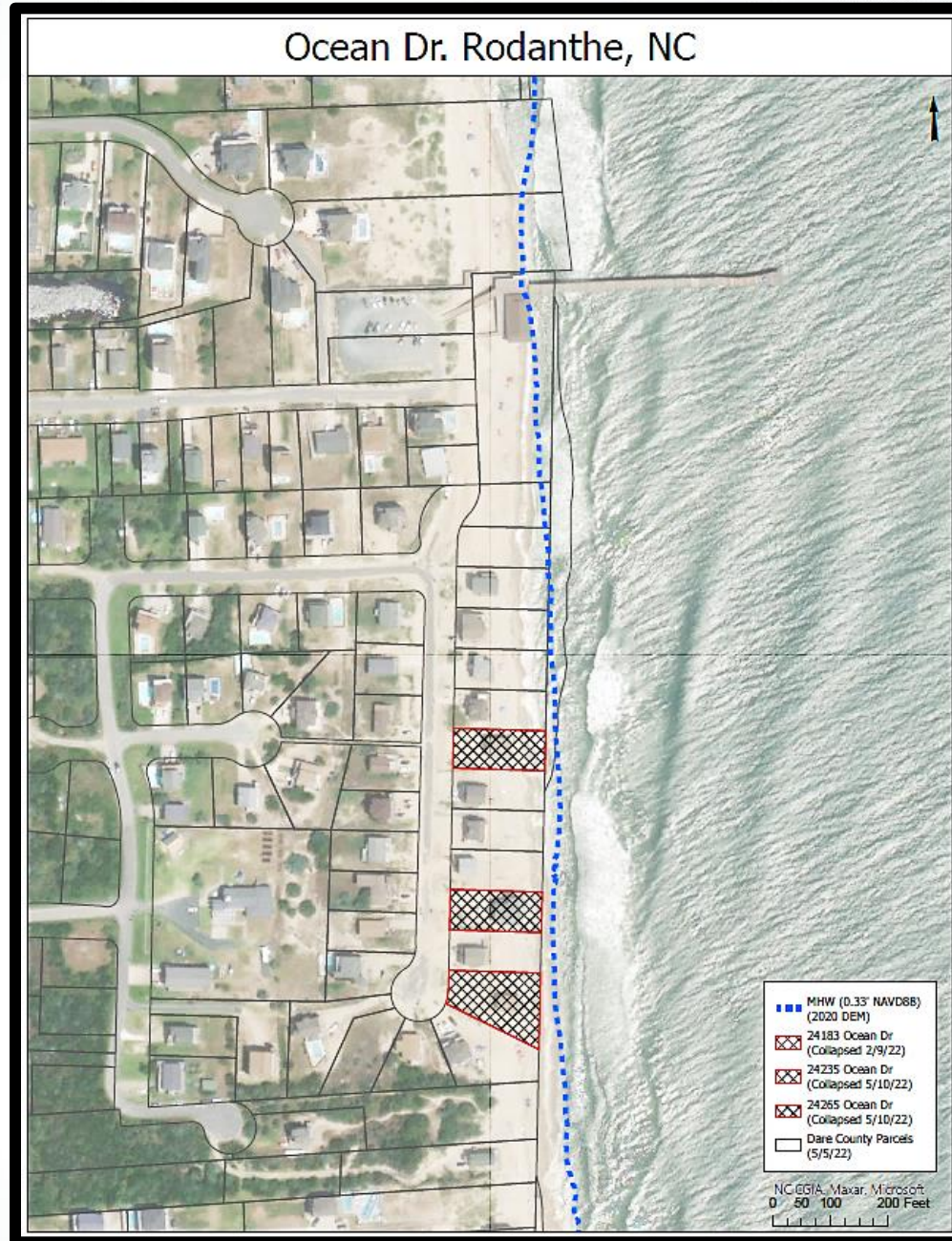
Not a problem
unique to Rodanthe

Of the ~ 8,777
oceanfront structures
in NC, ~ 764 at short-
term risk (9%)

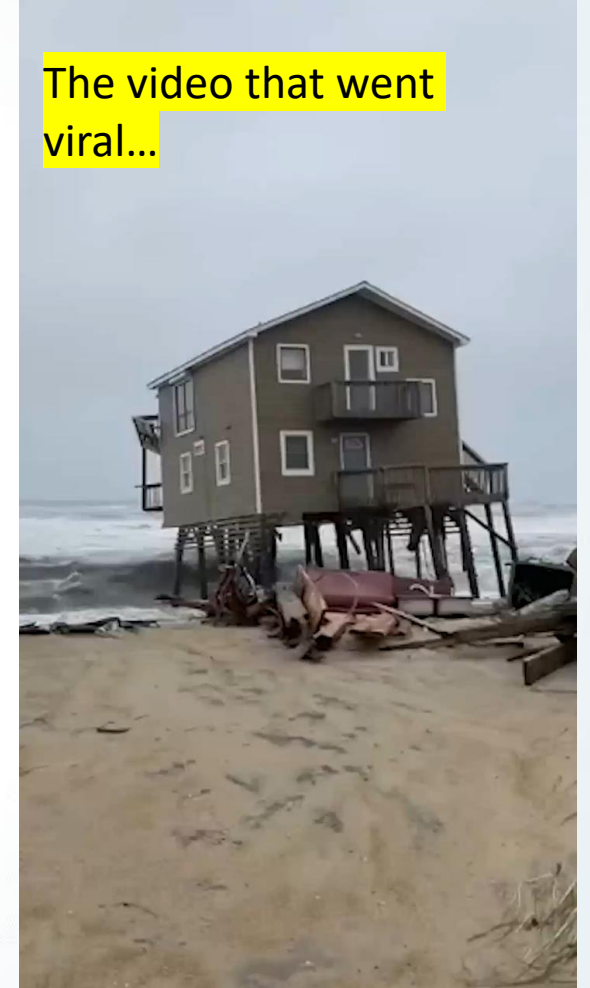
(2022 DCM Analysis)

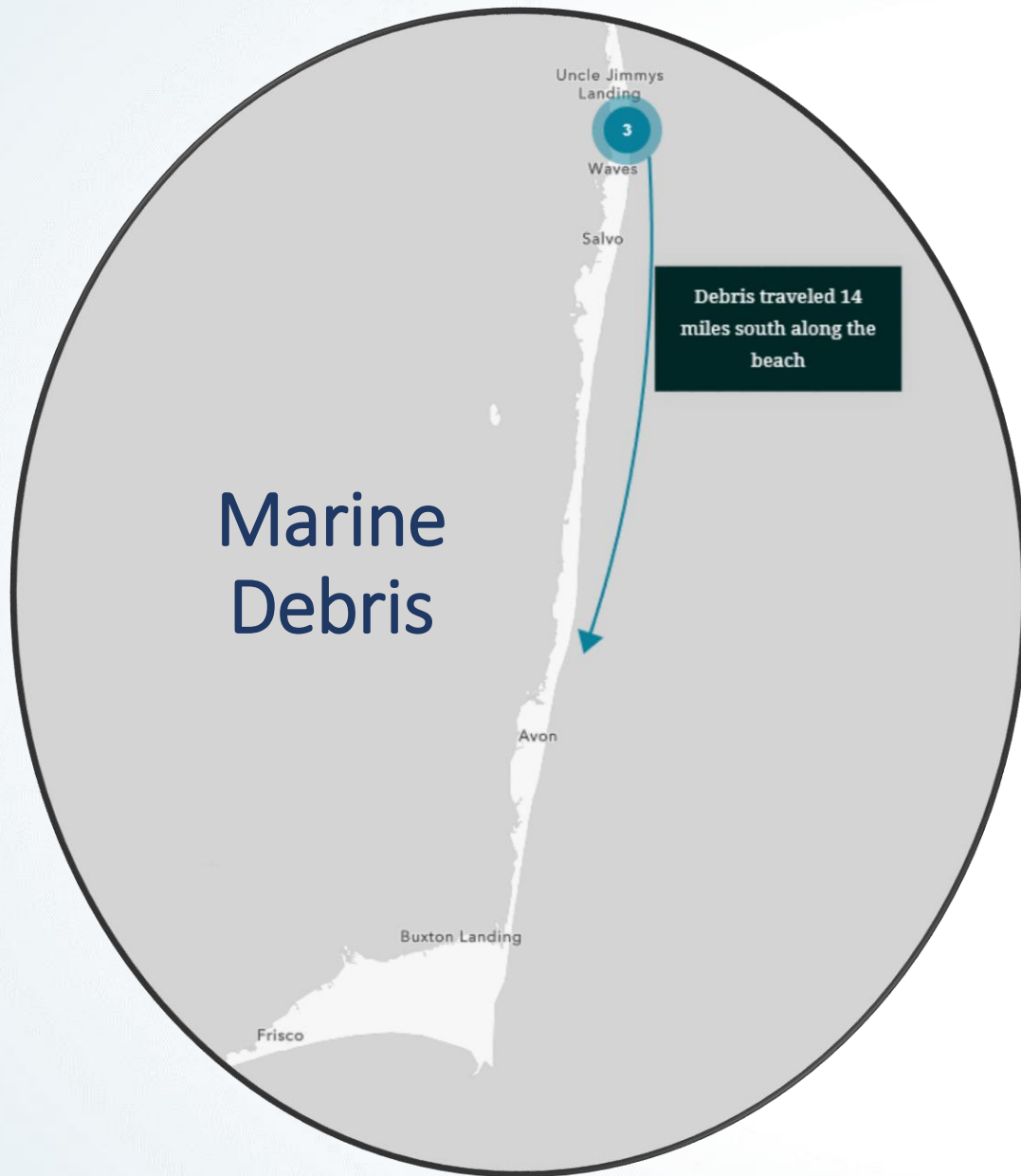
Timeline

- 2020 – 1 home
- 2021 – n/a
- **2022 – 3 homes**
- 2023 – 1 home
- 2024 – TBD?



The video that went
viral...





GOAL: Proactive > Reactive

- Avoid using public funding to clean up private mess
- Need: enabling authority for state to require cleanups
 - Clarify owner liability for debris
 - Fines, timeline, penalties?



Septic Tanks

- Current DEQ Policy:
 - replacement of existing septic in same location considered “repair”
 - Relocation of existing septic system requires CAMA permit
- 2022 Proposed Amendments
 - Require a CAMA permit for replacement of the existing septic tanks located in the ocean hazard areas.
 - prohibit replacement and relocation of septic systems seaward of the oceanfront “vegetation line”
- proposed rule changes published in the March 15, 2023 NC Register
 - 15A NCAC 7H .0309, 7H .0306, & 7J .0210



GOAL: Remove septic systems from public trust oceanfront beaches

August 2022: Interagency working group formed

Hosts: NPS and NCDEQ/DCM

- Agency participants: NPS, NOAA, USACE, USFWS NC DEQ (DCM, DWR, DMF, DWM), DHHS, NCWRC, DPS (NCORR & Emergency Mgmt.), Dare County, Town of Nags Head

3 Public Workgroups:

- Financial Resources (Feb. 2023)
- Insurance (May 2023)
- **Policy (Oct. 2023)**

The background image shows a tropical beach scene. In the foreground, there is a wooden fence and a house with a corrugated metal roof. A palm tree is visible on the left. In the background, there is a sandy beach, waves, and people walking. The text is overlaid on a semi-transparent white box.

Examples from other states:

Hawaii:

- First state to incorporate SLR in real-estate disclosures (2021)
- Penalties for encroachment on public lands (2023)

Florida, Georgia, California, New York:

Requires cleanup, defines responsibility

- *Fines, penalties, time frame*

Texas: Specific funds for relocation/demolition

California: Proposed 'Buy, Rent, Retreat'

Specific Considerations for NC:

Increase funding for demolition/relocation assistance

Address Insurance

- Financial incentive to “do nothing”
- Contents in homes

Clarify authorities for requiring cleanups

- What should be considered a proper cleanup?
- Fines, penalties? Timeframe?

Long Term & Creative Considerations:

- Nature Communications (McNamara, Smith, et. al; March 2024) – buyouts with rentbacks (CA)
- Beach Nourishment as an intermediate measure to facilitate adaptation
- Continue forward thinking; rely on science
- Not easy decisions, all require long-term planning

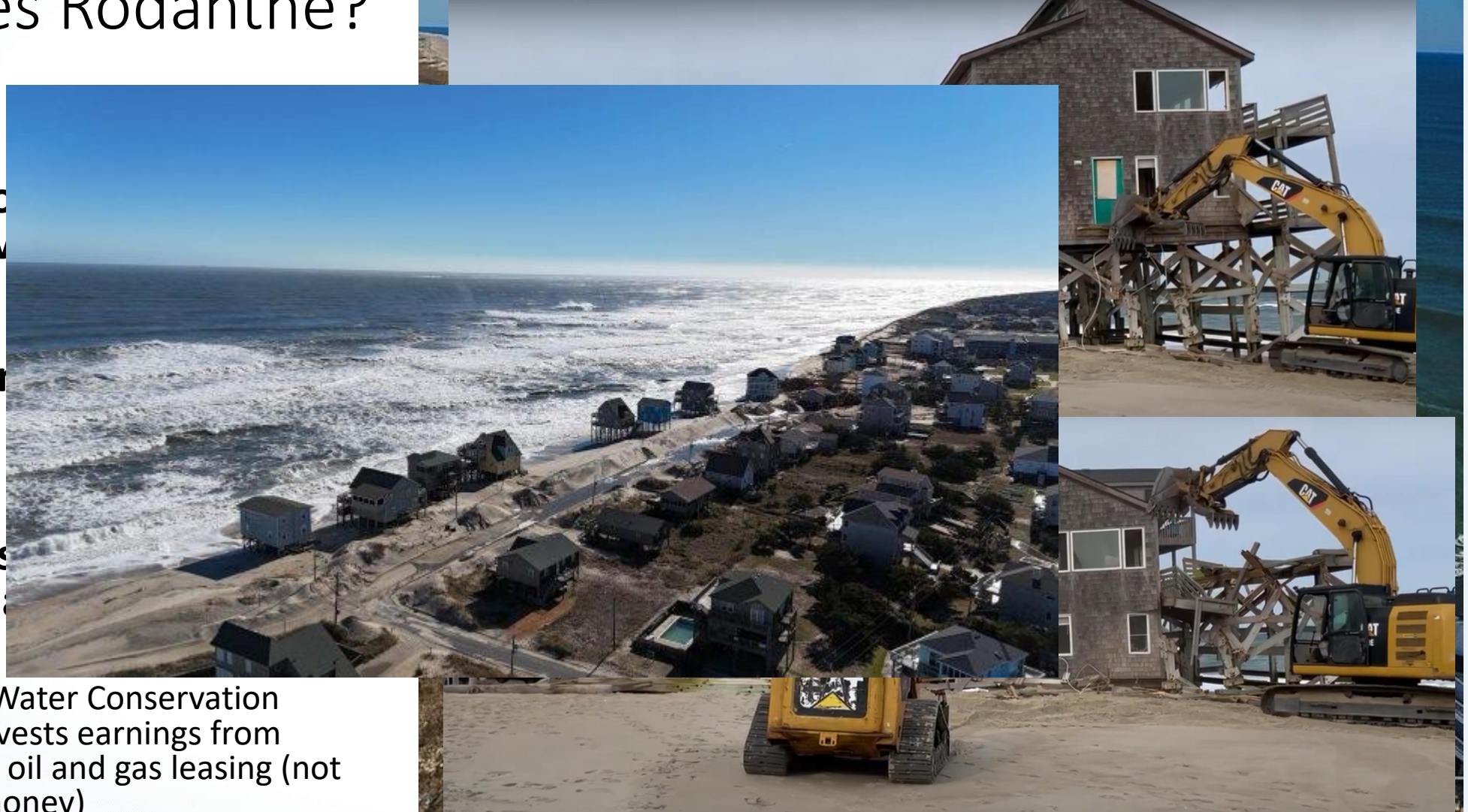
So, what is the current state of threatened oceanfront structures Rodanthe?

1. Some homes are being removed nearby

2. Houses are being retrofitted for existing conditions

3. 2 houses are being removed (\$700k) by NPS

- Land & Water Conservation Fund; invests earnings from offshore oil and gas leasing (not public money)



Looking ahead:

NPS & DCM Final Report:



- Recommendations from the Interagency Working Group and 3 Panel Workshops

Proposed Septic Tank Amendments

- Keeping tune to next steps – public comment? Return to CRC?

Next NCBIWA Meeting:

- Proposed Threatened Oceanfront Structures Panel





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Thank you!

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