

Chapter 42.
Landlord and Tenant.
Article 1.
General Provisions.

§ 42-1. Lessor and lessee not partners.

No lessor of property, merely by reason that he is to receive as rent or compensation for its use a share of the proceeds or net profits of the business in which it is employed, or any other uncertain consideration, shall be held a partner of the lessee. (1868-9, c. 156, s. 3; Code, s. 1744; Rev., s. 1982; C.S., s. 2341.)

§ 42-2. Attornment unnecessary on conveyance of reversions, etc.

Every conveyance of any rent, reversion, or remainder in lands, tenements or hereditaments, otherwise sufficient, shall be deemed complete without attornment by the holders of particular estates in said lands: Provided, no holder of a particular estate shall be prejudiced by any act done by him as holding under his grantor, without notice of such conveyance. (4 Anne, c. 16, s. 9; 1868-9, c. 156, s. 17; Code, s. 1764; Rev., s. 947; C.S., s. 2342.)

§ 42-3. Term forfeited for nonpayment of rent.

In all verbal or written leases of real property of any kind in which is fixed a definite time for the payment of the rent reserved therein, there shall be implied a forfeiture of the term upon failure to pay the rent within 10 days after a demand is made by the lessor or his agent on said lessee for all past-due rent, and the lessor may forthwith enter and dispossess the tenant without having declared such forfeiture or reserved the right of reentry in the lease. (1919, c. 34; C.S., s. 2343; 2001-502, s. 2; 2004-143, s. 1.)

§ 42-4. Recovery for use and occupation.

When any person occupies land of another by the permission of such other, without any express agreement for rent, or upon a parol lease which is void, the landlord may recover a reasonable compensation for such occupation, and if by such parol lease a certain rent was reserved, such reservation may be received as evidence of the value of the occupation. (1868-9, c. 156, s. 5; Code, s. 1746; Rev., s. 1986; C.S., s. 2344.)

§ 42-5. Rent apportioned, where lease terminated by death.

If a lease of land, in which rent is reserved, payable at the end of the year or other certain period of time, is determined by the death of any person during one of the periods in which the rent was growing due, the lessor or his personal representative may recover a part of the rent which becomes due after the death, proportionate to the part of the period elapsed before the death, subject to all just allowances; and if any security was given for such rent it shall be apportioned in like manner. (1868-9, c. 156, s. 6; Code, s. 1747; Rev., s. 1987; C.S., s. 2345.)

§ 42-6. Rents, annuities, etc., apportioned, where right to payment terminated by death.

In all cases where rents, rent charges, annuities, pensions, dividends, or any other payments of any description, are made payable at fixed periods to successive owners under any instrument, or by any will, and where the right of any owner to receive payment is terminable by a death or other uncertain event, and where such right so terminates during a period in which a payment is growing due, the payment becoming due next after such terminating event shall be apportioned among the successive owners according to the parts of such periods elapsing before and after the terminating event. (1868-9, c. 156, s. 7; Code, s. 1748; Rev., s. 1988; C.S., s. 2346.)

1 **§ 42-7. In lieu of emblements, farm lessee holds out year, with rents apportioned.**

2 When any lease for years of any land let for farming on which a rent is reserved determines
3 during a current year of the tenancy, by the happening of any uncertain event determining the
4 estate of the lessor, or by a sale of said land under any mortgage or deed of trust, the tenant in
5 lieu of emblements shall continue his occupation to the end of such current year, and shall then
6 give up such possession to the succeeding owner of the land, and shall pay to such succeeding
7 owner a part of the rent accrued since the last payment became due, proportionate to the part of
8 the period of payment elapsing after the termination of the estate of the lessor to the giving up
9 such possession; and the tenant in such case shall be entitled to a reasonable compensation for
10 the tillage and seed of any crop not gathered at the expiration of such current year from the
11 person succeeding to the possession. (1868-9, c. 156, s. 8; Code, s. 1749; Rev., s. 1990; C.S., s.
12 2347; 1931, c. 173, s. 1.)
13

14 **§ 42-8. Grantees of reversion and assigns of lease have reciprocal rights under covenants.**

15 The grantee in every conveyance of reversion in lands, tenements or hereditaments has the
16 like advantages and remedies by action or entry against the holders of particular estates in such
17 real property, and their assigns, for nonpayment of rent, and for the nonperformance of other
18 conditions and agreements contained in the instruments by the tenants of such particular
19 estates, as the grantor or lessor or his heirs might have; and the holders of such particular
20 estates, and their assigns, have the like advantages and remedies against the grantee of the
21 reversion, or any part thereof, for any conditions and agreements contained in such instruments,
22 as they might have had against the grantor or his lessors or his heirs. (32 Hen. VIII, c. 34;
23 1868-9, c. 156, s. 18; Code, s. 1765; Rev., s. 1989; C.S., s. 2348.)
24

25 **§ 42-9. Agreement to rebuild, how construed in case of fire.**

26 An agreement in a lease to repair a demised house shall not be construed to bind the
27 contracting party to rebuild or repair in case the house shall be destroyed or damaged to more
28 than one half of its value, by accidental fire not occurring from the want of ordinary diligence
29 on his part. (1868-9, c. 156, s. 11; Code, s. 1752; Rev., s. 1985; C.S., s. 2349.)
30

31 **§ 42-10. Tenant not liable for accidental damage.**

32 A tenant for life, or years, or for a less term, shall not be liable for damage occurring on the
33 demised premises accidentally, and notwithstanding reasonable diligence on his part, unless he
34 so contract. (1868-9, c. 156, s. 10; Code, s. 1751; Rev., s. 1991; C.S., s. 2350.)
35

36 **§ 42-11. Willful destruction by tenant misdemeanor.**

37 If any tenant shall, during his term or after its expiration, willfully and unlawfully demolish,
38 destroy, deface, injure or damage any tenement house, uninhabited house or other outhouse,
39 belonging to his landlord or upon his premises by removing parts thereof or by burning, or in
40 any other manner, or shall unlawfully and willfully burn, destroy, pull down, injure or remove
41 any fence, wall or other inclosure or any part thereof, built or standing upon the premises of
42 such landlord, or shall willfully and unlawfully cut down or destroy any timber, fruit, shade or
43 ornamental tree belonging to said landlord, he shall be guilty of a Class 1 misdemeanor. (1883,
44 c. 224; Code, s. 1761; Rev., s. 3686; C.S., s. 2351; 1993, c. 539, s. 402; 1994, Ex. Sess., c. 24,
45 s. 14(c).)
46

47 **§ 42-12. Lessee may surrender, where building destroyed or damaged.**

48 If a demised house, or other building, is destroyed during the term, or so much damaged
49 that it cannot be made reasonably fit for the purpose for which it was hired, except at an
50 expense exceeding one year's rent of the premises, and the damage or destruction occur without
51 negligence on the part of the lessee or his agents or servants, and there is no agreement in the

1 lease respecting repairs, or providing for such a case, and the use of the house damaged or
2 destroyed was the main inducement to the hiring, the lessee may surrender his estate in the
3 demised premises by a writing to that effect delivered or tendered to the landlord within 10
4 days from the damage or destruction, and by paying or tendering at the same time all rent in
5 arrear, and a part of the rent growing due at the time of the damage or destruction,
6 proportionate to the time between the last period of payment and the occurrence of the damage
7 or destruction, and the lessee shall be thenceforth discharged from all rent accruing afterwards;
8 but not from any other agreement in the lease. This section shall not apply if a contrary
9 intention appear from the lease. (1868-9, c. 156, s. 12; Code, s. 1753; Rev., s. 1992; C.S., s.
10 2352.)

11
12 **§ 42-13. Wrongful surrender to other than landlord misdemeanor.**

13 Any tenant or lessee of lands who shall willfully, wrongfully and with intent to defraud the
14 landlord or lessor, give up the possession of the rented or leased premises to any person other
15 than his landlord or lessor, shall be guilty of a Class 1 misdemeanor. (1883, c. 138; Code, s.
16 1760; Rev., s. 3682; C.S., s. 2353; 1993, c. 539, s. 403; 1994, Ex. Sess., c. 24, s. 14(c).)

17
18 **§ 42-14. Notice to quit in certain tenancies.**

19 A tenancy from year to year may be terminated by a notice to quit given one month or more
20 before the end of the current year of the tenancy; a tenancy from month to month by a like
21 notice of seven days; a tenancy from week to week, of two days. Provided, however, where the
22 tenancy involves only the rental of a space for a manufactured home as defined in G.S.
23 143-143.9(6), a notice to quit must be given at least 60 days before the end of the current rental
24 period, regardless of the term of the tenancy. (1868-9, c. 156, s. 9; Code, s. 1750; 1891, c. 227;
25 Rev., s. 1984; C.S., s. 2354; 1985, c. 541; 2005-291, s. 1.)

26
27 **§ 42-14.1. Rent control.**

28 No county or city as defined by G.S. 160A-1 may enact, maintain, or enforce any ordinance
29 or resolution which regulates the amount of rent to be charged for privately owned,
30 single-family or multiple unit residential or commercial rental property. This section shall not
31 be construed as prohibiting any county or city, or any authority created by a county or city for
32 that purpose, from:

- 33 (1) Regulating in any way property belonging to that city, county, or authority;
34 (2) Entering into agreements with private persons which regulate the amount of
35 rent charged for subsidized rental properties; or
36 (3) Enacting ordinances or resolutions restricting rent for properties assisted
37 with Community Development Block Grant Funds. (1987, c. 458, s. 1.)

38
39 **§ 42-14.2. Death, illness, or conviction of certain crimes not a material fact.**

40 In offering real property for rent or lease it shall not be deemed a material fact that the real
41 property was occupied previously by a person who died or had a serious illness while
42 occupying the property or that a person convicted of any crime for which registration is
43 required by Article 27A of Chapter 14 of the General Statutes occupies, occupied, or resides
44 near the property; provided, however, that no landlord or lessor may knowingly make a false
45 statement regarding any such fact. (1989, c. 592, s. 2; 1998-212, s. 17.16A(b).)

46
47 **§ 42-14.3. Notice of conversion of manufactured home communities.**

48 (a) In the event that an owner of a manufactured home community (defined as a parcel
49 of land, whether undivided or subdivided, that has been designed to accommodate at least five
50 manufactured homes) intends to convert the manufactured home community, or any part
51 thereof, to another use that will require movement of the manufactured homes, the owner of the

1 manufactured home community shall give each owner of a manufactured home and the North
2 Carolina Housing Finance Agency notice of the intended conversion at least 180 days before
3 the owner of a manufactured home is required to vacate and move the manufactured home,
4 regardless of the term of the tenancy. Failure to give notice to each manufactured home owner
5 as required by this section is a defense in an action for possession. The respective rights and
6 obligations of the community owner and the owner of the manufactured home under their lease
7 shall continue in effect during the notice period.

8 (b) Notwithstanding subsection (a) of this section, if a manufactured home community
9 is being closed pursuant to a valid order of any unit of State or local government, the owner of
10 the community shall be required to give notice of the closure of the community to each resident
11 of the community and the North Carolina Housing Finance Agency within three business days
12 of the date on which the order is issued. (2003-400, s. 5; 2008-107, s. 28.27(c).)
13

14 Article 2.

15 Agricultural Tenancies.

16 **§ 42-15. Landlord's lien on crops for rents, advances, etc.; enforcement.**

17 When lands are rented or leased by agreement, written or oral, for agricultural purposes, or
18 are cultivated by a cropper, unless otherwise agreed between the parties to the lease or
19 agreement, any and all crops raised on said lands shall be deemed and held to be vested in
20 possession of the lessor or his assigns at all times, until the rents for said lands are paid and
21 until all the stipulations contained in the lease or agreement are performed, or damages in lieu
22 thereof paid to the lessor or his assigns, and until said party or his assigns is paid for all
23 advancements made and expenses incurred in making and saving said crops.

24 This lien shall be preferred to all other liens, and the lessor or his assigns is entitled, against
25 the lessee or cropper, or the assigns of either, who removes the crop or any part thereof from
26 the lands without the consent of the lessor or his assigns, or against any other person who may
27 get possession of said crop or any part thereof, to the remedies given in an action upon a claim
28 for the delivery of personal property.

29 Provided, that when advances have been made by the federal government or any of its
30 agencies, to any tenant or tenants on lands under the control of any guardian, executor and/or
31 administrator for the purpose of enabling said tenant or tenants to plant, cultivate and harvest
32 crops grown on said land, the said guardian, executor, and/or administrator may waive the
33 above lien in favor of the federal government, or any of its agencies, making said advances.
34 (1876-7, c. 283; Code, s. 1754; Rev., s. 1993; 1917, c. 134; C.S., s. 2355; 1933, c. 219; 1985, c.
35 689, s. 11.)
36

37 **§ 42-15.1. Landlord's lien on crop insurance for rents, advances, etc.; enforcement.**

38 Where lands are rented or leased by agreement, written or oral, for agricultural purposes, or
39 are cultivated by a cropper, unless otherwise agreed between the parties to the lease or
40 agreement, the landlord or his assigns shall have a lien on all the insurance procured by the
41 tenant or cropper on the crops raised on the lands leased or rented to the extent of any rents due
42 or advances made to the tenant or cropper.

43 The lien provided herein shall be preferred to all other liens on said insurance, and the
44 landlord or his assigns shall be entitled to all the remedies at law for the enforcement of the
45 lien. (1959, c. 1291; 1985, c. 689, s. 12.)
46

47 **§ 42-16. Rights of tenants.**

48 When the lessor or his assigns gets the actual possession of the crop or any part thereof
49 otherwise than by the mode prescribed in G.S. 42-15, and refuses or neglects, upon a notice,
50 written or oral, of five days, given by the lessee or cropper or the assigns of either, to make a
51 fair division of said crop, or to pay over to such lessee or cropper or the assigns of either, such

1 part thereof as he may be entitled to under the lease or agreement, then and in that case the
2 lessee or cropper or the assigns of either is entitled to the remedies against the lessor or his
3 assigns given in an action upon a claim for the delivery of personal property to recover such
4 part of the crop as he, in law and according to the lease or agreement, may be entitled to. The
5 amount or quantity of such crop claimed by said lessee or cropper or the assigns of either,
6 together with a statement of the grounds upon which it is claimed, shall be fully set forth in an
7 affidavit at the beginning of the action. (1876-7, c. 283, s. 2; Code, s. 1755; Rev., s. 1994; C.S.,
8 s. 2356.)
9

10 **§ 42-17. Action to settle dispute between parties.**

11 When any controversy arises between the parties, and neither party avails himself of the
12 provisions of this Chapter, it is competent for either party to proceed at once to have the matter
13 determined in the appropriate trial division of the General Court of Justice. (1876-7, c. 283, s.
14 3; Code, s. 1756; Rev., s. 1995; C.S., s. 2357; 1971, c. 533, s. 1.)
15

16 **§ 42-18. Tenant's undertaking on continuance or appeal.**

17 In case there is a continuance or an appeal from the magistrate's decision to the district
18 court, the lessee or cropper, or the assigns of either, shall be allowed to retain possession of said
19 property upon his giving an undertaking to the lessor or his assigns, or the adverse party, in a
20 sum double the amount of the claim, if such claim does not amount to more than the value of
21 such property, otherwise to double the value of such property, with good and sufficient surety,
22 to be approved by the magistrate or the clerk of the superior court, conditioned for the faithful
23 payment to the adverse party of such damages as he shall recover in said action. (1876-7, c.
24 283, s. 3; Code, s. 1756; Rev., s. 1995; C.S., s. 2358; 1971, c. 533, s. 2.)
25

26 **§ 42-19. Crops delivered to landlord on his undertaking.**

27 In case the lessee or cropper, or the assigns of either, at the time of the appeal or
28 continuance mentioned in G.S. 42-18, fails to give the undertaking therein required, then the
29 sheriff or other lawful officer shall deliver the property into the actual possession of the lessor
30 or his assigns, upon the lessor or his assigns giving to the adverse party an undertaking in
31 double the amount of said property, to be justified as required in G.S. 42-18, conditioned for
32 the forthcoming of such property, or the value thereof, in case judgment is pronounced against
33 him. (1876-7, c. 283, s. 4; Code, s. 1757; Rev., s. 1996; C.S., s. 2359; 1973, c. 108, s. 17.)
34

35 **§ 42-20. Crops sold, if neither party gives undertaking.**

36 If neither party gives the undertaking described in G.S. 42-18 and 42-19, it is the duty of the
37 clerk of the superior court to issue an order to the sheriff, or other lawful officer, directing him
38 to take into his possession all of said property, or so much thereof as may be necessary to
39 satisfy the claimant's demand and costs, and to sell the same under the rules and regulations
40 prescribed by law for the sale of personal property under execution, and to hold the proceeds
41 thereof subject to the decision of the court upon the issue or issues pending between the parties.
42 (1876-7, c. 283, s. 5; Code, s. 1758; Rev., s. 1997; C.S., s. 2360; 1971, c. 533, s. 3.)
43

44 **§ 42-21. Tenant's crop not subject to execution against landlord.**

45 Whenever servants and laborers in agriculture shall by their contracts, oral or written, be
46 entitled, for wages, to a part of the crops cultivated by them, such part shall not be subject to
47 sale under executions against their employers, or the owners of the land cultivated. (Code, s.
48 1796; Rev., s. 1998; C.S., s. 2361.)
49

50 **§ 42-22. Unlawful seizure by landlord or removal by tenant misdemeanor.**

1 If any landlord shall unlawfully, willfully, knowingly and without process of law, and
2 unjustly seize the crop of his tenant when there is nothing due him, he shall be guilty of a Class
3 1 misdemeanor. If any lessee or cropper, or the assigns of either, or any other person, shall
4 remove a crop, or any part thereof, from land without the consent of the lessor or his assigns,
5 and without giving him or his agent five days' notice of such intended removal, and before
6 satisfying all the liens held by the lessor or his assigns, on said crop, he shall be guilty of a
7 Class 1 misdemeanor. (1876-7, c. 283, s. 6; 1883, c. 83; Code, s. 1759; Rev., ss. 3664, 3665;
8 C.S., s. 2362; 1993, c. 539, s. 404; 1994, Ex. Sess., c. 24, s. 14(c).)

9
10 **§ 42-22.1. Failure of tenant to account for sales under tobacco marketing cards.**

11 Any tenant or share cropper having possession of a tobacco marketing card issued by any
12 agency of the State or federal government who sells tobacco authorized to be sold thereby and
13 fails to account to his landlord, to the extent of the net proceeds of such sale or sales, for all
14 liens, rents, advances, or other claims held by his landlord against the tobacco or the proceeds
15 of the sale of such tobacco, shall be guilty of a Class 1 misdemeanor. (1949, c. 193; 1993, c.
16 539, s. 405; 1994, Ex. Sess., c. 24, s. 14(c).)

17
18 **§ 42-23. Terms of agricultural tenancies in certain counties.**

19 All agricultural leases and contracts hereafter made between landlord and tenant for a
20 period of one year or from year to year, whether such tenant pay a specified rental or share in
21 the crops grown, such year shall be from December first to December first, and such period of
22 time shall constitute a year for agricultural tenancies in lieu of the law and custom heretofore
23 prevailing, namely from January first to January first. In all cases of such tenancies a notice to
24 quit of one month as provided in G.S. 42-14 shall be applicable. If on account of illness or any
25 other good cause, the tenant is unable to harvest all the crops grown on lands leased by him for
26 any year prior to the termination of his lease contract on December first, he shall have a right to
27 return to the premises vacated by him at any time prior to December thirty-first of said year, for
28 the purpose only of harvesting and dividing the remaining crops so ungathered. But he shall
29 have no right to use the houses or outbuildings or that part of the lands from which the crops
30 have been harvested prior to the termination of the tenant year, as defined in this section.

31 This section shall only apply to the counties of Alamance, Anson, Ashe, Bladen,
32 Brunswick, Columbus, Craven, Cumberland, Duplin, Edgecombe, Gaston, Greene, Hoke,
33 Jones, Lenoir, Lincoln, Montgomery, Onslow, Pender, Person, Pitt, Robeson, Sampson, Wayne
34 and Yadkin. (Pub. Loc. 1929, c. 40; Pub. Loc. 1935, c. 288; Pub. Loc. 1937, cc. 96, 600; Pub.
35 Loc. 1941, c. 41; 1943, c. 68; 1945, c. 700; 1949, c. 136; 1953, c. 499, s. 1; 1955, c. 136; 1959,
36 c. 1076; 1981, c. 97, s. 1.)

37
38 **§ 42-24. Turpentine and lightwood leases.**

39 This Chapter shall apply to all leases or contracts to lease turpentine trees, or use lightwood
40 for purposes of making tar, and the parties thereto shall be fully subject to the provisions and
41 penalties of this Chapter. (1876-7, c. 283, s. 7; Code, s. 1762; 1893, c. 517; Rev., s. 1999; C.S.,
42 s. 2363.)

43
44 **§ 42-25. Mining and timberland leases.**

45 If in a lease of land for mining, or of timbered land for the purpose of manufacturing the
46 timber into goods, rent is reserved, and if it is agreed in the lease that the minerals, timber or
47 goods, or any portion thereof, shall not be removed until the payment of the rent, in such case
48 the lessor shall have the rights and be entitled to the remedy given by this Chapter. (1868-9, c.
49 156, s. 16; Code, s. 1763; Rev., s. 2000; C.S., s. 2364.)

50
51 **§§ 42-25.1 through 42-25.5: Reserved for future codification purposes.**

1
2 Article 2A.

3 Ejectment of Residential Tenants.

4 **§ 42-25.6. Manner of ejectment of residential tenants.**

5 It is the public policy of the State of North Carolina, in order to maintain the public peace,
6 that a residential tenant shall be evicted, dispossessed or otherwise constructively or actually
7 removed from his dwelling unit only in accordance with the procedure prescribed in Article 3
8 or Article 7 of this Chapter. (1981, c. 566, s. 1; 1995, c. 419, s. 1.1.)
9

10 **§ 42-25.7. Distress and distraint not permitted.**

11 It is the public policy of the State of North Carolina that distress and distraint are prohibited
12 and that landlords of residential rental property shall have rights concerning the personal
13 property of their residential tenants only in accordance with G.S. 42-25.9(d), 42-25.9(g),
14 42-25.9(h), or 42-36.2. (1981, c. 566, s. 1; 1995, c. 460, s. 8.)
15

16 **§ 42-25.8. Contrary lease provisions.**

17 Any lease or contract provision contrary to this Article shall be void as against public
18 policy. (1981, c. 566, s. 1.)
19

20 **§ 42-25.9. Remedies.**

21 (a) If any lessor, landlord, or agent removes or attempts to remove a tenant from a
22 dwelling unit in any manner contrary to this Article, the tenant shall be entitled to recover
23 possession or to terminate his lease and the lessor, landlord or agent shall be liable to the tenant
24 for damages caused by the tenant's removal or attempted removal. Damages in any action
25 brought by a tenant under this Article shall be limited to actual damages as in an action for
26 trespass or conversion and shall not include punitive damages, treble damages or damages for
27 emotional distress.

28 (b) If any lessor, landlord, or agent seizes possession of or interferes with a tenant's
29 access to a tenant's or household member's personal property in any manner not in accordance
30 with G.S. 44A-2(e2), 42-25.9(d), 42-25.9(g), 42-25.9(h), or G.S. 42-36.2 the tenant or
31 household member shall be entitled to recover possession of his personal property or
32 compensation for the value of the personal property, and, in any action brought by a tenant or
33 household member under this Article, the landlord shall be liable to the tenant or household
34 member for actual damages, but not including punitive damages, treble damages or damages
35 for emotional distress.

36 (c) The remedies created by this section are supplementary to all existing common-law
37 and statutory rights and remedies.

38 (d) If any tenant abandons personal property of five hundred dollar (\$500.00) value or
39 less in the demised premises, or fails to remove such property at the time of execution of a writ
40 of possession in an action for summary ejectment, the landlord may, as an alternative to the
41 procedures provided in G.S. 42-25.9(g), 42-25.9(h), or 42-36.2, deliver the property into the
42 custody of a nonprofit organization regularly providing free or at a nominal price clothing and
43 household furnishings to people in need, upon that organization agreeing to identify and
44 separately store the property for 30 days and to release the property to the tenant at no charge
45 within the 30-day period. A landlord electing to use this procedure shall immediately post at the
46 demised premises a notice containing the name and address of the property recipient, post the
47 same notice for 30 days or more at the place where rent is received, and send the same notice
48 by first-class mail to the tenant at the tenant's last known address. Provided, however, that the
49 notice shall not include a description of the property.

50 (e) For purposes of subsection (d), personal property shall be deemed abandoned if the
51 landlord finds evidence that clearly shows the premises has been voluntarily vacated after the

1 paid rental period has expired and the landlord has no notice of a disability that caused the
2 vacancy. A presumption of abandonment shall arise 10 or more days after the landlord has
3 posted conspicuously a notice of suspected abandonment both inside and outside the premises
4 and has received no response from the tenant.

5 (f) Any nonprofit organization agreeing to receive personal property under subsection
6 (d) shall not be liable to the owner for a disposition of such property provided that the property
7 has been separately identified and stored for release to the owner for a period of 30 days.

8 (g) Ten days after being placed in lawful possession by execution of a writ of
9 possession, a landlord may throw away, dispose of, or sell all items of personal property
10 remaining on the premises, except that in the case of the lease of a space for a manufactured
11 home as defined in G.S. 143-143.9(6), G.S. 44A-2(e2) shall apply to the disposition of a
12 manufactured home with a current value in excess of five hundred dollars (\$500.00) and its
13 contents by a landlord after being placed in lawful possession by execution of a writ of
14 possession. During the 10-day period after being placed in lawful possession by execution of a
15 writ of possession, a landlord may move for storage purposes, but shall not throw away,
16 dispose of, or sell any items of personal property remaining on the premises unless otherwise
17 provided for in this Chapter. Upon the tenant's request prior to the expiration of the 10-day
18 period, the landlord shall release possession of the property to the tenant during regular
19 business hours or at a time agreed upon. If the landlord elects to sell the property at public or
20 private sale, the landlord shall give written notice to the tenant by first-class mail to the tenant's
21 last known address at least seven days prior to the day of the sale. The seven-day notice of sale
22 may run concurrently with the 10-day period which allows the tenant to request possession of
23 the property. The written notice shall state the date, time, and place of the sale, and that any
24 surplus of proceeds from the sale, after payment of unpaid rents, damages, storage fees, and
25 sale costs, shall be disbursed to the tenant, upon request, with 10 days after the sale, and will
26 thereafter be delivered to the government of the county in which the rental property is located.
27 Upon the tenant's request prior to the day of sale, the landlord shall release possession of the
28 property to the tenant during regular business hours or at a time agreed upon. The landlord
29 may apply the proceeds of the sale to the unpaid rents, damages, storage fees, and sale costs.
30 Any surplus from the sale shall be disbursed to the tenant, upon request, within 10 days of the
31 sale and shall thereafter be delivered to the government of the county in which the rental
32 property is located.

33 (h) If the total value of all property remaining on the premises at the time of execution
34 of a writ of possession in an action for summary ejectment is less than one hundred dollars
35 (\$100.00), the property shall be deemed abandoned five days after the time of execution, and
36 the landlord may throw away or dispose of the property. Upon the tenant's request prior to the
37 expiration of the five-day period, the landlord shall release possession of the property to the
38 tenant during regular business hours or at a time agreed upon. (1981, c. 566, s. 1; 1985, c. 612,
39 ss. 1-4; 1995, c. 460, ss. 1-3; 1999-278; ss. 1, 2.)
40

41 Article 3.

42 Summary Ejectment.

43 **§ 42-26. Tenant holding over may be dispossessed in certain cases.**

44 (a) Any tenant or lessee of any house or land, and the assigns under the tenant or legal
45 representatives of such tenant or lessee, who holds over and continues in the possession of the
46 demised premises, or any part thereof, without the permission of the landlord, and after demand
47 made for its surrender, may be removed from such premises in the manner hereinafter
48 prescribed in any of the following cases:

- 49 (1) When a tenant in possession of real estate holds over after his term has
50 expired.

1 (2) When the tenant or lessee, or other person under him, has done or omitted
2 any act by which, according to the stipulations of the lease, his estate has
3 ceased.

4 (3) When any tenant or lessee of lands or tenements, who is in arrear for rent or
5 has agreed to cultivate the demised premises and to pay a part of the crop to
6 be made thereon as rent, or who has given to the lessor a lien on such crop as
7 a security for the rent, deserts the demised premises, and leaves them
8 unoccupied and uncultivated.

9 (b) An arrearage in costs owed by a tenant for water or sewer services pursuant to G.S.
10 62-110(g) or electric service pursuant to G.S. 62-110(h) shall not be used as a basis for
11 termination of a lease under this Chapter. Any payment to the landlord shall be applied first to
12 the rent owed and then to charges for electric service, or water or sewer service, unless
13 otherwise designated by the tenant. (4 Geo. II, c. 28; 1868-9, c. 156, s. 19; Code, ss. 1766,
14 1777; 1905, cc. 297, 299, 820; Rev., s. 2001; C.S., s. 2365; 2001-502, s. 3; 2004-143, s. 2;
15 2011-252, s. 1.)

16
17 **§ 42-26.1: Expired.**

18
19 **§ 42-27. Local: Refusal to perform contract ground for dispossession.**

20 When any tenant or cropper who enters into a contract for the rental of land for the current
21 or ensuing year willfully neglects or refuses to perform the terms of his contract without just
22 cause, he shall forfeit his right of possession to the premises. This section applies only to the
23 following counties: Alamance, Alexander, Alleghany, Anson, Ashe, Beaufort, Bertie, Bladen,
24 Brunswick, Burke, Cabarrus, Camden, Carteret, Caswell, Chatham, Chowan, Cleveland,
25 Columbus, Craven, Cumberland, Currituck, Davidson, Duplin, Edgecombe, Forsyth, Franklin,
26 Gaston, Gates, Greene, Guilford, Halifax, Harnett, Hertford, Hoke, Hyde, Jackson, Johnston,
27 Jones, Lee, Lenoir, Martin, Mecklenburg, Montgomery, Moore, Nash, New Hanover,
28 Northampton, Onslow, Pasquotank, Pender, Perquimans, Pitt, Polk, Randolph, Robeson,
29 Rockingham, Rowan, Rutherford, Sampson, Stokes, Surry, Swain, Tyrrell, Union, Wake,
30 Warren, Washington, Wayne, Wilson, Yadkin. (4 Geo. II, c. 28; 1868-9, c. 156, s. 19; Code, ss.
31 1766, 1777; 1905, cc. 297, 299, 820; Rev., s. 2001, subsec. 4; 1907, cc. 43, 153; 1909, cc. 40,
32 550; C.S., s. 2366; Pub. Loc. Ex. Sess. 1924, c. 66; 1931, cc. 50, 194, 446; 1933, cc. 86, 485;
33 1935, c. 39; 1943, cc. 69, 115, 459; 1951, c. 279; 1953, c. 271; c. 499, s. 2; 1955, c. 93; 1961,
34 c. 25; 1995 (Reg. Sess., 1996), c. 566, s. 1.)

35
36 **§ 42-28. Summons issued by clerk.**

37 When the lessor or his assignee files a complaint pursuant to G.S. 42-26 or 42-27, and asks
38 to be put in possession of the leased premises, the clerk of superior court shall issue a summons
39 requiring the defendant to appear at a certain time and place not to exceed seven days from the
40 issuance of the summons, excluding weekends and legal holidays, to answer the complaint. The
41 plaintiff may claim rent in arrears, and damages for the occupation of the premises since the
42 cessation of the estate of the lessee, not to exceed the jurisdictional amount established by G.S.
43 7A-210(1), but if he omits to make such claim, he shall not be prejudiced thereby in any other
44 action for their recovery. (1868-9, c. 156, s. 20; 1869-70, c. 212; Code, s. 1767; Rev., s. 2002;
45 C.S., s. 2367; 1971, c. 533, s. 4; 1973, c. 1267, s. 4; 1979, c. 144, s. 4; 1981, c. 555, s. 4; 1983,
46 c. 332, s. 2; 1985, c. 329, s. 1; 1989, c. 311, s. 3; 1993, c. 553, s. 73(c); 1995, c. 460, s. 4.)

47
48 **§ 42-29. Service of summons.**

49 The officer receiving the summons shall mail a copy of the summons and complaint to the
50 defendant no later than the end of the next business day or as soon as practicable at the
51 defendant's last known address in a stamped addressed envelope provided by the plaintiff to the

1 action. The officer may, within five days of the issuance of the summons, attempt to telephone
2 the defendant requesting that the defendant either personally visit the officer to accept service,
3 or schedule an appointment for the defendant to receive delivery of service from the officer. If
4 the officer does not attempt to telephone the defendant or the attempt is unsuccessful or does
5 not result in service to the defendant, the officer shall make at least one visit to the place of
6 abode of the defendant within five days of the issuance of the summons, but at least two days
7 prior to the day the defendant is required to appear to answer the complaint, excluding legal
8 holidays, at a time reasonably calculated to find the defendant at the place of abode to attempt
9 personal delivery of service. He then shall deliver a copy of the summons together with a copy
10 of the complaint to the defendant, or leave copies thereof at the defendant's dwelling house or
11 usual place of abode with some person of suitable age and discretion then residing therein. If
12 such service cannot be made the officer shall affix copies to some conspicuous part of the
13 premises claimed and make due return showing compliance with this section. (1868-9, c. 156,
14 s. 21; Code, s. 1768; Rev., s. 2003; C.S., s. 2368; 1973, c. 87; 1983, c. 332, s. 1; 1985, c. 102;
15 1995, c. 460, s. 5; 2009-246, s. 1.)
16

17 **§ 42-30. Judgment by confession, where plaintiff has proved case, or failure to appear.**

18 The summons shall be returned according to its tenor, and if on its return it appears to have
19 been duly served, and if (i) the plaintiff proves his case by a preponderance of the evidence, (ii)
20 the defendant admits the allegations of the complaint, or (iii) the defendant fails to appear on
21 the day of court, and the plaintiff requests in open court a judgment for possession based solely
22 on the filed pleadings where the pleadings allege defendant's failure to pay rent as a breach of
23 the lease for which reentry is allowed and the defendant has not filed a responsive pleading, the
24 magistrate shall give judgment that the defendant be removed from, and the plaintiff be put in
25 possession of, the demised premises; and if any rent or damages for the occupation of the
26 premises after the cessation of the estate of the lessee, not exceeding the jurisdictional amount
27 established by G.S. 7A-210(1), be claimed in the oath of the plaintiff as due and unpaid, the
28 magistrate shall inquire thereof, and if supported by a preponderance of the evidence, give
29 judgment as he may find the fact to be. (1868-9, c. 156, s. 22; Code, s. 1769; Rev., s. 2004;
30 C.S., s. 2369; 1971, c. 533, s. 5; 1973, c. 10; c. 1267, s. 4; 1979, c. 144, s. 5; 1981, c. 555, s. 5;
31 1985, c. 329, s. 1; 1989, c. 311, s. 4; 1993, c. 553, s. 73(d); 2005-423, s. 10.)
32

33 **§ 42-31. Trial by magistrate.**

34 If the defendant by his answer denies any material allegation in the oath of the plaintiff, the
35 magistrate shall hear the evidence and give judgment as he shall find the facts to be. (1868-9, c.
36 156, s. 23; Code, s. 1770; Rev., s. 2005; C.S., s. 2370; 1971, c. 533, s. 6.)
37

38 **§ 42-32. Damages assessed to trial.**

39 On appeal to the district court, the jury trying issues joined shall assess the damages of the
40 plaintiff for the detention of his possession to the time of the trial in that court; and, if the jury
41 finds that the detention was wrongful and that the appeal was without merit and taken for the
42 purpose of delay, the plaintiff, in addition to any other damages allowed, shall be entitled to the
43 amount of rent in arrears, or which may have accrued, to the time of trial in the district court.
44 Judgment for the rent in arrears and for the damages assessed may, on motion, be rendered
45 against the sureties to the appeal. (1868-9, c. 156, s. 28; Code, s. 1775; Rev., s. 2006; C.S., s.
46 2371; 1945, c. 796; 1971, c. 533, s. 7; 1979, c. 820, s. 7.)
47

48 **§ 42-33. Rent and costs tendered by tenant.**

49 If, in any action brought to recover the possession of demised premises upon a forfeiture for
50 the nonpayment of rent, the tenant, before judgment given in such action, pays or tenders the
51 rent due and the costs of the action, all further proceedings in such action shall cease. If the

1 plaintiff further prosecutes his action, and the defendant pays into court for the use of the
2 plaintiff a sum equal to that which shall be found to be due, and the costs, to the time of such
3 payment, or to the time of a tender and refusal, if one has occurred, the defendant shall recover
4 from the plaintiff all subsequent costs; the plaintiff shall be allowed to receive the sum paid into
5 court for his use, and the proceedings shall be stayed. (4 Geo. II, c. 28, s. 4; 1868-9, c. 156, s.
6 26; Code, s. 1773; Rev., s. 2007; C.S., s. 2372.)
7

8 **§ 42-34. Undertaking on appeal and order staying execution.**

9 (a) Upon appeal to the district court, either party may demand that the case be tried at
10 the first session of the court after the appeal is docketed, but the presiding judge, in his
11 discretion, may first try any pending case in which the rights of the parties or the public
12 demand it. If the case has not been previously continued in district court, the court shall
13 continue the case for an appropriate period of time if any party initiates discovery or files a
14 motion to allow further pleadings pursuant to G.S. 7A-220 or G.S. 7A-229, or for summary
15 judgment pursuant to Rule 56 of the Rules of Civil Procedure.

16 (b) During an appeal to district court, it shall be sufficient to stay execution of a
17 judgment for ejectment if the defendant appellant pays to the clerk of superior court any rent in
18 arrears as determined by the magistrate and signs an undertaking that he or she will pay into the
19 office of the clerk of superior court the amount of the tenant's share of the contract rent as it
20 becomes due periodically after the judgment was entered and, where applicable, comply with
21 subdivision (c) below. For the sole purpose of determining the amount of rent in arrears
22 pursuant to a judgment for possession pursuant to G.S. 42-30(iii), the magistrate's
23 determination shall be based upon (i) the available evidence presented to the magistrate or (ii)
24 the amounts listed on the face of the filed Complaint in Summary Ejectment. Provided
25 however, when the magistrate makes a finding in the record, based on evidence presented in
26 court, that there is an actual dispute as to the amount of rent in arrears that is due and the
27 magistrate specifies the specific amount of rent in arrears in dispute, in order to stay execution
28 of a judgment for ejectment, the defendant appellant shall not be required to pay to the clerk of
29 superior court the amount of rent in arrears found by the magistrate to be in dispute, even if the
30 magistrate's judgment includes this amount in the amount of rent found to be in arrears. If a
31 defendant appellant appeared at the hearing before the magistrate and the magistrate found an
32 amount of rent in arrears that was not in dispute, and if an attorney representing the defendant
33 appellant on appeal to the district court signs a pleading stating that there is evidence of an
34 actual dispute as to the amount of rent in arrears, then the defendant appellant shall not be
35 required to pay the rent in arrears alleged to be in dispute to stay execution of a judgment for
36 ejectment pending appeal. Any magistrate, clerk, or district court judge shall order stay of
37 execution upon the defendant appellant's paying the undisputed rent in arrears to the clerk and
38 signing the undertaking. If either party disputes the amount of the payment or the due date in
39 the undertaking, the aggrieved party may move for modification of the terms of the undertaking
40 before the clerk of superior court or the district court. Upon such motion and upon notice to all
41 interested parties, the clerk or court shall hold a hearing within 10 calendar days of the date the
42 motion is filed and determine what modifications, if any, are appropriate. No writ of possession
43 or other execution of the magistrate's judgment shall take place during the time the aggrieved
44 party's motion for modification is pending before the clerk of court.

45 (c) In an ejectment action based upon alleged nonpayment of rent where the judgment
46 is entered more than five working days before the day when the next rent will be due under the
47 lease, the appellant shall make an additional undertaking to stay execution pending appeal.
48 Such additional undertaking shall be the payment of the prorated rent for the days between the
49 day that the judgment was entered and the next day when the rent will be due under the lease.

50 (c1) Notwithstanding the provisions of subsection (b) of this section, an indigent
51 defendant appellant, as set forth in G.S. 1-110, who prosecutes his or her appeal as an indigent

1 and who meets the requirement of G.S. 1-288 shall pay the amount of the contract rent as it
2 becomes periodically due as set forth in subsection (b) of this section, but shall not be required
3 to pay rent in arrears as set forth in subsection (b) of this section in order to stay execution
4 pending appeal.

5 (d) The undertaking by the appellant and the order staying execution may be
6 substantially in the following form:

7 "State of North Carolina,

8 "County of _____

9 "_____, Plaintiff

10 vs.

11 "_____, Defendant

Bond to

Stay Execution

On Appeal to

District Court

12 "Now comes the defendant in the above entitled action and respectfully shows the court that
13 judgment for summary ejection was entered against the defendant and for the plaintiff on the
14 ____ day of ____, ____, by the Magistrate. Defendant has appealed the judgment to the District
15 Court.
16 Court.

17 "Pursuant to the terms of the lease between plaintiff and defendant, defendant is obligated
18 to pay rent in the amount of \$____ per ____, due on the ____ day of each ____.

19 "Where the payment of rent in arrears or an additional undertaking is required by G.S.
20 42-34, the defendant hereby tenders \$____ to the Court as required.

21 "Defendant hereby undertakes to pay the periodic rent hereinafter due according to the
22 aforesaid terms of the lease and moves the Court to stay execution on the judgment for
23 summary ejection until this matter is heard on appeal by the District Court.

24 "This the _____ day of _____, ____.

25 _____
26 Defendant

27 "Upon execution of the above bond, execution on said judgment for summary ejection is
28 hereby stayed until the action is heard on appeal in the District Court. If defendant fails to make
29 any rental payment to the clerk's office within five days of the due date, upon application of the
30 plaintiff, the stay of execution shall dissolve and the sheriff may dispossess the defendant.

31 "This the _____ day of _____, ____.

32 _____
33 Assistant Clerk of Superior Court."

34 (e) Upon application of the plaintiff, the clerk of superior court shall pay to the plaintiff
35 any amount of the rental payments paid by the defendant into the clerk's office which are not
36 claimed by the defendant in any pleadings.

37 (f) If the defendant fails to make a payment within five days of the due date according
38 to the undertaking and order staying execution, the clerk, upon application of the plaintiff, shall
39 issue execution on the judgment for possession.

40 (g) When it appears by stipulation executed by all of the parties or by final order of the
41 court that the appeal has been resolved, the clerk of court shall disburse any accrued moneys of
42 the undertaking remaining in the clerk's office according to the terms of the stipulation or order.
43 (1868-9, c. 156, s. 25; 1883, c. 316; Code, s. 1772; Rev., s. 2008; C.S., s. 2373; 1921, c. 90; Ex.
44 Sess., 1921, c. 17; 1933, c. 154; 1937, c. 294; 1949, c. 1159; 1971, c. 533, s. 8; 1979, c. 820, ss.
45 1-6; 1998-125, s. 1; 1999-456, s. 59; 2005-423, s. 11; 2009-279, s. 2.)
46
47

48 **§ 42-34.1. Rent pending execution of judgment; post bond pending appeal.**

49 (a) If the judgment in district court is against the defendant appellant and the defendant
50 appellant does not appeal the judgment, the defendant appellant shall pay rent to the plaintiff
51 for the time the defendant appellant remains in possession of the premises after the judgment is

1 given. Rent shall be prorated if the judgment is executed before the day rent would become due
2 under the terms of the lease. The clerk of court shall disperse any rent in arrears paid by the
3 defendant appellant in accordance with a stipulation executed by all parties or, if there is no
4 stipulation, in accordance with the judge's order.

5 (b) If the judgment in district court is against the defendant appellant and the defendant
6 appellant appeals the judgment, it shall be sufficient to stay execution of the judgment if the
7 defendant appellant posts a bond as provided in G.S. 42-34(b). If the defendant appellant fails
8 to perfect the appeal or the appellate court upholds the judgment of the district court, the
9 execution of the judgment shall proceed. The clerk of court shall not disperse any rent in
10 arrears paid by the defendant appellant until all appeals have been resolved. (1998-125, s. 2.)

11
12 **§ 42-35. Restitution of tenant, if case quashed, etc., on appeal.**

13 If the proceedings before the magistrate are brought before a district court and quashed, or
14 judgment is given against the plaintiff, the district or other court in which final judgment is
15 given shall, if necessary, restore the defendant to the possession, and issue such writs as are
16 proper for that purpose. (1868-9, c. 156, s. 27; Code, s. 1774; Rev., s. 2009; C.S., s. 2374;
17 1971, c. 533, s. 9.)

18
19 **§ 42-36. Damages to tenant for dispossession, if proceedings quashed, etc.**

20 If, by order of the magistrate, the plaintiff is put in possession, and the proceedings shall
21 afterwards be quashed or reversed, the defendant may recover damages of the plaintiff for his
22 removal. (1868-9, c. 156, s. 30; Code, s. 1776; Rev., s. 2010; C.S., s. 2375; 1971, c. 533, s. 10.)

23
24 **§ 42-36.1. Lease or rental of manufactured homes.**

25 The provisions of this Article shall apply to the lease or rental of manufactured homes, as
26 defined in G.S. 143-145. (1971, c. 764; 1985, c. 487, s. 8.)

27
28 **§ 42-36.1A. Judgments for possession more than 30 days old.**

29 Prior to obtaining execution of a judgment that has been entered for more than 30 days for
30 possession of demised premises, a landlord shall sign an affidavit stating that the landlord has
31 neither entered into a formal lease with the defendant nor accepted rental money from the
32 defendant for any period of time after entry of the judgment. (1995, c. 460, s. 7.)

33
34 **§ 42-36.2. Notice to tenant of execution of writ for possession of property; storage of
35 evicted tenant's personal property.**

36 (a) When Sheriff May Remove Property. – Before removing a tenant's personal
37 property from demised premises pursuant to a writ for possession of real property or an order,
38 the sheriff shall give the tenant notice of the approximate time the writ will be executed. The
39 time within which the sheriff shall have to execute the writ shall be no more than seven days
40 from the sheriff's receipt thereof. The sheriff shall remove the tenant's property, as provided in
41 the writ, no earlier than the time specified in the notice, unless:

- 42 (1) The landlord, or his authorized agent, signs a statement saying that the
43 tenant's property can remain on the premises, in which case the sheriff shall
44 simply lock the premises; or
45 (2) The landlord, or his authorized agent, signs a statement saying that the
46 landlord does not want to eject the tenant because the tenant has paid all
47 court costs charged to him and has satisfied his indebtedness to the landlord.

48 Upon receipt of either statement by the landlord, the sheriff shall return the writ unexecuted
49 to the issuing clerk of court and shall make a notation on the writ of his reasons. The sheriff
50 shall attach a copy of the landlord's statement to the writ. If the writ is returned unexecuted
51 because the landlord signed a statement described in subdivision (2) of this subsection, the

1 clerk shall make an entry of satisfaction on the judgment docket. If the sheriff padlocks, the
2 costs of the proceeding shall be charged as part of the court costs.

3 (b) Sheriff May Store Property. – When the sheriff removes the personal property of an
4 evicted tenant from demised premises pursuant to a writ or order the tenant shall take
5 possession of his property. If the tenant fails or refuses to take possession of his property, the
6 sheriff may deliver the property to any storage warehouse in the county, or in an adjoining
7 county if no storage warehouse is located in that county, for storage. The sheriff may require
8 the landlord to advance the cost of delivering the property to a storage warehouse plus the cost
9 of one month's storage before delivering the property to a storage warehouse. If a landlord
10 refuses to advance these costs when requested to do so by the sheriff, the sheriff shall not
11 remove the tenant's property, but shall return the writ unexecuted to the issuing clerk of court
12 with a notation thereon of his reason for not executing the writ. Except for the disposition of
13 manufactured homes and their contents as provided in G.S. 42-25.9(g) and G.S. 44A-2(e2),
14 within 10 days of the landlord's being placed in lawful possession by execution of a writ of
15 possession and upon the tenant's request within that 10-day period, the landlord shall release
16 possession of the property to the tenant during regular business hours or at a time agreed upon.
17 During the 10-day period after being placed in lawful possession by execution of a writ of
18 possession, a landlord may move for storage purposes, but shall not throw away, dispose of, or
19 sell any items of personal property remaining on the premises unless otherwise provided for in
20 this Chapter. After the expiration of the 10-day period, the landlord may throw away, dispose
21 of, or sell the property in accordance with the provisions of G.S. 42-25.9(g). If the tenant does
22 not request release of the property within 10 days, all costs of summary ejection, execution
23 and storage proceedings shall be charged to the tenant as court costs and shall constitute a lien
24 against the stored property or a claim against any remaining balance of the proceeds of a
25 warehouseman's lien sale.

26 (c) Liability of the Sheriff. – A sheriff who stores a tenant's property pursuant to this
27 section and any person acting under the sheriff's direction, control, or employment shall be
28 liable for any claims arising out of the willful or wanton negligence in storing the tenant's
29 property.

30 (d) Notice. – The notice required by subsection (a) shall, except in actions involving the
31 lease of a space for a manufactured home as defined in G.S. 143-143.9(6), inform the tenant
32 that failure to request possession of any property on the premises within 10 days of execution
33 may result in the property being thrown away, disposed of, or sold. Notice shall be made by
34 one of the following methods:

- 35 (1) By delivering a copy of the notice to the tenant or his authorized agent at
36 least two days before the time stated in the notice for serving the writ;
- 37 (2) By leaving a copy of the notice at the tenant's dwelling or usual place of
38 abode with a person of suitable age and discretion who resides there at least
39 two days before the time stated in the notice for serving the writ; or
- 40 (3) By mailing a copy of the notice by first-class mail to the tenant at his last
41 known address at least five days before the time stated in the notice for
42 serving the writ. (1983, c. 672, s. 1; 1995, c. 460, s. 6; 1999-278, ss. 3, 4.)

43
44 Article 4.

45 Forms.

46 **§ 42-37: Repealed by Session Laws 1971, c. 533, s. 11.**

47
48 Article 4A.

49 Retaliatory Eviction.

50 **§ 42-37.1. Defense of retaliatory eviction.**

1 (a) It is the public policy of the State of North Carolina to protect tenants and other
2 persons whose residence in the household is explicitly or implicitly known to the landlord, who
3 seek to exercise their rights to decent, safe, and sanitary housing. Therefore, the following
4 activities of such persons are protected by law:

- 5 (1) A good faith complaint or request for repairs to the landlord, his employee,
6 or his agent about conditions or defects in the premises that the landlord is
7 obligated to repair under G.S. 42-42;
- 8 (2) A good faith complaint to a government agency about a landlord's alleged
9 violation of any health or safety law, or any regulation, code, ordinance, or
10 State or federal law that regulates premises used for dwelling purposes;
- 11 (3) A government authority's issuance of a formal complaint to a landlord
12 concerning premises rented by a tenant;
- 13 (4) A good faith attempt to exercise, secure or enforce any rights existing under
14 a valid lease or rental agreement or under State or federal law; or
- 15 (5) A good faith attempt to organize, join, or become otherwise involved with,
16 any organization promoting or enforcing tenants' rights.

17 (b) In an action for summary ejectment pursuant to G.S. 42-26, a tenant may raise the
18 affirmative defense of retaliatory eviction and may present evidence that the landlord's action is
19 substantially in response to the occurrence within 12 months of the filing of such action of one
20 or more of the protected acts described in subsection (a) of this section.

21 (c) Notwithstanding subsections (a) and (b) of this section, a landlord may prevail in an
22 action for summary ejectment if:

- 23 (1) The tenant breached the covenant to pay rent or any other substantial
24 covenant of the lease for which the tenant may be evicted, and such breach is
25 the reason for the eviction; or
- 26 (2) In a case of a tenancy for a definite period of time where the tenant has no
27 option to renew the lease, the tenant holds over after expiration of the term;
28 or
- 29 (3) The violation of G.S. 42-42 complained of was caused primarily by the
30 willful or negligent conduct of the tenant, member of the tenant's household,
31 or their guests or invitees; or
- 32 (4) Compliance with the applicable building or housing code requires
33 demolition or major alteration or remodeling that cannot be accomplished
34 without completely displacing the tenant's household; or
- 35 (5) The landlord seeks to recover possession on the basis of a good faith notice
36 to quit the premises, which notice was delivered prior to the occurrence of
37 any of the activities protected by subsections (a) and (b) of this section; or
- 38 (6) The landlord seeks in good faith to recover possession at the end of the
39 tenant's term for use as the landlord's own abode, to demolish or make major
40 alterations or remodeling of the dwelling unit in a manner that requires the
41 complete displacement of the tenant's household, or to terminate for at least
42 six months the use of the property as a rental dwelling unit. (1979, c. 807.)

43 44 **§ 42-37.2. Remedies.**

45 (a) If the court finds that an ejectment action is retaliatory, as defined by this Article, it
46 shall deny the request for ejectment; provided, that a dismissal of the request for ejectment shall
47 not prevent the landlord from receiving payments for rent due or any other appropriate
48 judgment.

49 (b) The rights and remedies created by this Article are supplementary to all existing
50 common law and statutory rights and remedies. (1979, c. 807.)

1 **§ 42-37.3. Waiver.**

2 Any waiver by a tenant or a member of his household of the rights and remedies created by
3 this Article is void as contrary to public policy. (1979, c. 807.)
4

5 Article 5.
6 Residential Rental Agreements.

7 **§ 42-38. Application.**

8 This Article determines the rights, obligations, and remedies under a rental agreement for a
9 dwelling unit within this State. (1977, c. 770, s. 1.)
10

11 **§ 42-39. Exclusions.**

12 (a) The provisions of this Article shall not apply to transient occupancy in a hotel,
13 motel, or similar lodging subject to regulation by the Commission for Public Health.

14 (a1) The provisions of this Article shall not apply to vacation rentals entered into under
15 Chapter 42A of the General Statutes.

16 (b) Nothing in this Article shall apply to any dwelling furnished without charge or rent.
17 (1973, c. 476, s. 128; 1977, c. 770, ss. 1, 2; 1999-420, s. 3; 2007-182, s. 2.)
18

19 **§ 42-40. Definitions.**

20 For the purpose of this Article, the following definitions shall apply:

- 21 (1) "Action" includes recoupment, counterclaim, defense, setoff, and any other
22 proceeding including an action for possession.
23 (2) "Premises" means a dwelling unit, including mobile homes or mobile home
24 spaces, and the structure of which it is a part and facilities and appurtenances
25 therein and grounds, areas, and facilities normally held out for the use of
26 residential tenants.
27 (3) "Landlord" means any owner and any rental management company, rental
28 agency, or any other person having the actual or apparent authority of an
29 agent to perform the duties imposed by this Article.
30 (4) "Protected tenant" means a tenant or household member who is a victim of
31 domestic violence under Chapter 50B of the General Statutes or sexual
32 assault or stalking under Chapter 14 of the General Statutes. (1977, c. 770, s.
33 1; 1979, c. 880, ss. 1, 2; 1999-420, s. 2; 2005-423, s. 5.)
34

35 **§ 42-41. Mutuality of obligations.**

36 The tenant's obligation to pay rent under the rental agreement or assignment and to comply
37 with G.S. 42-43 and the landlord's obligation to comply with G.S. 42-42(a) shall be mutually
38 dependent. (1977, c. 770, s. 1.)
39

40 **§ 42-42. Landlord to provide fit premises.**

41 (a) The landlord shall:

- 42 (1) Comply with the current applicable building and housing codes, whether
43 enacted before or after October 1, 1977, to the extent required by the
44 operation of such codes; no new requirement is imposed by this subdivision
45 (a)(1) if a structure is exempt from a current building code.
46 (2) Make all repairs and do whatever is necessary to put and keep the premises
47 in a fit and habitable condition.
48 (3) Keep all common areas of the premises in safe condition.
49 (4) Maintain in good and safe working order and promptly repair all electrical,
50 plumbing, sanitary, heating, ventilating, air conditioning, and other facilities
51 and appliances supplied or required to be supplied by the landlord provided

1 that notification of needed repairs is made to the landlord in writing by the
2 tenant, except in emergency situations.

3 (5) Provide operable smoke detectors, either battery-operated or electrical,
4 having an Underwriters' Laboratories, Inc., listing or other equivalent
5 national testing laboratory approval, and install the smoke detectors in
6 accordance with either the standards of the National Fire Protection
7 Association or the minimum protection designated in the manufacturer's
8 instructions, which the landlord shall retain or provide as proof of
9 compliance. The landlord shall replace or repair the smoke detectors within
10 15 days of receipt of notification if the landlord is notified of needed
11 replacement or repairs in writing by the tenant. The landlord shall ensure
12 that a smoke detector is operable and in good repair at the beginning of each
13 tenancy. Unless the landlord and the tenant have a written agreement to the
14 contrary, the landlord shall place new batteries in a battery-operated smoke
15 detector at the beginning of a tenancy and the tenant shall replace the
16 batteries as needed during the tenancy. Failure of the tenant to replace the
17 batteries as needed shall not be considered as negligence on the part of the
18 tenant or the landlord.

19 (6) If the landlord is charging for the cost of providing water or sewer service
20 pursuant to G.S. 42-42.1 and has actual knowledge from either the supplying
21 water system or other reliable source that water being supplied to tenants
22 within the landlord's property exceeds a maximum contaminant level
23 established pursuant to Article 10 of Chapter 130A of the General Statutes,
24 provide notice that water being supplied exceeds a maximum contaminant
25 level.

26 (7) Provide a minimum of one operable carbon monoxide detector per rental
27 unit per level, either battery-operated or electrical, that is listed by a
28 nationally recognized testing laboratory that is OSHA-approved to test and
29 certify to American National Standards Institute/Underwriters Laboratories
30 Standards ANSI/UL2034 or ANSI/UL2075, and install the carbon monoxide
31 detectors in accordance with either the standards of the National Fire
32 Protection Association or the minimum protection designated in the
33 manufacturer's instructions, which the landlord shall retain or provide as
34 proof of compliance. A landlord that installs one carbon monoxide detector
35 per rental unit per level shall be deemed to be in compliance with standards
36 under this subdivision covering the location and number of detectors. The
37 landlord shall replace or repair the carbon monoxide detectors within 15
38 days of receipt of notification if the landlord is notified of needed
39 replacement or repairs in writing by the tenant. The landlord shall ensure
40 that a carbon monoxide detector is operable and in good repair at the
41 beginning of each tenancy. Unless the landlord and the tenant have a written
42 agreement to the contrary, the landlord shall place new batteries in a
43 battery-operated carbon monoxide detector at the beginning of a tenancy,
44 and the tenant shall replace the batteries as needed during the tenancy.
45 Failure of the tenant to replace the batteries as needed shall not be
46 considered as negligence on the part of the tenant or the landlord. A carbon
47 monoxide detector may be combined with smoke detectors if the combined
48 detector does both of the following: (i) complies with ANSI/UL2034 or
49 ANSI/UL2075 for carbon monoxide alarms and ANSI/UL217 for smoke
50 detectors; and (ii) emits an alarm in a manner that clearly differentiates
51 between detecting the presence of carbon monoxide and the presence of

1 smoke. This subdivision applies only to dwelling units having a fossil-fuel
2 burning heater, appliance, or fireplace, and in any dwelling unit having an
3 attached garage. Any operable carbon monoxide detector installed before
4 January 1, 2010, shall be deemed to be in compliance with this subdivision.

5 (8) Within a reasonable period of time based upon the severity of the condition,
6 repair or remedy any imminently dangerous condition on the premises after
7 acquiring actual knowledge or receiving notice of the condition.
8 Notwithstanding the landlord's repair or remedy of any imminently
9 dangerous condition, the landlord may recover from the tenant the actual and
10 reasonable costs of repairs that are the fault of the tenant. For purposes of
11 this subdivision, the term "imminently dangerous condition" means any of
12 the following:

- 13 a. Unsafe wiring.
- 14 b. Unsafe flooring or steps.
- 15 c. Unsafe ceilings or roofs.
- 16 d. Unsafe chimneys or flues.
- 17 e. Lack of potable water.
- 18 f. Lack of operable locks on all doors leading to the outside.
- 19 g. Broken windows or lack of operable locks on all windows on the
20 ground level.
- 21 h. Lack of operable heating facilities capable of heating living areas to
22 65 degrees Fahrenheit when it is 20 degrees Fahrenheit outside from
23 November 1 through March 31.
- 24 i. Lack of an operable toilet.
- 25 j. Lack of an operable bathtub or shower.
- 26 k. Rat infestation as a result of defects in the structure that make the
27 premises not impervious to rodents.
- 28 l. Excessive standing water, sewage, or flooding problems caused by
29 plumbing leaks or inadequate drainage that contribute to mosquito
30 infestation or mold.

31 (b) The landlord is not released of his obligations under any part of this section by the
32 tenant's explicit or implicit acceptance of the landlord's failure to provide premises complying
33 with this section, whether done before the lease was made, when it was made, or after it was
34 made, unless a governmental subdivision imposes an impediment to repair for a specific period
35 of time not to exceed six months. Notwithstanding the provisions of this subsection, the
36 landlord and tenant are not prohibited from making a subsequent written contract wherein the
37 tenant agrees to perform specified work on the premises, provided that said contract is
38 supported by adequate consideration other than the letting of the premises and is not made with
39 the purpose or effect of evading the landlord's obligations under this Article. (1977, c. 770, s.
40 1; 1995, c. 111, s. 2; 1998-212, s. 17.16(i); 2004-143, s. 3; 2008-219, ss. 2, 6; 2009-279, s. 3;
41 2010-97, s. 6(a).)

42 43 **§ 42-42.1. Water and electricity conservation.**

44 (a) For the purpose of encouraging water and electricity conservation, pursuant to a
45 written rental agreement, a landlord may charge for the cost of providing water or sewer service
46 to tenants who occupy the same contiguous premises pursuant to G.S. 62-110(g) or electric
47 service pursuant to G.S. 62-110(h).

48 (b) The landlord may not disconnect or terminate the tenant's electric service or water
49 or sewer services due to the tenant's nonpayment of the amount due for electric service or water
50 or sewer services. (2004-143, s. 4; 2011-252, s. 2.)
51

1 **§ 42-42.2. Victim protection – nondiscrimination.**

2 A landlord shall not terminate a tenancy, fail to renew a tenancy, refuse to enter into a
3 rental agreement, or otherwise retaliate in the rental of a dwelling based substantially on: (i) the
4 tenant, applicant, or a household member's status as a victim of domestic violence, sexual
5 assault, or stalking; or (ii) the tenant or applicant having terminated a rental agreement under
6 G.S. 42-45.1. Evidence provided to the landlord of domestic violence, sexual assault, or
7 stalking may include any of the following:

- 8 (1) Law enforcement, court, or federal agency records or files.
9 (2) Documentation from a domestic violence or sexual assault program.
10 (3) Documentation from a religious, medical, or other professional. (2005-423,
11 s. 6.)
12

13 **§ 42-42.3. Victim protection – change locks.**

14 (a) If the perpetrator of domestic violence, sexual assault, or stalking is not a tenant in
15 the same dwelling unit as the protected tenant, a tenant of a dwelling may give oral or written
16 notice to the landlord that a protected tenant is a victim of domestic violence, sexual assault, or
17 stalking and may request that the locks to the dwelling unit be changed. A protected tenant is
18 not required to provide documentation of the domestic violence, sexual assault, or stalking to
19 initiate the changing of the locks, pursuant to this subsection. A landlord who receives a request
20 under this subsection shall change the locks to the protected tenant's dwelling unit or give the
21 protected tenant permission to change the locks within 48 hours.

22 (b) If the perpetrator of the domestic violence, sexual assault, or stalking is a tenant in
23 the same dwelling unit as the victim, any tenant or protected tenant of a dwelling unit may give
24 oral or written notice to the landlord that a protected tenant is a victim of domestic violence,
25 sexual assault, or stalking and may request that the locks to the dwelling unit be changed. In
26 these circumstances, the following shall apply:

- 27 (1) Before the landlord or tenant changes the locks under this subsection, the
28 tenant must provide the landlord with a copy of an order issued by a court
29 that orders the perpetrator to stay away from the dwelling unit.
30 (2) Unless a court order allows the perpetrator to return to the dwelling to
31 retrieve personal belongings, the landlord has no duty under the rental
32 agreement or by law to allow the perpetrator access to the dwelling unit, to
33 provide keys to the perpetrator, or to provide the perpetrator access to the
34 perpetrator's personal property within the dwelling unit once the landlord has
35 been provided with a court order requiring the perpetrator to stay away from
36 the dwelling. If a landlord complies with this section, the landlord is not
37 liable for civil damages, to a perpetrator excluded from the dwelling unit, for
38 loss of use of the dwelling unit or loss of use or damage to the perpetrator's
39 personal property.
40 (3) The perpetrator who has been excluded from the dwelling unit under this
41 subsection remains liable under the lease with any other tenant of the
42 dwelling unit for rent or damages to the dwelling unit.

43 A landlord who receives a request under this subsection shall change the locks to the
44 protected tenant's dwelling unit or give the protected tenant permission to change the locks
45 within 72 hours.

46 (c) The protected tenant shall bear the expense of changing the locks. If a landlord fails
47 to act within the required time, the protected tenant may change the locks without the landlord's
48 permission. If the protected tenant changes the locks, the protected tenant shall give a key to the
49 new locks to the landlord within 48 hours of the locks being changed. (2005-423, s. 6.)
50

51 **§ 42-43. Tenant to maintain dwelling unit.**

1 (a) The tenant shall:

- 2 (1) Keep that part of the premises that the tenant occupies and uses as clean and
3 safe as the conditions of the premises permit and cause no unsafe or
4 unsanitary conditions in the common areas and remainder of the premises
5 that the tenant uses.
6 (2) Dispose of all ashes, rubbish, garbage, and other waste in a clean and safe
7 manner.
8 (3) Keep all plumbing fixtures in the dwelling unit or used by the tenant as clean
9 as their condition permits.
10 (4) Not deliberately or negligently destroy, deface, damage, or remove any part
11 of the premises, nor render inoperable the smoke detector or carbon
12 monoxide detector provided by the landlord, or knowingly permit any
13 person to do so.
14 (5) Comply with any and all obligations imposed upon the tenant by current
15 applicable building and housing codes.
16 (6) Be responsible for all damage, defacement, or removal of any property
17 inside a dwelling unit in the tenant's exclusive control unless the damage,
18 defacement or removal was due to ordinary wear and tear, acts of the
19 landlord or the landlord's agent, defective products supplied or repairs
20 authorized by the landlord, acts of third parties not invitees of the tenant, or
21 natural forces.
22 (7) Notify the landlord, in writing, of the need for replacement of or repairs to a
23 smoke detector or carbon monoxide detector. The landlord shall ensure that
24 a smoke detector and carbon monoxide detector are operable and in good
25 repair at the beginning of each tenancy. Unless the landlord and the tenant
26 have a written agreement to the contrary, the landlord shall place new
27 batteries in a battery-operated smoke detector and battery-operated carbon
28 monoxide detector at the beginning of a tenancy and the tenant shall replace
29 the batteries as needed during the tenancy. Failure of the tenant to replace
30 the batteries as needed shall not be considered as negligence on the part of
31 the tenant or the landlord.

32 (b) The landlord shall notify the tenant in writing of any breaches of the tenant's
33 obligations under this section except in emergency situations. (1977, c. 770, s. 1; 1995, c. 111,
34 s. 3; 1998-212, s. 17.16(j); 2008-219, s. 3.)
35

36 **§ 42-44. General remedies, penalties, and limitations.**

37 (a) Any right or obligation declared by this Chapter is enforceable by civil action, in
38 addition to other remedies of law and in equity.

39 (a1) If a landlord fails to provide, install, replace, or repair a smoke detector under the
40 provisions of G.S. 42-42(a)(5) or a carbon monoxide detector under the provisions of G.S.
41 42-42(a)(7) within 30 days of having received written notice from the tenant or any agent of
42 State or local government of the landlord's failure to do so, the landlord shall be responsible for
43 an infraction and shall be subject to a fine of not more than two hundred fifty dollars (\$250.00)
44 for each violation. The landlord may temporarily disconnect a smoke detector or carbon
45 monoxide detector in a dwelling unit or common area for construction or rehabilitation
46 activities when such activities are likely to activate the smoke detector or carbon monoxide
47 detector or make it inactive.

48 (a2) If a smoke detector or carbon monoxide detector is disabled or damaged, other than
49 through actions of the landlord, the landlord's agents, or acts of God, the tenant shall reimburse
50 the landlord the reasonable and actual cost for repairing or replacing the smoke detector or
51 carbon monoxide detector within 30 days of having received written notice from the landlord or

1 any agent of State or local government of the need for the tenant to make such reimbursement.
2 If the tenant fails to make reimbursement within 30 days, the tenant shall be responsible for an
3 infraction and subject to a fine of not more than one hundred dollars (\$100.00) for each
4 violation. The tenant may temporarily disconnect a smoke detector or carbon monoxide
5 detector in a dwelling unit to replace the batteries or when it has been inadvertently activated.

6 (b) Repealed by Session Laws 1979, c. 820, s. 8.

7 (c) The tenant may not unilaterally withhold rent prior to a judicial determination of a
8 right to do so.

9 (d) A violation of this Article shall not constitute negligence per se. (1977, c. 770, s. 1;
10 1979, c. 820, s. 8; 1998-212, s. 17.16(k); 2008-219, s. 4.)

11 12 **§ 42-45. Early termination of rental agreement by military personnel.**

13 (a) Any member of the Armed Forces of the United States who (i) is required to move
14 pursuant to permanent change of station orders to depart 50 miles or more from the location of
15 the dwelling unit, or (ii) is prematurely or involuntarily discharged or released from active duty
16 with the Armed Forces of the United States, may terminate the member's rental agreement for a
17 dwelling unit by providing the landlord with a written notice of termination to be effective on a
18 date stated in the notice that is at least 30 days after the landlord's receipt of the notice. The
19 notice to the landlord must be accompanied by either a copy of the official military orders or a
20 written verification signed by the member's commanding officer.

21 (a1) Any member of the Armed Forces of the United States who is deployed with a
22 military unit for a period of not less than 90 days may terminate the member's rental agreement
23 for a dwelling unit by providing the landlord with a written notice of termination. The notice to
24 the landlord must be accompanied by either a copy of the official military orders or a written
25 verification signed by the member's commanding officer. Termination of a lease pursuant to
26 this subsection is effective 30 days after the first date on which the next rental payment is due
27 or 45 days after the landlord's receipt of the notice, whichever is shorter, and payable after the
28 date on which the notice of termination is delivered.

29 (a2) Upon termination of a rental agreement under this section, the tenant is liable for the
30 rent due under the rental agreement prorated to the effective date of the termination payable at
31 such time as would have otherwise been required by the terms of the rental agreement. The
32 tenant is not liable for any other rent or damages due to the early termination of the tenancy
33 except the liquidated damages provided in subsection (b) of this section. If a member
34 terminates the rental agreement pursuant to this section 14 or more days prior to occupancy, no
35 damages or penalties of any kind shall be due.

36 (b) In consideration of early termination of the rental agreement, the tenant is liable to
37 the landlord for liquidated damages provided the tenant has completed less than nine months of
38 the tenancy and the landlord has suffered actual damages due to loss of the tenancy. The
39 liquidated damages shall be in an amount no greater than one month's rent if the tenant has
40 completed less than six months of the tenancy as of the effective date of termination, or
41 one-half of one month's rent if the tenant has completed at least six but less than nine months of
42 the tenancy as of the effective date of termination.

43 (c) The provisions of this section may not be waived or modified by the agreement of
44 the parties under any circumstances. Nothing in this section shall affect the rights established
45 by G.S. 42-3. (1987, c. 478, s. 1; 2005-445, s. 4.1; 2011-183, s. 29(a), (b).)

46 47 **§ 42-45.1. Early termination of rental agreement by victims of domestic violence, sexual 48 assault, or stalking.**

49 (a) Any protected tenant may terminate his or her rental agreement for a dwelling unit
50 by providing the landlord with a written notice of termination to be effective on a date stated in
51 the notice that is at least 30 days after the landlord's receipt of the notice. The notice to the

1 landlord shall be accompanied by either: (i) a copy of a valid order of protection issued by a
2 court pursuant to Chapter 50B or 50C of the General Statutes, other than an ex parte order, (ii)
3 a criminal order that restrains a person from contact with a protected tenant, or (iii) a valid
4 Address Confidentiality Program card issued pursuant to G.S. 15C-4 to the victim or a minor
5 member of the tenant's household. A victim of domestic violence or sexual assault must submit
6 a copy of a safety plan with the notice to terminate. The safety plan, dated during the term of
7 the tenancy to be terminated, must be provided by a domestic violence or sexual assault
8 program which substantially complies with the requirements set forth in G.S. 50B-9 and must
9 recommend relocation of the protected tenant.

10 (b) Upon termination of a rental agreement under this section, the tenant who is
11 released from the rental agreement pursuant to subsection (a) of this section is liable for the rent
12 due under the rental agreement prorated to the effective date of the termination and payable at
13 the time that would have been required by the terms of the rental agreement. The tenant is not
14 liable for any other rent or fees due only to the early termination of the tenancy. If, pursuant to
15 this section, a tenant terminates the rental agreement 14 days or more before occupancy, the
16 tenant is not subject to any damages or penalties.

17 (c) Notwithstanding the release of a protected tenant from a rental agreement under
18 subsection (a) of this section, or the exclusion of a perpetrator of domestic violence, sexual
19 assault, or stalking by court order, if there are any remaining tenants residing in the dwelling
20 unit, the tenancy shall continue for those tenants. The perpetrator who has been excluded from
21 the dwelling unit under court order remains liable under the lease with any other tenant of the
22 dwelling unit for rent or damages to the dwelling unit.

23 (d) The provisions of this section may not be waived or modified by agreement of the
24 parties. (2005-423, s. 7.)
25

26 **§ 42-45.2. Early termination of rental agreement by military and tenants residing in**
27 **certain foreclosed property.**

28 Any tenant who resides in residential real property containing less than 15 rental units that
29 is being sold in a foreclosure proceeding under Article 2A of Chapter 45 of the General Statutes
30 may terminate the rental agreement for the dwelling unit after receiving notice pursuant to G.S.
31 45-21.17(4) by providing the landlord with a written notice of termination to be effective on a
32 date stated in the notice that is at least 10 days after the date of the notice of sale. Upon
33 termination of a rental agreement under this section, the tenant is liable for the rent due under
34 the rental agreement prorated to the effective date of the termination payable at the time that
35 would have been required by the terms of the rental agreement. The tenant is not liable for any
36 other rent or damages due only to the early termination of the tenancy. (2007-353, s. 3.)
37

38 **§ 42-46. Authorized fees.**

39 (a) In all residential rental agreements in which a definite time for the payment of the
40 rent is fixed, the parties may agree to a late fee not inconsistent with the provisions of this
41 subsection, to be chargeable only if any rental payment is five days or more late. If the rent:

- 42 (1) Is due in monthly installments, a landlord may charge a late fee not to
43 exceed fifteen dollars (\$15.00) or five percent (5%) of the monthly rent,
44 whichever is greater.
- 45 (2) Is due in weekly installments, a landlord may charge a late fee not to exceed
46 four dollars (\$4.00) or five percent (5%) of the weekly rent, whichever is
47 greater.
- 48 (3) Repealed by Session Laws 2009-279, s. 4, effective October 1, 2009, and
49 applicable to leases entered into on or after that date.

1 (b) A late fee under subsection (a) of this section may be imposed only one time for
2 each late rental payment. A late fee for a specific late rental payment may not be deducted from
3 a subsequent rental payment so as to cause the subsequent rental payment to be in default.

4 (c) Repealed by Session Laws 2009-279, s. 4, effective October 1, 2009, and applicable
5 to leases entered into on or after that date.

6 (d) A lessor shall not charge a late fee to a lessee pursuant to subsection (a) of this
7 section because of the lessee's failure to pay for water or sewer services provided pursuant to
8 G.S. 62-110(g).

9 (e) Complaint-Filing Fee. – Pursuant to a written lease, a landlord may charge a
10 complaint-filing fee not to exceed fifteen dollars (\$15.00) or five percent (5%) of the monthly
11 rent, whichever is greater, only if the tenant was in default of the lease, the landlord filed and
12 served a complaint for summary ejectment and/or money owed, the tenant cured the default or
13 claim, and the landlord dismissed the complaint prior to judgment. The landlord can include
14 this fee in the amount required to cure the default.

15 (f) Court-Appearance Fee. – Pursuant to a written lease, a landlord may charge a
16 court-appearance fee in an amount equal to ten percent (10%) of the monthly rent only if the
17 tenant was in default of the lease; the landlord filed, served, and prosecuted successfully a
18 complaint for summary ejectment and/or monies owed in the small claims court; and neither
19 party appealed the judgment of the magistrate.

20 (g) Second Trial Fee. – Pursuant to a written lease, a landlord may charge a second trial
21 fee for a new trial following an appeal from the judgment of a magistrate. To qualify for the
22 fee, the landlord must prove that the tenant was in default of the lease and the landlord
23 prevailed. The landlord's fee may not exceed twelve percent (12%) of the monthly rent in the
24 lease.

25 (h) Limitations on Charging and Collection of Fees.

26 (1) A landlord who claims fees under subsections (e) through (g) of this section
27 is entitled to charge and retain only one of the above fees for the landlord's
28 complaint for summary ejectment and/or money owed.

29 (2) A landlord who earns a fee under subsections (e) through (g) of this section
30 may not deduct payment of that fee from a tenant's subsequent rent payment
31 or declare a failure to pay the fee as a default of the lease for a subsequent
32 summary ejectment action.

33 (3) It is contrary to public policy for a landlord to put in a lease or claim any fee
34 for filing a complaint for summary ejectment and/or money owed other than
35 the ones expressly authorized by subsections (e) through (g) of this section,
36 and a reasonable attorney's fee as allowed by law.

37 (4) Any provision of a residential rental agreement contrary to the provisions of
38 this section is against the public policy of this State and therefore void and
39 unenforceable.

40 (5) If the rent is subsidized by the United States Department of Housing and
41 Urban Development, by the United States Department of Agriculture, by a
42 State agency, by a public housing authority, or by a local government, any
43 fee charged pursuant to this section shall be calculated on the tenant's share
44 of the contract rent only, and the rent subsidy shall not be included. (1987,
45 c. 530, s. 1; 2001-502, s. 4; 2003-370, s. 1; 2004-143, s. 5; 2009-279, s. 4.)
46

47 **§§ 42-47 through 42-49: Reserved for future codification purposes.**

48 Article 6.

49 Tenant Security Deposit Act.

50 § 42-50. Deposits from the tenant.
51

1 Security deposits from the tenant in residential dwelling units shall be deposited in a trust
2 account with a licensed and insured bank or savings institution located in the State of North
3 Carolina or the landlord may, at his option, furnish a bond from an insurance company licensed
4 to do business in North Carolina. The security deposits from the tenant may be held in a trust
5 account outside of the State of North Carolina only if the landlord provides the tenant with an
6 adequate bond in the amount of said deposits. The landlord or his agent shall notify the tenant
7 within 30 days after the beginning of the lease term of the name and address of the bank or
8 institution where his deposit is currently located or the name of the insurance company
9 providing the bond. (1977, c. 914, s. 1.)

10
11 **§ 42-51. Permitted uses of the deposit.**

12 Security deposits for residential dwelling units shall be permitted only for the tenant's
13 possible nonpayment of rent and costs for water or sewer services provided pursuant to G.S.
14 62-110(g) and electric service pursuant to G.S. 62-110(h), damage to the premises,
15 nonfulfillment of rental period, any unpaid bills that become a lien against the demised
16 property due to the tenant's occupancy, costs of re-renting the premises after breach by the
17 tenant, costs of removal and storage of tenant's property after a summary ejectment proceeding
18 or court costs in connection with terminating a tenancy. The security deposit shall not exceed
19 an amount equal to two weeks' rent if a tenancy is week to week, one and one-half months' rent
20 if a tenancy is month to month, and two months' rent for terms greater than month to month.
21 These deposits must be fully accounted for by the landlord as set forth in G.S. 42-52. (1977, c.
22 914, s. 1; 1983, c. 672, s. 3; 2001-502, s. 5; 2004-143, s. 6; 2011-252, s. 3.)

23
24 **§ 42-52. Landlord's obligations.**

25 Upon termination of the tenancy, money held by the landlord as security may be applied as
26 permitted in G.S. 42-51 or, if not so applied, shall be refunded to the tenant. In either case the
27 landlord in writing shall itemize any damage and mail or deliver same to the tenant, together
28 with the balance of the security deposit, no later than 30 days after termination of the tenancy
29 and delivery of possession of the premises to the landlord. If the extent of the landlord's claim
30 against the security deposit cannot be determined within 30 days, the landlord shall provide the
31 tenant with an interim accounting no later than 30 days after termination of the tenancy and
32 delivery of possession of the premises to the landlord and shall provide a final accounting
33 within 60 days after termination of the tenancy and delivery of possession of the premises to
34 the landlord. If the tenant's address is unknown the landlord shall apply the deposit as permitted
35 in G.S. 42-51 after a period of 30 days and the landlord shall hold the balance of the deposit for
36 collection by the tenant for at least six months. The landlord may not withhold as damages part
37 of the security deposit for conditions that are due to normal wear and tear nor may the landlord
38 retain an amount from the security deposit which exceeds his actual damages. (1977, c. 914, s.
39 1; 2009-279, s. 5.)

40
41 **§ 42-53. Pet deposits.**

42 Notwithstanding the provisions of this section, the landlord may charge a reasonable,
43 nonrefundable fee for pets kept by the tenant on the premises. (1977, c. 914, s. 1.)

44
45 **§ 42-54. Transfer of dwelling units.**

46 Upon termination of the landlord's interest in the dwelling unit in question, whether by sale,
47 assignment, death, appointment of receiver or otherwise, the landlord or his agent shall, within
48 30 days, do one of the following acts, either of which shall relieve him of further liability with
49 respect to such payment or deposit:

- 50 (1) Transfer the portion of such payment or deposit remaining after any lawful
51 deductions made under this section to the landlord's successor in interest and

- 1 thereafter notify the tenant by mail of such transfer and of the transferee's
2 name and address; or
3 (2) Return the portion of such payment or deposit remaining after any lawful
4 deductions made under this section to the tenant. (1977, c. 914, s. 1.)
5

6 **§ 42-55. Remedies.**

7 If the landlord or the landlord's successor in interest fails to account for and refund the
8 balance of the tenant's security deposit as required by this Article, the tenant may institute a
9 civil action to require the accounting of and the recovery of the balance of the deposit. The
10 willful failure of a landlord to comply with the deposit, bond, or notice requirements of this
11 Article shall void the landlord's right to retain any portion of the tenant's security deposit as
12 otherwise permitted under G.S. 42-51. In addition to other remedies at law and equity, the
13 tenant may recover damages resulting from noncompliance by the landlord; and upon a finding
14 by the court that the party against whom judgment is rendered was in willful noncompliance
15 with this Article, such willful noncompliance is against the public policy of this State and the
16 court may award attorney's fees to be taxed as part of the costs of court. (1977, c. 914, s. 1;
17 2009-279, s. 6.)
18

19 **§ 42-56. Application of Article.**

20 The provisions of this Article shall apply to all persons, firms, or corporations engaged in
21 the business of renting or managing residential dwelling units, excluding single rooms, on a
22 weekly, monthly or annual basis. (1977, c. 914, s. 2.)
23

24 **§ 42-57. Reserved for future codification purposes.**

25
26 **§ 42-58. Reserved for future codification purposes.**
27
28

29 Article 7.

30 Expedited Eviction of Drug Traffickers and Other Criminals.

31 **§ 42-59. Definitions.**

32 As used in this Article:

- 33 (1) "Complete eviction" means the eviction and removal of a tenant and all
34 members of the tenant's household.
35 (2) "Criminal activity" means (i) activity that would constitute a violation of
36 G.S. 90-95 other than a violation of G.S. 90-95(a)(3), or a conspiracy to
37 violate any provision of G.S. 90-95 other than G.S. 90-95(a)(3); or (ii) other
38 criminal activity that threatens the health, safety, or right of peaceful
39 enjoyment of the entire premises by other residents or employees of the
40 landlord.
41 (3) "Entire premises" or "leased residential premises" means a house, building,
42 mobile home, or apartment, whether publicly or privately owned, which is
43 leased for residential purposes. These terms include the entire building or
44 complex of buildings or mobile home park and all real property of any
45 nature appurtenant thereto and used in connection therewith, including all
46 individual rental units, streets, sidewalks, and common areas. These terms do
47 not include a hotel, motel, or other guest house or part thereof rented to a
48 transient guest.
49 (4) "Felony" means a criminal offense that constitutes a felony under North
50 Carolina law.

- 1 (5) "Guest" means any natural person who has been given express or implied
2 permission by a tenant, a member of the tenant's household, or another guest
3 of the tenant to enter an individual rental unit or any portion of the entire
4 premises.
- 5 (6) "Individual rental unit" means an apartment or individual dwelling or
6 accommodation which is leased to a particular tenant, whether or not it is
7 used or occupied or intended to be used or occupied by a single family or
8 household.
- 9 (7) "Landlord" means a person, entity, corporation, or governmental authority or
10 agency who or which owns, operates, or manages any leased residential
11 premises.
- 12 (8) "Partial eviction" means the eviction and removal of specified persons from
13 a leased residential premises.
- 14 (9) "Resident" means any natural person who lawfully resides in a leased
15 residential premises who is not a signatory to a lease or otherwise has no
16 contractual relationship to a landlord. The term includes members of the
17 household of a tenant.
- 18 (10) "Tenant" means any natural person or entity who is a named party or
19 signatory to a lease or rental agreement, and who occupies, resides in, or has
20 a legal right to possess and use an individual rental unit. (1995, c. 419, s. 1.)
21

22 **§ 42-59.1. Statement of Public Policy.**

23 The General Assembly recognizes that the residents of this State have the right to the
24 peaceful, safe, and quiet enjoyment of their homes. The General Assembly further recognizes
25 that these rights, as well as the health, safety, and welfare of residents, are often jeopardized by
26 the criminal activity of other residents of rented residential property, but that landlords are
27 often unable to remove those residents engaged in criminal activity. In order to ensure that
28 residents of this State can have the peaceful, safe, and quiet enjoyment of their homes, the
29 provisions of this Article are deemed to apply to all residential rental agreements in this State.
30 (1995, c. 419, s. 1.)
31

32 **§ 42-60. Nature of actions and jurisdiction.**

33 The causes of action established in this Article are civil actions to remove tenants or other
34 persons from leased residential premises. These actions shall be brought in the district court of
35 the county where the individual rental unit is located. If the plaintiff files the complaint as a
36 small claim, the parties shall not be entitled to discovery from the magistrate. However, if such
37 a case is filed originally in the district court or is appealed from the judgment of a magistrate
38 for a new trial in the district court, all of the procedures and remedies in this Article shall be
39 applicable. (1995, c. 419, s. 1.)
40

41 **§ 42-61. Standard of proof.**

42 The civil causes of action established in this Article shall be proved by a preponderance of
43 the evidence, except as otherwise expressly provided in G.S. 42-64. (1995, c. 419, s. 1.)
44

45 **§ 42-62. Parties.**

46 (a) Who May Bring Action. – A civil action pursuant to this Article may be brought by
47 the landlord of a leased residential premises, or the landlord's agent, as provided for in G.S.
48 1-57 of the General Statutes and in Article 3 of this Chapter.

49 (b) Defendants to the Action. – A civil action pursuant to this Article may be brought
50 against any person within the jurisdiction of the court, including a tenant, adult or minor
51 member of the tenant's household, guest, or resident of the leased residential premises. If any

1 defendant's true name is unknown to the plaintiff, process may issue against the defendant
2 under a fictitious name, stating it to be fictitious and adding an appropriate description
3 sufficient to identify him or her.

4 (c) Notice to Defendants. – A complaint initiating an action pursuant to this Article
5 shall be served in the same manner as serving complaints in civil actions pursuant to G.S. 1A-1,
6 Rule 4 and G.S. 42-29. (1995, c. 419, s. 1.)
7

8 **§ 42-63. Remedies and judicial orders.**

9 (a) Grounds for Complete Eviction. – Subject to the provisions of G.S. 42-64 and
10 pursuant to G.S. 42-68, the court shall order the immediate eviction of a tenant and all other
11 residents of the tenant's individual unit where it finds that:

- 12 (1) Criminal activity has occurred on or within the individual rental unit leased
13 to the tenant; or
- 14 (2) The individual rental unit leased to the tenant was used in any way in
15 furtherance of or to promote criminal activity; or
- 16 (3) The tenant, any member of the tenant's household, or any guest has engaged
17 in criminal activity on or in the immediate vicinity of any portion of the
18 entire premises; or
- 19 (4) The tenant has given permission to or invited a person to return or reenter
20 any portion of the entire premises, knowing that the person has been
21 removed and barred from the entire premises pursuant to this Article or the
22 reasonable rules and regulations of a publicly assisted landlord; or
- 23 (5) The tenant has failed to notify law enforcement or the landlord immediately
24 upon learning that a person who has been removed and barred from the
25 tenant's individual rental unit pursuant to this Article has returned to or
26 reentered the tenant's individual rental unit.

27 (b) Grounds for Partial Eviction and Issuance of Removal Orders. – The court shall,
28 subject to the provisions of G.S. 42-64, order the immediate removal from the entire premises
29 of any person other than the tenant, including an adult or minor member of the tenant's
30 household, where the court finds that such person has engaged in criminal activity on or in the
31 immediate vicinity of any portion of the leased residential premises. Persons removed pursuant
32 to this section shall be barred from returning to or reentering any portion of the entire premises.

33 (c) Conditional Eviction Orders Directed Against the Tenant. – Where the court finds
34 that a member of the tenant's household or a guest of the tenant has engaged in criminal activity
35 on or in the immediate vicinity of any portion of the leased residential premises, but such
36 person has not been named as a party defendant, has not appeared in the action or otherwise has
37 not been subjected to the jurisdiction of the court, a conditional eviction order issued pursuant
38 to subsection (b) of this section shall be directed against the tenant, and shall provide that as an
39 express condition of the tenancy, the tenant shall not give permission to or invite the barred
40 person or persons to return to or reenter any portion of the entire premises. The tenant shall
41 acknowledge in writing that the tenant understands the terms of the court's order, and that the
42 tenant further understands that the failure to comply with the court's order will result in the
43 mandatory termination of the tenancy pursuant to G.S. 42-68. (1995, c. 419, s. 1.)
44

45 **§ 42-64. Affirmative defense or exemption to a complete eviction.**

46 (a) Affirmative Defense. – The court shall refrain from ordering the complete eviction
47 of a tenant pursuant to G.S. 42-63(a) where the tenant has established that the tenant was not
48 involved in the criminal activity and that:

- 49 (1) The tenant did not know or have reason to know that criminal activity was
50 occurring or would likely occur on or within the individual rental unit, that
51 the individual rental unit was used in any way in furtherance of or to

1 promote criminal activity, or that any member of the tenant's household or
2 any guest has engaged in criminal activity on or in the immediate vicinity of
3 any portion of the entire premises; or

- 4 (2) The tenant had done everything that could reasonably be expected under the
5 circumstances to prevent the commission of the criminal activity, such as
6 requesting the landlord to remove the offending household member's name
7 from the lease, reporting prior criminal activity to appropriate law
8 enforcement authorities, seeking assistance from social service or counseling
9 agencies, denying permission, if feasible, for the offending household
10 member to reside in the unit, or seeking assistance from church or religious
11 organizations.

12 Notwithstanding the court's denial of eviction of the tenant, if the plaintiff has proven that
13 an evictable offense under G.S. 42-63 was committed by someone other than the tenant, the
14 court shall order such other relief as the court deems appropriate to protect the interests of the
15 landlord and neighbors of the tenant, including the partial eviction of the culpable household
16 members pursuant to G.S. 42-63(b) and conditional eviction orders under G.S. 42-63(c).

17 (b) Subsequent Affirmative Defense to a Complete Eviction. – The affirmative defense
18 set forth in subsection (a) of this section shall not be available to a tenant in a subsequent action
19 brought pursuant to this Article unless the tenant can establish by clear and convincing
20 evidence that no reasonable person could have foreseen the occurrence of the subsequent
21 criminal activity or that the tenant had done everything reasonably expected under the
22 circumstances to prevent the commission of the second criminal activity.

23 (c) Exemption. – Where the grounds for a complete eviction have been established, the
24 court shall order the eviction of the tenant unless, taking into account the circumstances of the
25 criminal activity and the condition of the tenant, the court is clearly convinced that immediate
26 eviction or removal would be a serious injustice, the prevention of which overrides the need to
27 protect the rights, safety, and health of the other tenants and residents of the leased residential
28 premises. The burden of proof for the exemption set forth shall be by clear and convincing
29 evidence. (1995, c. 419, s. 1.)

30
31 **§ 42-65. Obstructing the execution or enforcement of a removal or eviction order.**

32 Any person who knowingly violates any order issued pursuant to this Article or who
33 knowingly interferes with, obstructs, impairs, or prevents any law enforcement officer from
34 enforcing or executing any order issued pursuant to this Article, shall be subject to criminal
35 contempt under Article 1 of Chapter 5A of the General Statutes. Nothing in this section shall be
36 construed in any way to preclude or preempt prosecution for any other criminal offense. (1995,
37 c. 419, s. 1.)

38
39 **§ 42-66. Motion to enforce eviction and removal orders.**

40 (a) A motion to enforce an eviction or removal order issued pursuant to G.S. 42-63(b)
41 or (c) shall be heard on an expedited basis and within 15 days of the service of the motion.

42 (b) Mandatory Eviction. – The court shall order the immediate eviction of the tenant
43 where it finds that:

- 44 (1) The tenant has given permission to or invited any person removed or barred
45 from the leased residential premises pursuant to this Article to return to or
46 reenter any portion of the premises; or
47 (2) The tenant has failed to notify appropriate law enforcement authorities or the
48 landlord immediately upon learning that any person who had been removed
49 and barred pursuant to this Article has returned to or reentered the tenant's
50 individual rental unit; or

- 1 (3) The tenant has otherwise knowingly violated an express term or condition of
2 any order issued by court pursuant to this Article. (1995, c. 419, s. 1.)
3

4 **§ 42-67. Impermissible defense.**

5 It shall not be a defense to an action brought pursuant to this Article that the criminal
6 activity was an isolated incident or otherwise has not recurred. Nor is it a defense that the
7 person who actually engaged in the criminal activity no longer resides in the tenant's individual
8 rental unit. However, evidence of such facts may be admissible if offered to support affirmative
9 defenses or grounds for an exemption pursuant to G.S. 42-64. (1995, c. 419, s. 1.)
10

11 **§ 42-68. Expedited proceedings.**

12 Where the complaint is filed as a small claim, the expedited process for summary
13 ejectment, as provided in Article 3 of this Chapter and Chapter 7A of the General Statutes,
14 applies. Where the complaint is filed initially in the district court or a judgment by the
15 magistrate is appealed to the district court, the procedure in G.S. 42-34(b) through (g), if
16 applicable, and the following procedures apply:

- 17 (1) Expedited Hearing. – When a complaint is filed initiating an action pursuant to
18 this Article, the court shall set the matter for a hearing which shall be held
19 on an expedited basis and within the first term of court falling after 30 days
20 from the service of the complaint on all defendants or from service of notice
21 of appeal from a magistrate's judgment, unless either party obtains a
22 continuance. However, where a defendant files a counterclaim, the court
23 shall reset the trial for the first term of court falling after 30 days from the
24 defendant's service of the counterclaim.
- 25 (2) Standards for Continuances. – The court shall not grant a continuance, nor
26 shall it stay the civil proceedings pending the disposition of any related
27 criminal proceedings, except as required to complete permitted discovery, to
28 have the plaintiff reply to a counterclaim, or for compelling and
29 extraordinary reasons or on application of the district attorney for good
30 cause shown.
- 31 (3) When Presented. – The defendant in an action brought in district court
32 pursuant to this Article shall serve an answer within 20 days after service of
33 the summons and complaint, or within 20 days after service of the appeal to
34 district court when the action was initially brought in small claims court.
35 The plaintiff shall serve a reply to a counterclaim in the answer within 20
36 days after service of the answer.
- 37 (4) Extensions of Time for Filing. – The parties to an action brought pursuant to
38 this Article shall not be entitled to an extension of time for completing an act
39 required by subdivision (3) of this section, except for compelling and
40 extraordinary reasons.
- 41 (5) Default. – A party to an action brought pursuant to this Article who fails to
42 plead in accordance with the time periods in subdivision (3) of this section
43 shall be subject to the provisions of G.S. 1A-1, Rule 55.
- 44 (6) Rules of Civil Procedure. – Unless otherwise provided for in this Article,
45 G.S. 1A-1, the Rules of Civil Procedure, shall apply in the district court to
46 all actions brought pursuant to this Article. (1995, c. 419, s. 1.)
47

48 **§ 42-69. Relation to criminal proceedings.**

49 (a) Criminal Proceedings, Conviction, or Adjudication Not Required. – The fact that a
50 criminal prosecution involving the criminal activity is not commenced or, if commenced, has

1 not yet been concluded or has terminated without a conviction or adjudication of delinquency
2 shall not preclude a civil action or the issuance of any order pursuant to this Article.

3 (b) Effect of Conviction or Adjudication. – Where a criminal prosecution involving the
4 criminal activity results in a final criminal conviction or adjudication of delinquency, such
5 adjudication or conviction shall be considered in the civil action as conclusive proof that the
6 criminal activity occurred.

7 (c) Admissibility of Criminal Trial Recordings or Transcripts. – Any evidence or
8 testimony admitted in the criminal proceeding, including recordings or transcripts of the adult
9 or juvenile criminal proceedings, whether or not they have been transcribed, may be admitted
10 in the civil action initiated pursuant to this Article.

11 (d) Use of Sealed Criminal Proceeding Records. – In the event that the evidence or
12 records of a criminal proceeding which did not result in a conviction or adjudication of
13 delinquency have been sealed by court order, the court in a civil action brought pursuant to this
14 Article may order such evidence or records, whether or not they have been transcribed, to be
15 unsealed if the court finds that such evidence or records would be relevant to the fair
16 disposition of the civil action. (1995, c. 419, s. 1.)
17

18 **§ 42-70. Discovery.**

19 (a) The parties to an action brought pursuant to this Article shall be entitled to conduct
20 discovery, if the action is filed originally in or appealed to the district court, only in accordance
21 with this section.

22 (b) Any defendant must initiate all discovery within the time allowed by this Article for
23 the filing of an answer or counterclaim.

24 (c) The plaintiff must initiate all discovery within 20 days of service of an answer or
25 counterclaim by a defendant.

26 (d) All parties served with interrogatories, requests for production of documents, and
27 requests for admissions under G.S. 1A-1, Rules 33, 34, and 36 shall serve their responses
28 within 20 days.

29 (e) Upon application by the plaintiff, or agreement of the parties, the court shall issue a
30 preliminary injunction against all alleged illegal activity by the defendant or other identified
31 parties who are residents of the individual rental unit or guests of defendants, pending the
32 completion of discovery and any other wait before the trial has occurred. (1995, c. 419, s. 1.)
33

34 **§ 42-71. Protection of threatened witnesses or affiants.**

35 If proof necessary to establish the grounds for eviction depends, in whole or in part, upon
36 the affidavits or testimony of witnesses who are not peace officers, the court may, upon a
37 showing of prior threats of violence or acts of violence by any defendant or any other person,
38 issue orders to protect those witnesses, including the nondisclosure of the name, address, or any
39 other information which may identify those witnesses. (1995, c. 419, s. 1.)
40

41 **§ 42-72. Availability of law enforcement resources to plaintiffs or potential plaintiffs.**

42 A law enforcement agency may make available to any person or entity authorized to bring
43 an action pursuant to this Article any police report or edited portion thereof, or forensic
44 laboratory report or edited portion thereof, concerning criminal activity committed on or in the
45 immediate vicinity of the leased residential premises. A law enforcement agency may also
46 make any officer or officers available to testify as a fact witness or expert witness in a civil
47 action brought pursuant to this Article. The agency shall not disclose such information where,
48 in the agency's opinion, such disclosure would jeopardize an investigation, prosecution, or
49 other proceeding, or where such disclosure would violate any federal or State statute. (1995, c.
50 419, s. 1.)
51

1 **§ 42-73. Collection of rent.**

2 A landlord shall be entitled to collect rent due and owing with knowledge of any illegal acts
3 that violate the provisions of this act without such collection constituting a waiver of the
4 alleged defaults. (1995, c. 419, s. 1.)

5
6 **§ 42-74. Preliminary or emergency relief.**

7 The district court shall have the authority at any time to issue a temporary restraining order,
8 grant a preliminary injunction, or take such other actions as the court deems necessary to enjoin
9 or prevent the commission of criminal activity on or in the immediate vicinity of leased
10 residential premises, or otherwise to protect the rights and interests of all tenants and residents.
11 A violation of any such duly issued order or preliminary relief shall subject the violator to civil
12 or criminal contempt. (1995, c. 419, s. 1.)

13
14 **§ 42-75. Cumulative remedies.**

15 The causes of action and remedies authorized by this Article shall be cumulative with each
16 other and shall be in addition to, not in lieu of, any other causes of action or remedies which
17 may be available at law or equity, including causes of action and remedies based on express
18 provisions of the lease not contrary to this Article. (1995, c. 419, s. 1.)

19
20 **§ 42-76. Civil immunity.**

21 Any person or organization who, in good faith, institutes, participates in, or encourages a
22 person or entity to institute or participate in a civil action brought pursuant to this Article, or
23 who in good faith provides any information relied upon by any person or entity in instituting or
24 participating in a civil action pursuant to this Article shall have immunity from any civil
25 liability that might otherwise be incurred or imposed. Any such person or organization shall
26 have the same immunity from civil liability with respect to testimony given in any judicial
27 proceeding conducted pursuant to this Article. (1995, c. 419, s. 1.)