

**GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2019**

**SESSION LAW 2019-73  
SENATE BILL 483**

AN ACT TO CLARIFY THAT PROPERTIES SUBJECT TO THE VACATION RENTAL ACT  
ARE ALSO SUBJECT TO THE GENERAL STATUTES GOVERNING CITY AND  
COUNTY ENFORCEMENT OF HAZARDOUS AND UNLAWFUL CONDITIONS.

The General Assembly of North Carolina enacts:

**SECTION 1.** G.S. 42A-3 reads as rewritten:

**"§ 42A-3. Application; exemptions.**

(a) The provisions of this Chapter shall apply to any person, partnership, corporation, limited liability company, association, or other business entity who acts as a landlord or real estate broker engaged in the rental or management of residential property for vacation rental as defined in this Chapter. The provisions of G.S. 160A-424 and G.S. 153A-364 shall apply to properties covered under this Chapter.

(b) The provisions of this Chapter shall not apply to:

- (1) Lodging provided by hotels, motels, tourist camps, and other places subject to regulation under Chapter 72 of the General Statutes.
- (2) Rentals to persons temporarily renting a dwelling unit when traveling away from their primary residence for business or employment purposes.
- (3) Rentals to persons having no other place of primary residence.
- (4) Rentals for which no more than nominal consideration is given."

**SECTION 2.** This act is effective when it becomes law.

In the General Assembly read three times and ratified this the 26<sup>th</sup> day of June, 2019.

s/ Daniel J. Forest  
President of the Senate

s/ Tim Moore  
Speaker of the House of Representatives

s/ Roy Cooper  
Governor

Approved 5:21 p.m. this 1<sup>st</sup> day of July, 2019

