

April 18, 2005

H 1243. MANUFACTURED HOMES/GOOD FAITH EVICTIONS. AN ACT REQUIRING GOOD FAITH CAUSE FOR THE EVICTION OF TENANTS RENTING SPACE FOR RESIDENTIAL MANUFACTURED HOMES. Adds new subsection (c) to GS 42-26 to specify the conditions under which a landlord may remove a tenant who holds over when the tenancy involves only the rental of space for residential use of a manufactured home. Provides that tenant may be removed for one or more of the following reasons: (1) tenant's action or omission that causes the estate to cease, (2) tenant's failure to pay rent, (3) tenant's commission of an act that is a basis for eviction under GS Chapter 42, Article 7 (regarding expedited eviction of drug traffickers or other criminals), or (4) when there is a condemnation or change of use of the land as provided in GS 42-14.3 (addressing conversion of manufactured home communities).

Intro. by Fisher.

Ref. to Judiciary II

GS 42

May 12, 2005

H 1243. MANUFACTURED HOMES/GOOD FAITH EVICTIONS. Intro. 4/18/05. House committee substitute makes the following changes to 1st edition. Requires that termination notice be in writing and provided to tenant or lessee at least three business days before filing summary ejectment action. Permits termination when tenant or lessee unreasonably refuses to enter into renewal lease agreement, in addition to reasons in original bill.

June 1, 2005

H 1243. MANUFACTURED HOMES/LONGER TERMINATION NOTICE (NEW). Intro. 4/18/05. House committee substitute makes the following changes to 2nd edition. Deletes all amendments to GS 42-14 and replaces them with an amendment increasing from 30 to 60 days the required notice period for a notice to quit when a tenancy involves only the rental of a space for a manufactured home. Deletes all amendments to GS 42-26. Effective January 1, 2006, and applies to all notices to quit given on or after that date.

August 23, 2005

SL 2005-291 (H 1243). MANUFACTURED HOMES/LONGER TERMINATION NOTICE. AN ACT REQUIRING A LONGER NOTICE PERIOD FOR A TERMINATION OF A TENANCY FOR THE RENTAL SPACE FOR RESIDENTIAL MANUFACTURED HOMES. Summarized in *Daily Bulletin* 4/18/05, 5/12/05, and 6/1/05. Enacted August 22, 2005. Effective January 1, 2006.