

March 21, 2007

H 947. NC FORECLOSURE/LANDLORD TENANT LAWS. Filed 3/21/07. *REQUIRING THAT A NOTICE OF SALE IN FORECLOSURE PROCEEDINGS BE SENT TO ANY TENANT RESIDING IN THE PROPERTY TO BE SOLD AND ALLOWING THE TENANT AFTER RECEIVING THE NOTICE TO TERMINATE THE RENTAL AGREEMENT UPON TEN DAYS' WRITTEN NOTICE TO THE LANDLORD.*

Amends GS 45-21.16A (contents of notice of sale in foreclosure proceedings) to require the notice of sale to state that the purchaser may obtain an order for possession of property against a person in possession of the property and that any person who occupies the property pursuant to a rental agreement may terminate the agreement upon 10 days' written notice to the landlord. Makes conforming changes to GS 45-21.17(4) and GS 42-45.

Intro. by Blue, Glazier.

GS 42, 45

May 17, 2007

H 947. NC FORECLOSURE/LANDLORD TENANT LAWS. Filed 3/21/07. House committee substitute makes the following changes to 1st edition. Makes conforming changes to GS 45-21.16A(7) and (8).

July 25, 2007

H 947. NC FORECLOSURE/LANDLORD TENANT LAWS. Filed 3/21/07. Senate committee substitute makes the following changes to 2nd edition. Makes organizing and clarifying changes to the proposed provisions in GS Chapter 45 and provides that the provisions apply only to (1) residential property with fewer than 15 rental units and (2) leases renewed on or after October 1, 2007. Amends GS 45-21.29(k) (prerequisites for issuance of an order for possession) to add the requirement that for residential property with more than 15 rental units, 30 days' notice must have been given to the parties in possession. Makes technical changes.

Amends GS 161-11.3 (Automation Enhancement and Preservation Fund) to authorize use of the proceeds for needs associated with the preservation and storage of public records. Changes the effective date from when the act becomes law to October 1, 2007. Clarifies that the early termination provisions apply to agreements entered into or renewed on or after that date and the notice of sale provisions apply to notices issued on or after that date.

July 27, 2007

H 947. NC FORECLOSURE/LANDLORD TENANT LAWS. Filed 3/21/07. Senate amendment makes the following changes to 3rd edition. Makes technical changes only in GS 47-21.17(4) and GS 45-21.29(K)(5).

August 27, 2007

SL 2007-353 (H 947). NC FORECLOSURE/LANDLORD TENANT LAWS. AN ACT TO REQUIRE THAT A NOTICE OF SALE IN FORECLOSURE PROCEEDINGS BE SENT TO CERTAIN TENANTS RESIDING IN THE PROPERTY TO BE SOLD, TO ALLOW THOSE TENANTS AFTER RECEIVING THE NOTICE TO TERMINATE THE RENTAL AGREEMENT UPON TEN DAYS' WRITTEN NOTICE TO THE LANDLORD, TO REQUIRE THAT THOSE TENANTS BE GIVEN THIRTY DAYS' NOTICE OF AN APPLICATION FOR AN ORDER FOR POSSESSION, AND TO CLARIFY THAT THE PROCEEDS IN THE AUTOMATION ENHANCEMENT AND PRESERVATION FUND MAY BE USED FOR THE PRESERVATION AND STORAGE OF PUBLIC RECORDS. Summarized in *Daily Bulletin* 3/21/07, 5/17/07, 7/25/07, and 7/27/07. Enacted August 16, 2007. Effective October 1, 2007.