

March 26, 2007

S 1507. HOUSING CONDITIONS/INSPECTIONS (=H 1011). Filed 3/26/07. *REQUIRING CITIES AND COUNTIES TO HAVE PROBABLE CAUSE BEFORE INSPECTING RESIDENTIAL AND NONRESIDENTIAL STRUCTURES AND REQUIRING OWNERS AND LANDLORDS TO IMPROVE THE HABITABILITY OF DWELLING UNITS BY IMMEDIATELY REPAIRING CERTAIN UNSAFE CONDITIONS.*

Identical to H 1011, filed 3/22/07.

Intro. by Boseman.

GS 42, 153A, 160A

May 21, 2007

S 1507. HOUSING CONDITIONS/INSPECTIONS. Filed 3/26/07. Senate committee substitute makes the following changes to 1st edition. Modifies the proposed amendments to GS 42-42 (landlord to provide fit premises) and 160A-443 (repair, closure, demolition) to change the required time for repairing imminently dangerous conditions from *immediate* to *within a reasonable time*. Modifies proposed amendments to GS 153A-364 and GS 160A-424 to revise the definition of *probable cause*. Enacts new GS 42-44(a3) to set out the requirement that a landlord with notice of any imminently dangerous condition must repair or remedy the condition within a reasonable period of time. Provides that failure to comply is a breach of the implied covenant of quiet enjoyment. Provides that the landlord may recover the cost of any work that was the fault of the tenant. Conforms the title. Makes the act effective October 1, 2007, and specifies that it does not apply to ordinances or programs adopted on or before that date.

May 22, 2007

S 1507. HOUSING CONDITIONS/INSPECTIONS. Filed 3/26/07. Senate amendment makes the following changes to 2nd edition. Adds new language to GS 153A-364 authorizing boards of county commissioners to designate areas required to have periodic inspections for hazardous or unlawful conditions (was, limited to areas within a Community Development Block Grant geographic area). Adds new language to GS 160A-424 authorizing city councils to make similar designations within their jurisdictions.

May 23, 2007

S 1507. HOUSING CONDITIONS/INSPECTIONS. Filed 3/26/07. Senate amendment #2 makes the following changes to 2nd edition, as amended. Modifies proposed GS 42-42(a)(7)g. to remove from the definition of the term *imminently dangerous condition* lack of operable locks on all windows on the ground level.