

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2023

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SENATE BILL DRS45314-NK-61A

Short Title: Hotel Safety Issues Related Matters. (Public)

Sponsors: Senator Moffitt (Primary Sponsor).

Referred to:

1 A BILL TO BE ENTITLED
2 AN ACT TO FURTHER DEFINE "TRANSIENT OCCUPANCY" AND TO DETERMINE
3 WHEN IT CONVERTS, IF AT ALL, TO A TENANCY GOVERNED BY CHAPTER 42
4 OF THE GENERAL STATUTES.

5 The General Assembly of North Carolina enacts:

6 SECTION 1. G.S. 72-1, as amended by S.L. 2023-5, reads as rewritten:
7 "§ 72-1. **Must furnish accommodations; contracts for termination valid.**

8 ...

9 (c) For the purposes of this section, a "transient occupancy" is the rental of an
10 accommodation by an inn, hotel, motel, recreational vehicle park, campground, or similar
11 lodging to the same guest or occupant for ~~fewer~~ less than 90 consecutive days. The 90-day period
12 begins on the first day of the transient occupancy and ends on the ninetieth day. A guest may not
13 attempt to restart the 90-day period by changing rooms within the same property. On the last day
14 of the 90-day period, the transient occupancy terminates and the guest must vacate. If the guest
15 does not vacate, the innkeeper may have law enforcement remove the guest from the property
16 for trespassing.

17 (d) The innkeeper and the guest may instead, however, elect to enter into a lease
18 agreement for the rental of the transient occupancy for a period of time beyond the 90-day period
19 described in subsection (c) of this section. The terms of the lease agreement, including any
20 provisions regarding security deposits or recovery of possessions, shall be governed by Chapter
21 42 of the General Statutes."

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



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