

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2019

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SENATE BILL 483

Short Title: Vacation Rental Act Changes. (Public)

Sponsors: Senator McInnis (Primary Sponsor).

Referred to: Rules and Operations of the Senate

April 3, 2019

1 A BILL TO BE ENTITLED
2 AN ACT TO CLARIFY THAT PROPERTIES SUBJECT TO THE VACATION RENTAL ACT
3 ARE ALSO SUBJECT TO THE GENERAL STATUTES GOVERNING CITY AND
4 COUNTY ENFORCEMENT OF HAZARDOUS AND UNLAWFUL CONDITIONS.

5 The General Assembly of North Carolina enacts:

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

7 "**§ 42A-3. Application; exemptions.**

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

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

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

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

