

North Carolina

Landlord-Tenant Compliance Guide

Generated: October 01, 2026 • Verified as of: October 01, 2026
enCompliance.com

■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in North Carolina. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 19 categories

■ Table of Contents

- [1. Abandonment](#) (3 rules)
- [2. Core Lease Requirements](#) (7 rules)
- [3. Disclosures](#) (6 rules)
- [4. Entry & Access](#) (3 rules)
- [5. Eviction Procedures](#) (12 rules)
- [6. Fair Housing & Discrimination](#) (5 rules)
- [7. Financial Terms](#) (8 rules)
- [8. Keys & Locks](#) (3 rules)
- [9. Local Ordinances](#) (4 rules)
- [10. Occupancy & Guests](#) (3 rules)
- [11. Pets & Animals](#) (3 rules)
- [12. Property Conditions & Habitability](#) (12 rules)
- [13. Property Management](#) (3 rules)
- [14. Reporting & Documentation](#) (6 rules)
- [15. Security Deposits](#) (8 rules)
- [16. Special Property Types](#) (6 rules)

[17. Subletting & Assignment](#) (2 rules)

[18. Tenant Duties](#) (4 rules)

[19. Tenant Protections](#) (5 rules)

1. ABANDONMENT

- 1. Abandonment - Determining (No specific statute; common law)

■ Legal Reference: [No specific statute; common law](#) (click to view statute)

- 2. Abandonment - Personal Property (N.C. Gen. Stat. § 42-36.2, § 42-25.9)

■ Legal Reference: [N.C. Gen. Stat. § 42-36.2, § 42-25.9](#) (click to view statute)

- 3. Death of Tenant (N.C. Gen. Stat. § 42-36.3)

■ Legal Reference: [N.C. Gen. Stat. § 42-36.3](#) (click to view statute)

2. CORE LEASE REQUIREMENTS

- 1. Lease Formation & Disclosures (N.C. Gen. Stat. § 42-50)

■ Legal Reference: [N.C. Gen. Stat. § 42-50](#) (click to view statute)

- 2. Written Lease Requirements (N.C. Gen. Stat. § 42-38, Common Law)

■ Legal Reference: [N.C. Gen. Stat. § 42-38, Common Law](#) (click to view statute)

- 3. Lease Language Requirements (N.C. Gen. Stat. § 42-41)

■ Legal Reference: [N.C. Gen. Stat. § 42-41](#) (click to view statute)

- 4. Lease Addendums (Various N.C. Gen. Stat. § 42 sections)

■ Legal Reference: [Various N.C. Gen. Stat. § 42 sections](#) (click to view statute)

- 5. Lease Renewal (N.C. Gen. Stat. § 42-14)

■ Legal Reference: [N.C. Gen. Stat. § 42-14](#) (click to view statute)

- 6. Lease Termination (N.C. Gen. Stat. § 42-14)

■ Legal Reference: [N.C. Gen. Stat. § 42-14](#) (click to view statute)

- 7. Early Termination (N.C. Gen. Stat. § 42-45 (Military), § 42-45.1 (Domestic Violence), § 42-45.2 (Foreclosure))

■ *Legal Reference:* [N.C. Gen. Stat. § 42-45 \(Military\)](#), [§ 42-45.1 \(Domestic Violence\)](#), [§ 42-45.2 \(Foreclosure\)](#) (click to view statute)

3. DISCLOSURES

● **1. Security Deposit Account Disclosure** (N.C. Gen. Stat. § 42-50)

■ *Legal Reference:* [N.C. Gen. Stat. § 42-50](#) (click to view statute)

● **2. Lead-Based Paint Disclosure** (Federal: 42 U.S.C. § 4852d)

■ *Legal Reference:* [Federal: 42 U.S.C. § 4852d](#) (click to view statute)

● **3. Methamphetamine Contamination** (No specific statute)

■ *Legal Reference:* [No specific statute](#)

● **4. Death in Unit** (N.C. Gen. Stat. § 42-14.2)

■ *Legal Reference:* [N.C. Gen. Stat. § 42-14.2](#) (click to view statute)

● **5. Flooding** (No specific statute; common law)

■ *Legal Reference:* [No specific statute; common law](#)

● **6. Shared Utilities** (No specific statute)

■ *Legal Reference:* [No specific statute](#)

4. ENTRY & ACCESS

● **1. Landlord Right of Entry** (No specific statute; common law)

■ *Legal Reference:* [No specific statute; common law](#) (click to view statute)

● **2. Emergency Entry** (Common law)

■ *Legal Reference:* [Common law](#) (click to view statute)

● **3. Tenant's Right to Quiet Enjoyment** (Common law implied covenant)

■ *Legal Reference:* [Common law implied covenant](#) (click to view statute)

5. EVICTION PROCEDURES

● **1. Summary Ejectment Overview (N.C. Gen. Stat. § 42-26 through § 42-36)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-26 through § 42-36](#) (click to view statute)*

● **2. Nonpayment of Rent - Notice (N.C. Gen. Stat. § 42-3)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-3](#) (click to view statute)*

● **3. Lease Violation - Notice (N.C. Gen. Stat. § 42-26)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-26](#) (click to view statute)*

● **4. Holdover Tenancy - Notice (N.C. Gen. Stat. § 42-26, § 42-14)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-26, § 42-14](#) (click to view statute)*

● **5. Criminal Activity - Expedited Eviction (N.C. Gen. Stat. § 42-59 through § 42-76)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-59 through § 42-76](#) (click to view statute)*

● **6. Filing Summary Ejectment (N.C. Gen. Stat. § 42-26 through § 42-29)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-26 through § 42-29](#) (click to view statute)*

● **7. Service of Process (N.C. Gen. Stat. § 42-29)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-29](#) (click to view statute)*

● **8. Eviction Hearing (N.C. Gen. Stat. § 42-28)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-28](#) (click to view statute)*

● **9. Appeal Process (N.C. Gen. Stat. § 42-34)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-34](#) (click to view statute)*

● **10. Writ of Possession (N.C. Gen. Stat. § 42-36.2)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-36.2](#) (click to view statute)*

● **11. Storage of Tenant Property (N.C. Gen. Stat. § 42-36.2)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-36.2](#) (click to view statute)*

● **12. Self-Help Eviction Prohibition (N.C. Gen. Stat. § 42-25.6)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-25.6](#) (click to view statute)*

6. FAIR HOUSING & DISCRIMINATION

● **1. Fair Housing - Federal Law (Federal Fair Housing Act, 42 U.S.C. § 3601 et seq.)**

■ *Legal Reference:* [Federal Fair Housing Act, 42 U.S.C. § 3601 et seq. \(click to view statute\)](#)

● **2. Fair Housing - State Law (N.C. Gen. Stat. § 41A-1 through § 41A-10)**

■ *Legal Reference:* [N.C. Gen. Stat. § 41A-1 through § 41A-10 \(click to view statute\)](#)

● **3. Assistance Animals (Federal ADA, FHA; N.C. Fair Housing Act)**

■ *Legal Reference:* [Federal ADA, FHA; N.C. Fair Housing Act \(click to view statute\)](#)

● **4. Familial Status Protections (42 U.S.C. § 3604; N.C. Gen. Stat. § 41A-4)**

■ *Legal Reference:* [42 U.S.C. § 3604; N.C. Gen. Stat. § 41A-4 \(click to view statute\)](#)

● **5. Criminal Background Screening (No state statute; HUD Guidance)**

■ *Legal Reference:* [No state statute; HUD Guidance \(click to view statute\)](#)

7. FINANCIAL TERMS

● **1. Rent Amount & Payment (N.C. Gen. Stat. § 42-46, Lease Agreement)**

■ *Legal Reference:* [N.C. Gen. Stat. § 42-46, Lease Agreement \(click to view statute\)](#)

● **2. Rent Increases (No specific statute; general contract law)**

■ *Legal Reference:* [No specific statute; general contract law \(click to view statute\)](#)

● **3. Late Fees (N.C. Gen. Stat. § 42-46)**

■ *Legal Reference:* [N.C. Gen. Stat. § 42-46 \(click to view statute\)](#)

● **4. NSF/Bounced Check Fees (N.C. Gen. Stat. § 25-3-506)**

■ *Legal Reference:* [N.C. Gen. Stat. § 25-3-506 \(click to view statute\)](#)

● **5. Application Fees (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **6. Move-In Fees (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **7. Pet Fees & Deposits (N.C. Gen. Stat. § 42-53)**

■ *Legal Reference:* [N.C. Gen. Stat. § 42-53 \(click to view statute\)](#)

● **8. Utilities (N.C. Gen. Stat. § 42-42)**

■ *Legal Reference:* [N.C. Gen. Stat. § 42-42 \(click to view statute\)](#)

8. KEYS & LOCKS

- **1. Lock Requirements (Local building/housing codes)**

- *Legal Reference: [Local building/housing codes](#) (click to view statute)*

- **2. Lock Changes - Tenant Request (No specific statute (except § 42-42.3 for DV victims))**

- *Legal Reference: No specific statute (except § 42-42.3 for DV victims)*

- **3. Lock Changes - Between Tenants (No specific statute)**

- *Legal Reference: No specific statute*

9. LOCAL ORDINANCES

- **1. City-Specific Requirements (Various local ordinances)**

- *Legal Reference: [Various local ordinances](#) (click to view statute)*

- **2. HOA Rules (N.C. Planned Community Act (Chapter 47F))**

- *Legal Reference: [N.C. Planned Community Act \(Chapter 47F\)](#) (click to view statute)*

- **3. Condo Association Rules (N.C. Condominium Act (Chapter 47C))**

- *Legal Reference: [N.C. Condominium Act \(Chapter 47C\)](#) (click to view statute)*

- **4. Zoning Compliance (Local zoning ordinances)**

- *Legal Reference: [Local zoning ordinances](#) (click to view statute)*

10. OCCUPANCY & GUESTS

- **1. Occupancy Limits (Local ordinances; Fair Housing Act)**

- *Legal Reference: [Local ordinances; Fair Housing Act](#) (click to view statute)*

- **2. Guest Policies (Lease agreement)**

- *Legal Reference: [Lease agreement](#)*

- **3. Unauthorized Occupants (N.C. Gen. Stat. § 42-26 (breach of lease))**

- *Legal Reference: [N.C. Gen. Stat. § 42-26 \(breach of lease\)](#) (click to view statute)*

11. PETS & ANIMALS

- 1. Pet Policies (N.C. Gen. Stat. § 42-53; Lease agreement)

■ *Legal Reference:* [N.C. Gen. Stat. § 42-53; Lease agreement](#) (click to view statute)

- 2. Service Animals (Federal ADA; Fair Housing Act)

■ *Legal Reference:* [Federal ADA; Fair Housing Act](#) (click to view statute)

- 3. Emotional Support Animals (Federal Fair Housing Act)

■ *Legal Reference:* [Federal Fair Housing Act](#) (click to view statute)

12. PROPERTY CONDITIONS & HABITABILITY

- 1. Implied Warranty of Habitability (N.C. Gen. Stat. § 42-42)

■ *Legal Reference:* [N.C. Gen. Stat. § 42-42](#) (click to view statute)

- 2. Tenant Notice for Repairs (N.C. Gen. Stat. § 42-42(a)(4))

■ *Legal Reference:* [N.C. Gen. Stat. § 42-42\(a\)\(4\)](#) (click to view statute)

- 3. Landlord Repair Timeline (N.C. Gen. Stat. § 42-42, Common Law)

■ *Legal Reference:* [N.C. Gen. Stat. § 42-42, Common Law](#) (click to view statute)

- 4. Tenant Remedies for Habitability Violations (N.C. Gen. Stat. § 42-44, Common Law)

■ *Legal Reference:* [N.C. Gen. Stat. § 42-44, Common Law](#) (click to view statute)

- 5. Smoke Alarms & Carbon Monoxide Alarms (N.C. Gen. Stat. § 42-43)

■ *Legal Reference:* [N.C. Gen. Stat. § 42-43](#) (click to view statute)

- 6. Mold (No specific statute; § 42-42 applies)

■ *Legal Reference:* [No specific statute; § 42-42 applies](#) (click to view statute)

- 7. Lead-Based Paint Disclosure (Federal: 42 U.S.C. § 4852d; 24 CFR Part 35)

■ *Legal Reference:* [Federal: 42 U.S.C. § 4852d; 24 CFR Part 35](#) (click to view statute)

- 8. Bed Bugs (No specific statute; § 42-42 applies)

■ *Legal Reference:* [No specific statute; § 42-42 applies](#)

- 9. Pest Control (N.C. Gen. Stat. § 42-42)

■ *Legal Reference:* [N.C. Gen. Stat. § 42-42](#) (click to view statute)

● **10. Water Quality** (N.C. Gen. Stat. § 42-42(a)(6))

■ *Legal Reference:* [N.C. Gen. Stat. § 42-42\(a\)\(6\)](#) (click to view statute)

● **11. Heating & Air Conditioning** (N.C. Gen. Stat. § 42-42(a)(4))

■ *Legal Reference:* [N.C. Gen. Stat. § 42-42\(a\)\(4\)](#) (click to view statute)

● **12. Hot Water** (N.C. Gen. Stat. § 42-42, Case Law)

■ *Legal Reference:* [N.C. Gen. Stat. § 42-42, Case Law](#) (click to view statute)

13. PROPERTY MANAGEMENT

● **1. Property Management Licensing** (N.C. Gen. Stat. § 93A-2)

■ *Legal Reference:* [N.C. Gen. Stat. § 93A-2](#) (click to view statute)

● **2. Trust Account Requirements** (N.C. Gen. Stat. § 93A-6; 21 NCAC 58A .0116)

■ *Legal Reference:* [N.C. Gen. Stat. § 93A-6; 21 NCAC 58A .0116](#) (click to view statute)

● **3. Property Management Agreements** (N.C. Real Estate Commission Rules)

■ *Legal Reference:* [N.C. Real Estate Commission Rules](#) (click to view statute)

14. REPORTING & DOCUMENTATION

● **1. Record Retention** (General business practice; Real Estate Commission requirements)

■ *Legal Reference:* [General business practice; Real Estate Commission requirements](#) (click to view statute)

● **2. Rent Payment Records** (General business practice; Trust account requirements)

■ *Legal Reference:* [General business practice; Trust account requirements](#)

● **3. Maintenance Logs** (General business practice; § 42-42 (repairs))

■ *Legal Reference:* [General business practice; § 42-42 \(repairs\)](#) (click to view statute)

● **4. Inspection Reports** (Best practice; § 42-52 (security deposits))

■ *Legal Reference:* [Best practice; § 42-52 \(security deposits\)](#) (click to view statute)

● **5. Lead Registry** (Federal requirement (42 USC 4852d))

■ *Legal Reference:* [Federal requirement \(42 USC 4852d\)](#) (click to view statute)

● **6. Sex Offender Registry (No disclosure requirement)**

■ *Legal Reference: No disclosure requirement*

15. SECURITY DEPOSITS

● **1. Security Deposit Limits (N.C. Gen. Stat. § 42-51)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-51](#) (click to view statute)*

● **2. Security Deposit Storage (N.C. Gen. Stat. § 42-50)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-50](#) (click to view statute)*

● **3. Security Deposit Return (N.C. Gen. Stat. § 42-52)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-52](#) (click to view statute)*

● **4. Allowable Deductions (N.C. Gen. Stat. § 42-51)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-51](#) (click to view statute)*

● **5. Itemization Requirements (N.C. Gen. Stat. § 42-52)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-52](#) (click to view statute)*

● **6. Penalties for Wrongful Withholding (N.C. Gen. Stat. § 42-55)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-55](#) (click to view statute)*

● **7. Interest on Deposits (No requirement)**

■ *Legal Reference: No requirement*

● **8. Transfer of Property (N.C. Gen. Stat. § 42-54)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-54](#) (click to view statute)*

16. SPECIAL PROPERTY TYPES

● **1. Manufactured/Mobile Homes (N.C. Gen. Stat. § 42-14.3, § 42-36.1)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-14.3, § 42-36.1](#) (click to view statute)*

● **2. Subsidized Housing (Federal HUD regulations; N.C. Gen. Stat. § 42)**

■ *Legal Reference: [Federal HUD regulations; N.C. Gen. Stat. § 42](#) (click to view statute)*

● **3. Student Housing (N.C. Gen. Stat. § 42 (general application))**

■ *Legal Reference: N.C. Gen. Stat. § 42 (general application)*

● **4. Senior Housing (55+ Communities) (Federal Fair Housing Act (55+ exemption))**

■ *Legal Reference: [Federal Fair Housing Act \(55+ exemption\)](#) (click to view statute)*

● **5. Short-Term/Vacation Rentals (N.C. Gen. Stat. § 42A-4 (Vacation Rental Act))**

■ *Legal Reference: [N.C. Gen. Stat. § 42A-4 \(Vacation Rental Act\)](#) (click to view statute)*

● **6. Commercial Property (N.C. Gen. Stat. § 42-39(a)(1) - Excludes commercial)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-39\(a\)\(1\) - Excludes commercial](#) (click to view statute)*

17. SUBLETTING & ASSIGNMENT

● **1. Subletting (Common law; Lease terms)**

■ *Legal Reference: [Common law; Lease terms](#) (click to view statute)*

● **2. Assignment of Lease (Common law; Lease terms)**

■ *Legal Reference: [Common law; Lease terms](#) (click to view statute)*

18. TENANT DUTIES

● **1. Rent Payment Duty (N.C. Gen. Stat. § 42-46; Lease terms)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-46; Lease terms](#) (click to view statute)*

● **2. Property Maintenance (Common law; Lease terms)**

■ *Legal Reference: [Common law; Lease terms](#) (click to view statute)*

● **3. Smoke Alarm Maintenance (N.C. Gen. Stat. § 42-43)**

■ *Legal Reference: [N.C. Gen. Stat. § 42-43](#) (click to view statute)*

● **4. Notice of Extended Absence (Lease agreement)**

■ *Legal Reference: [Lease agreement](#)*

19. TENANT PROTECTIONS

● **1. Retaliatory Eviction (N.C. Gen. Stat. § 42-37.1 through § 42-37.3)**

■ *Legal Reference:* [N.C. Gen. Stat. § 42-37.1 through § 42-37.3 \(click to view statute\)](#)

● **2. Domestic Violence Protections - Early Termination** (N.C. Gen. Stat. § 42-45.1)

■ *Legal Reference:* [N.C. Gen. Stat. § 42-45.1 \(click to view statute\)](#)

● **3. Domestic Violence Protections - Lock Changes** (N.C. Gen. Stat. § 42-42.3)

■ *Legal Reference:* [N.C. Gen. Stat. § 42-42.3 \(click to view statute\)](#)

● **4. Domestic Violence Nondiscrimination** (N.C. Gen. Stat. § 42-42.2)

■ *Legal Reference:* [N.C. Gen. Stat. § 42-42.2 \(click to view statute\)](#)

● **5. Military Service Protections** (N.C. Gen. Stat. § 42-45; Federal SCRA)

■ *Legal Reference:* [N.C. Gen. Stat. § 42-45; Federal SCRA \(click to view statute\)](#)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. City-Specific Requirements** (Various local ordinances)

■ *Legal Reference:* [Various local ordinances](#)

● **2. HOA Rules** (N.C. Planned Community Act (Chapter 47F))

■ *Legal Reference:* [N.C. Planned Community Act \(Chapter 47F\)](#)

● **3. Condo Association Rules** (N.C. Condominium Act (Chapter 47C))

■ *Legal Reference:* [N.C. Condominium Act \(Chapter 47C\)](#)

● **4. Zoning Compliance** (Local zoning ordinances)

■ *Legal Reference:* [Local zoning ordinances](#)

For the most current information, always consult official state sources.

- Visit **enCompliance.com** for:
 - Automated document compliance analysis
 - Real-time regulatory change monitoring
 - State-specific compliance alerts

■ Questions or need legal review? Contact: **support@enCompliance.com**

Document ID: NC-COMP-20261001