

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2023

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SENATE BILL 244

Short Title: Housing Extension. (Public)

Sponsors: Senators Smith and Applewhite (Primary Sponsors).

Referred to: Rules and Operations of the Senate

March 9, 2023

1 A BILL TO BE ENTITLED  
2 AN ACT TO REQUIRE NEW LANDLORDS TO PROVIDE CURRENT TENANTS WITH  
3 SIXTY DAYS' WRITTEN NOTICE TO VACATE BEFORE TERMINATING A  
4 TENANCY AND TO PROVIDE CURRENT TENANTS WITH SIXTY DAYS' WRITTEN  
5 NOTICE OF RENT INCREASE WITH THE OPTION TO VACATE THE PROPERTY  
6 WITHIN SIXTY DAYS IF THE CURRENT TENANT REJECTS THE RENT INCREASE.

7 The General Assembly of North Carolina enacts:

8 **SECTION 1.** Article 1 of Chapter 42 of the General Statutes is amended by adding  
9 a new section to read:

10 "**§ 42-14.1A. Notice to vacate or increase rent by new landlords to existing tenants.**

11 (a) Unless the terms of the residential lease agreement state otherwise, in residential  
12 tenancies from month-to-month or week-to-week, or tenancies where a tenant holds over after  
13 the expiration of the initial lease term, a new landlord must do the following:

14 (1) Give current tenants written notice to vacate at least 60 days before  
15 terminating the lease, where the landlord chooses to end the tenancy.

16 (2) Give current tenants written notice of a rent increase at least 60 days before  
17 the rent increase becomes effective with the option to terminate the residential  
18 lease agreement and vacate the property within the 60 days if the current  
19 tenant rejects the rent increase.

20 (b) For purposes of this section, the term "new landlord" means any owner and any rental  
21 management company, rental agency, or any other person having the actual or apparent authority  
22 of an agent to perform the duties imposed by this Article that takes the actions described in  
23 subsection (a) of this section within one year of finalizing the purchase of the property."

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

