

North Carolina General Statutes Chapter 47A Unit Ownership

Article 1 - Unit Ownership Act.

- [N.C. Gen. Stat. § 47A-1.](#) Short title
This Article shall be known as the "Unit Ownership Act." (1963, c. 685, s. 1; 1983, c. 624, s. 2.)
- [N.C. Gen. Stat. § 47A-2.](#) Declaration creating unit ownership; recordation
Unit ownership may be created by an owner or the co-owners of a building by an express declaration of their intention to submit such property...
- [N.C. Gen. Stat. § 47A-3.](#) Definitions
Unless it is plainly evident from the context that a different meaning is intended, as used herein: (1) "Association of unit owners" means all of...
- [N.C. Gen. Stat. § 47A-4.](#) Property subject to Article
This Article shall be applicable only to property, the full owner or all of the owners of which submit the same to the provisions hereof...
- [N.C. Gen. Stat. § 47A-5.](#) Nature and incidents of unit ownership
Unit ownership as created and defined in this Article shall vest in the holder exclusive ownership and possession with all the incidents of real property....
- [N.C. Gen. Stat. § 47A-6.](#) Undivided interests in common areas and facilities; ratio fixed in declaration; conveyance with unit
(a) Each unit owner shall be entitled to an undivided interest in the common areas and facilities in the ratio expressed in the declaration. Such...
- [N.C. Gen. Stat. § 47A-7.](#) Common areas and facilities not subject to partition or division
The common areas and facilities shall remain undivided and no unit owner or any other person shall bring any action for partition or division of...
- [N.C. Gen. Stat. § 47A-8.](#) Use of common areas and facilities
Each unit owner may use the common areas and facilities in accordance with the purpose for which they are intended, without hindering or encroaching upon...
- [N.C. Gen. Stat. § 47A-9.](#) Maintenance, repair and improvements to common areas and facilities; access to units for repairs
The necessary work of maintenance, repair, and replacement of the common areas and facilities and the making of any additions or improvements thereto shall be...
- [N.C. Gen. Stat. § 47A-10.](#) Compliance with bylaws, regulations and covenants; damages; injunctions
Each unit owner shall comply strictly with the bylaws and with the administrative rules and regulations adopted pursuant thereto, as either of the same may...
- [N.C. Gen. Stat. § 47A-11.](#) Unit owners not to jeopardize safety of property or impair easements
No unit owner shall do any work which would jeopardize the soundness or safety of the property or impair any easement or hereditament without in...

- [N.C. Gen. Stat. § 47A-12.](#) Unit owners to contribute to common expenses; distribution of common profits
The unit owners are bound to contribute pro rata, in the percentages computed according to G.S. 47A-6 of this Article, toward the expenses of administration...
- [N.C. Gen. Stat. § 47A-13.](#) Declaration creating unit ownership; contents; recordation
The declaration creating and establishing unit ownership as provided in G.S. 47A-3 of this Article, shall be recorded in the office of the county register...
- N.C. Gen. Stat. § 47A-14. Repealed by Session Laws 1981, c. 527, s. 1, effective October 1, 1981
- [N.C. Gen. Stat. § 47A-14.1.](#) Deeds conveying units
(a) Any conveyance of a condominium unit executed on or after October 1, 1981, which complies with the general requirements of the laws of this...
- [N.C. Gen. Stat. § 47A-15.](#) Plans of building to be attached to declaration; recordation; certificate of architect or engineer
(a) There shall be attached to the declaration, at the time it is filed for record, a full and exact copy of the plans of...
- [N.C. Gen. Stat. § 47A-16.](#) Termination of unit ownership; consent of lienholders; recordation of instruments
(a) All of the unit owners may remove a property from the provisions of this Article by an instrument to that effect, duly recorded, provided...
- [N.C. Gen. Stat. § 47A-17.](#) Termination of unit ownership; no bar to reestablishment
The removal provided for in G.S. 47A-16 shall in no way bar the subsequent resubmission of the property to the provisions of this Article. (1963,...
- [N.C. Gen. Stat. § 47A-18.](#) Bylaws; annexed to declaration; amendments
The administration of every property shall be governed by bylaws, a true copy of which shall be annexed to the declaration. No modification of or...
- [N.C. Gen. Stat. § 47A-19.](#) Bylaws; contents
The bylaws shall provide for the following: (1) Form of administration, indicating whether this shall be in charge of an administrator, manager, or of a...
- [N.C. Gen. Stat. § 47A-20.](#) Records of receipts and expenditures; availability for examination; annual audit
The manager or board of directors, or other form of administration provided in the bylaws, as the case may be, shall keep detailed, accurate records...
- [N.C. Gen. Stat. § 47A-21.](#) Units taxed separately
Each condominium unit and its percentage of undivided interest in the common areas and facilities shall be deemed to be a parcel and shall be...
- [N.C. Gen. Stat. § 47A-22.](#) Liens for unpaid common expenses; recordation; priorities; foreclosure
(a) Any sum assessed by the association of unit owners for the share of the common expenses chargeable to any unit, and remaining unpaid for...
- [N.C. Gen. Stat. § 47A-23.](#) Liability of grantor and grantee of unit for unpaid common expenses

The grantee of a unit shall be jointly and severally liable with the grantor for all unpaid assessments against the latter for his proportionate share...

- [N.C. Gen. Stat. § 47A-24](#). Insurance on property; right to insure units
The manager of the board of directors, or other managing body, if required by the declaration, bylaws or by a majority of the unit owners,...
- [N.C. Gen. Stat. § 47A-25](#). Damage to or destruction of property; repair or restoration; partition sale on resolution not to restore
Except as hereinafter provided, damage to or destruction of the building shall be promptly repaired and restored by the manager or board of directors, or...
- [N.C. Gen. Stat. § 47A-26](#). Actions as to common interests; service of process on designated agent; exhaustion of remedies against association
Without limiting the rights of any unit owner, actions may be brought by the manager or board of directors, in either case in the discretion...
- [N.C. Gen. Stat. § 47A-27](#). Zoning regulations governing condominium projects
Whenever they deem it proper, the planning and zoning commission of any county or municipality may adopt supplemental rules and regulations governing a condominium project...
- [N.C. Gen. Stat. § 47A-28](#). Persons subject to Article, declaration and bylaws; effect of decisions of association of unit owners
(a) All unit owners, tenants of such owners, employees of owners and tenants, or any other persons that may in any manner use the property...
- N.C. Gen. Stat. § 47A-29 through 47A-33. Reserved for future codification purposes

Article 2 - Renters in Conversion Buildings Protected.

- [N.C. Gen. Stat. § 47A-34](#). Definitions
The definitions set out in G.S. 47A-3 also apply to this Article. As used in this Article, unless the context requires otherwise, the term: (1)...
- [N.C. Gen. Stat. § 47A-35](#). Offering statement
An offering statement must contain or fully and accurately disclose: (1) The name and principal address of the declarant; (2) A general description of the...
- [N.C. Gen. Stat. § 47A-36](#). Time to vacate; right of first refusal to purchase
(a) A declarant of a condominium containing conversion buildings, and any person in the business of selling real estate for his own account who intends...
- [N.C. Gen. Stat. § 47A-37](#). Applicability
This Article applies to condominiums of five or more units created on or after January 1, 1984. (1983, c. 624, s. 1.)

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