

Apartment Association of North Carolina Legal Handbook

New Revisions 2008/9 Edition

(as of Dec. 2008)



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AANC Legal Handbook:

Overall, the Lease was changed to incorporate more the user-friendly pronouns "We/Us" and "You" rather than "Lessor" and "Lessee."

- Wider spacing for data entry
- Single column format for all rent and deposit data.
- Minimum insurance requirements, smoke-free housing, and assumption of risk acknowledgements.
- Expanded to clarify when rent is "paid" and effect of stolen rent payments.
- Additional provisions relating to post-tenancy treatment of fleas, odors, etc., relating to a pet.
- Clarify our duties and their duties, particularly in light of NCGS 42-41.
- Expanded to allow relocation in the event of any environmental hazard, not just mold.
- Clarified to fit Paragraph 16 and addition of smoke-free policy for those landlords who choose to implement it.
- Anti-crime provisions greatly expanded and clarified to include sex offenders.
- Liability insurance requirements inserted to work in tandem with Paragraph 1 (D).
- Casualty definitions expanded to include bed bugs and elevated radon; clarified lack of any duty for alternate housing or moving costs.
- Modified to transfer liability to resident for any problems that surface seven days or more after taking possession, including "pest/insect"

These are just a few of the user friendly changes made for 2008/2009!

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