



CHAPTER 14
ARTICLE 20 - FRAUDS

N.C.G.S. § 14-117.8.

Fraudulently renting, leasing, or
advertising for sale of residential real
property.

SOURCE	LAST AMENDMENT IN THIS TEXT	RETRIEVED	SOURCE FINGERPRINT
General Statutes of North Carolina, as published by the General Assembly	No amendment history on record	21 September 2026, 02:07 UTC	c4ade329462a727f791b03ed - 5a2a97134f6c5fb8bcd0fa0d - 2032ee0e34a5a570

§ 14-117.8(a) Offense Involving Fraudulent Rental or Lease. - It is unlawful to rent or lease residential real property to another person knowing that the renter or lessor has no lawful ownership in the property or leasehold interest in the property.

§ 14-117.8(b) Offense Involving Fraudulent Advertising. - It is unlawful to list or advertise residential real property for sale knowing that the purported seller has no legal title or authority to sell the property.

§ 14-117.8(c) Punishment. - Unless the conduct is covered under some other provision of law providing greater punishment, a person who violates this section shall be punished as follows:

CLASS H / I FELONY

- (1) A person who violates subsection (a) of this section is guilty of a Class H felony.
- (2) A person who violates subsection (b) of this section is guilty of a Class I felony.

§ 14-117.8(d) In addition to any criminal penalties provided in this section, knowingly renting or leasing residential real property to another person knowing that the renter or lessor has no lawful ownership or leasehold interest in the property shall constitute a violation of G.S. 75-1.1. (2024-54, s. 5.)

APPARATUS II
1 AUTHORITY

Authorities referenced

Every G.S. cross-reference appearing in the text of this section, in order of first appearance. Nothing is characterized; the operative language is quoted from the section itself.

REFERENCE	APPEARS IN	OPERATIVE LANGUAGE IN THIS SECTION
G.S. 75-1.1	(d)	"property shall constitute a violation of"

APPARATUS III

Citation

FULL SECTION
N.C. Gen. Stat. § 14-117.8 (2026).

PINPOINT
N.C. Gen. Stat. § 14-117.8(a) (2026).

Pinpoint keys are set in the left margin of the text rather than line numbers: subsection designators are stable across editions and paper sizes, line numbers are not.

COLOPHON

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