



CHAPTER 44A
ARTICLE 4 - SELF-SERVICE STORAGE FACILITIES

N.C.G.S. § 44A-40.

Definitions.

SOURCE General Statutes of North Carolina, as published by the General Assembly	LAST AMENDMENT IN THIS TEXT No amendment history on record	RETRIEVED 21 September 2026, 04:03 UTC	SOURCE FINGERPRINT b1ab50efab2200ee00602f72 - c21909190ff533076df19a8b - 5851453958607476
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As used in this Article, the following definitions apply:

Email. - An electronic message or an executable program or computer file that contains an image of a message that is transmitted between two or more computers or electronic terminals. The term includes electronic messages that are transmitted within or between computer networks.

Independent bidder. - A person that is not related to the lienor, within the meaning of G.S. 25-9-102(a)(62).

Last known address. - The mailing address or email address provided by the occupant in the latest rental agreement or the address provided by the occupant in a subsequent written notice of a change of address.

Lienor. - A person entitled to a lien under this Article.

Occupant. - A person, or a person's sublessee, successor, or assign, entitled to the use of the storage space at a self-service storage facility under a rental agreement, to the exclusion of others.

Owner. - Consists of the following:

- a.The owner, operator, lessor, or sublessor of a self-service storage facility.
- b.The agent of a person described in sub-subdivision a. of this subdivision.
- c.A person authorized by a person described in sub-subdivision a. of this subdivision to manage the facility or to receive rent from an occupant under a rental agreement.

Personal property. - Movable property not affixed to land. The term includes, but is not limited to, goods, merchandise, household items, and watercraft.

Rental agreement. - An agreement or lease, written or oral, that establishes or modifies the terms, conditions, rules, or any other provisions concerning the use and occupancy of a self-service storage facility.

Self-service storage facility. - Real property designed and used for the purpose of renting or leasing individual storage space to occupants that are to have access for the purpose of storing and removing personal property. No occupant shall use a self-service storage facility for residential purposes. A self-service storage facility is not subject to Article 7 of Chapter 25 of the General Statutes. If, however, an owner issues any warehouse receipt, bill of lading, or other document of title for the personal property stored, the owner and the occupant are subject to Article 7 of Chapter 25 of the General Statutes and this Article does not apply.

Verified email. - Email that is transmitted to an email address that the sender has verified by any reasonable means as being a working email address. (1981 (Reg. Sess., 1982), c. 1275, s. 1; 2013-239, s. 1; 2025-25, ss. 29(1), 151.)

END OF SECTION TEXT

APPARATUS FOLLOWS — DERIVED, NOT ENACTED

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. 25-9	(null)(1a)	<i>"the lienor, within the meaning of"</i>

APPARATUS III

Citation

FULL SECTION

N.C. Gen. Stat. § 44A-40 (2026).

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