



CHAPTER 47A
ARTICLE 1 - UNIT OWNERSHIP ACT

N.C.G.S. § 47A-13.

Declaration creating unit ownership; contents; recordation.

SOURCE	LAST AMENDMENT IN THIS TEXT	RETRIEVED	SOURCE FINGERPRINT
General Statutes of North Carolina, as published by the General Assembly	c. 624, s. 2 — second act in the lineage	21 September 2026, 03:24 UTC	02c4b75ee40374194d4429c9 - e193842e00dd951b1bc60445 - aa5627d35be0749d

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 of deeds and shall contain the following particulars:

Description of the land on which the building and improvements are or are to be located.

Description of the building, stating the number of stories and basements, the number of units, and the principal materials of which it is constructed.

The unit designation of each unit, and a statement of its location, approximate area, number of rooms, and immediate common area to which it has access, and any other data necessary for its proper identification.

Description of the general common areas and facilities and the proportionate interest of each unit owner therein.

Description of the limited common areas and facilities, if any, stating what units shall share the same and in what proportion.

Statement of the purpose for which the building and each of the units are intended and restricted as to use.

The name of a person to receive service of process in the cases hereinafter provided, together with the residence or the place of business of such person which shall be within the city and county in which the building is located.

Any further details in connection with the property which the person executing the declaration may deem desirable to set forth consistent with this Article.

The method by which the declaration may be amended, consistent with the provisions of this Article.

END OF SECTION TEXT

APPARATUS FOLLOWS — DERIVED, NOT ENACTED

APPARATUS I
2 ACTS

Amendment lineage

The State prints this history as a single parenthetical at the foot of the section. It is reproduced verbatim in the colophon and unpacked below in order of enactment.

1963		1973		1983
TICK HEIGHT = ACTS IN THAT YEAR		DASHED = RECODIFICATION, NOT AMENDMENT		
Nº	YEAR	ACT	CHARACTER	
01	1963	c. 685, s. 13	ENACTED	
02	1983	c. 624, s. 2	AMENDED	

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. 47A-3		"establishing unit ownership as provided in"

APPARATUS III

Citation

FULL SECTION

N.C. Gen. Stat. § 47A-13 (1983).

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

Provenance

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This is not the official text. The official text is published by the General Assembly of North Carolina.

HISTORY PARENTHETICAL, AS PRINTED BY THE STATE
(1963, c. 685, s. 13; 1983, c. 624, s. 2.)

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