



CHAPTER 47A
ARTICLE 1 - UNIT OWNERSHIP ACT

N.C.G.S. § 47A-6.

Undivided interests in common areas
and facilities; ratio fixed in declaration;
conveyance with unit.

SOURCE General Statutes of North Carolina, as published by the General Assembly	LAST AMENDMENT IN THIS TEXT c. 685, s. 6 — first act in the lineage	RETRIEVED 21 September 2026, 03:34 UTC	SOURCE FINGERPRINT 186217642db21024639e452b - 90bc3de32788fb8a4cbbca1c - 187a3406214bc244
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- § 47A-6(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 ratio shall be in the approximate relation that the fair market value of the unit at the date of the declaration bears to the then aggregate fair market value of all the units having an interest in said common areas and facilities.
- § 47A-6(b)

The ratio of the undivided interest of each unit owner in the common areas and facilities as expressed in the declaration shall have a permanent character and shall not be altered except with the unanimous consent of all unit owners expressed in an amended declaration duly recorded.
- § 47A-6(c)

The undivided interest in the common areas and facilities shall not be separated from the unit to which it appertains and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

END OF SECTION TEXT

APPARATUS FOLLOWS — DERIVED, NOT ENACTED

APPARATUS I
1 ACT

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.

1				1964
1963				
TICK HEIGHT = ACTS IN THAT YEAR				DASHED = RECODIFICATION, NOT AMENDMENT
Nº	YEAR	ACT	CHARACTER	
01	1963	c. 685, s. 6	ENACTED	

APPARATUS III

Citation

FULL SECTION

N.C. Gen. Stat. § 47A-6 (1963).

PINPOINT

N.C. Gen. Stat. § 47A-6(a) (1963).

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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HISTORY PARENTHETICAL, AS PRINTED BY THE STATE
(1963, c. 685, s. 6.)

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