



CHAPTER 93A
ARTICLE 7 - PROHIBITION OF UNFAIR REAL ESTATE SERVICE AGREEMENTS

N.C.G.S. § 93A-88.3.

Recording prohibited.

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, 02:54 UTC	SOURCE FINGERPRINT 1cde9710031e16a08ce076f4 - 8c35b8ab192a66869e9277b9 - e749031aad296c25
--	---	---	--

§ 93A-88.3(a) Recording an unfair real estate service agreement is prohibited. If an unfair real estate service agreement, or notice or memorandum thereof, has been recorded, it is void.

§ 93A-88.3(b) All of the following shall apply to a recording that is void under subsection (a) of this section:

- (1) The recording shall not operate as a lien, encumbrance, or security interest.
- (2) No owner or buyer shall be required to record any document voiding the recording.
- (3) The recording shall not provide actual or constructive notice to any person interested in the residential real estate that is identified in the unfair real estate service agreement.
- (4) The recording violates G.S. 14-118.6(a).

§ 93A-88.3(c) In addition to any other rights provided by law, any person with an interest in residential real estate identified by a recording that is void under subsection (a) of this section may recover damages, costs, and attorney's fees that may be proved against the service provider named in the unfair real estate service agreement. Any actual damages, costs, and attorney's fees that are proved against the service provider will not be offset by the consideration paid by the service provider to the owner or buyer of the residential real estate. (2023-117, s. 1.)

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. 14-118.6(a)	(b)(4)	"The recording violates"

APPARATUS III

Citation

FULL SECTION
N.C. Gen. Stat. § 93A-88.3 (2026).

PINPOINT
N.C. Gen. Stat. § 93A-88.3(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

Provenance

This document reproduces the text of one section of the General Statutes of North Carolina from a source file whose SHA-256 digest is printed on every page. The digest fixes the bytes this export was made from; if the State's file changes, the digest will not match.

The text of the section is unaltered. Subsection designators have been moved from the run of text into the margin. The amendment history and the table of authorities are derived from the section by mechanical extraction — they add no characterization of the law.

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

