

# **What's New, What's Next: NC Legislation Every Real Estate Attorney Should Know**

*Return to the Vault  
March 4, 2026*

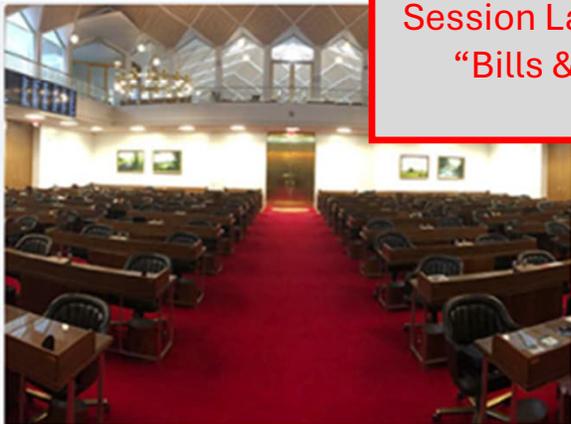
**Nancy Short Ferguson  
Ferguson Land Title Issues, LLC**

**Elizabeth Harrison  
Gaskins Hancock Tuttle Hash LLP**

REMINDER!  
Some (*but not all*) current public versions of bills are on-line



Session Laws under  
"Bills & Laws"



# 2026 NC LEGISLATIVE CALENDAR

<https://www.ncleg.gov/LegislativeCalendar>

LEGISLATIVE CALENDAR			
For: <input type="text" value="Current calendar"/>			
WED 2/25	<b>Wednesday, February 25, 2026</b>		
	1:00 PM	North Carolina Child Fatality Task Force	1910 Human Services Lane, Raleigh NC 27607
MON 3/9	<b>Monday, March 9, 2026</b>		
	10:00 AM	House: Session Convenes	House   STREAM
	10:00 AM	Senate: Session Convenes	Senate   STREAM
TUE 3/10	<b>Tuesday, March 10, 2026</b>		
	9:00 AM	Joint Legislative Oversight Committee on Health and Human Services	643 LOB   STREAM
	1:00 PM	Joint Legislative Oversight Committee on Medicaid	643 LOB   STREAM
WED 3/18	<b>Wednesday, March 18, 2026</b>		
	9:30 AM	House: House Select Committee on Involuntary Commitment and Public Safety	544 LOB   STREAM
	10:00 AM	House: House Select Committee on Property Tax Reduction and Reform	643 LOB   STREAM
TUE 3/24	<b>Tuesday, March 24, 2026</b>		
	1:00 PM	State Bar Grievance Review Committee	1228/1327 LB   STREAM
WED 4/1	<b>Wednesday, April 1, 2026</b>		
	10:00 AM	State Bar Grievance Review Committee	1228/1327 LB   STREAM
THU 4/2	<b>Thursday, April 2, 2026</b>		
	10:00 AM	Governmental Operations, Subcommittee on Hurricane Response and Recovery	Auditorium LB   STREAM

# Making a difference Volunteering Process

**YOU ARE THE  
SUBJECT  
MATTER  
EXPERTS!!**

housingwire.com/articles/mv-realty-listing-agreement-enforcement-barred-in-north-carolina/

**HOUSINGWIRE** Sign In SUBSCRIBE

Brokerage | Real Estate | Title 3 minute read

## MV Realty listing agreement enforcement barred in North Carolina

Contracts required homeowners to pay commissions even if their property was sold without the company's involvement

February 18, 2026, 11:48am by [Jonathan Delozier](#)

News > Real Estate



- **Unfair Real Estate Agreements (Ch. 93A, Art. 7) H422, S.L. 2023-117 (Effect. 8/24/2023)**

*Real Estate Commission permanently revoked MV Realty's broker's license in mid-January 2024.*

# NCBar.org → Sections

NORTH CAROLINA  
BAR ASSOCIATION

HOME COMMUNITIES DIRECTORY

Real Property [⚙️ SETTINGS](#)

- Legislation action / monitoring
- CLE planning
- Forms – Joint NCR/NCBA, & practice related (PTO/FTO, indemnities)
- Ethics & UPL input
- Consumer Protection Counsel
- Social events (Hurricanes tailgates)
- Return to the Vault
- Blog
- Pro Bono projects
- AND MORE!

COMMUNITY HOME

DISCUSSION 6.9K

LIBRARY 293

EVENTS 0

MEMBERS 2.2K

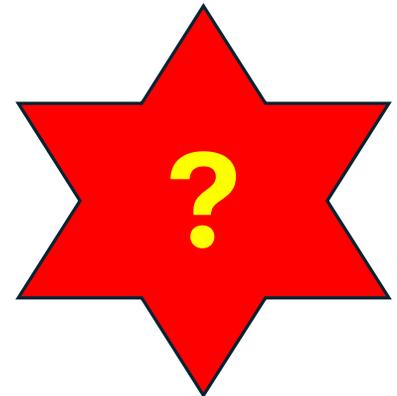
NC Land Title Association (NCLTA)  
NC Bar Association Real Property Section & others  
NC Bankers Association  
NC Commissioner of Banks  
NC Secretary of State (esp. Land Records Division)  
NC Association of Registers of Deeds (NCARD)  
NC Conference of District Attorneys  
NC Realtors (NCR)  
NC Real Estate Commission  
NC Property Mappers Association (NCPMA)  
NC Association of Assessing Officers (NCOAO)  
NC Tax Collectors Association (NCTCA)  
NC Association of County Commissioners  
NC Sheriffs' Association  
NC Association of Chiefs of Police  
NC Department of Justice  
NC Courts / AOC  
AARP  
ALTA  
Possibly Credit Unions & Mortgage Bankers/Brokers  
NC Lawyers Mutual Liability Ins. Co.

## Stakeholder groups



***URGENT:  
HAVE YOU UPDATED YOUR  
CLIENT ENGAGEMENT LETTER  
& DISCLOSURES YET?***

- Enterprise Justice (Odyssey)?
- Artificial Intelligence (AI) usage?
- FinCEN disclosures?
- Buyer Agent Commissions / splits?
- Foreign Investment (or not)?
- Additional DISCLOSURES on changing risks on old practices?
- What about ***OTHER ATTORNEYS IN YOUR FIRM?***



# Proposed Bills – My “Big Four”

- Deed / Title Fraud
- Redaction / Shielding for public officials, law enforcement, judicial officers
- Foreign investment by adversarial foreign governments in agricultural land or land near military installations
- Wholesaling / Market Manipulation



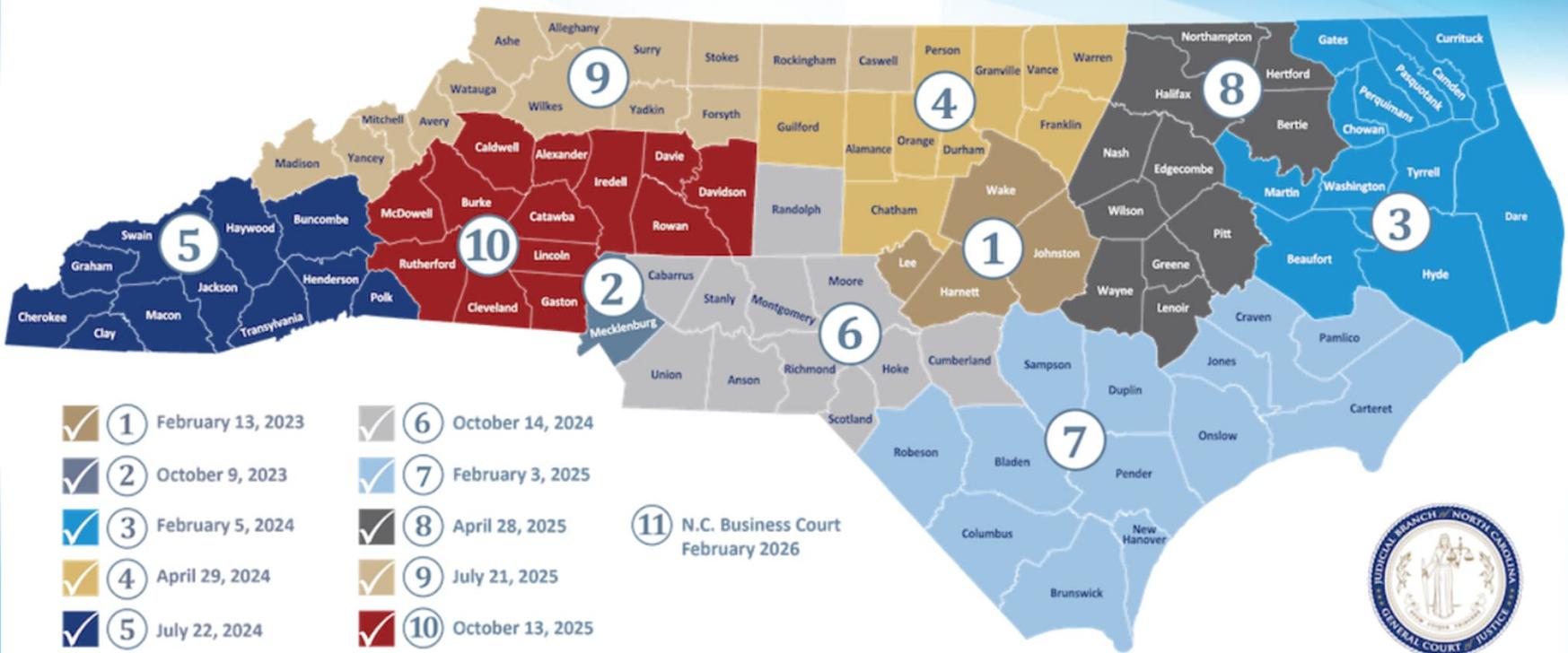
Stakeholder group?  
Working group?

# Enterprise Justice (FKA Odyssey) Rollout

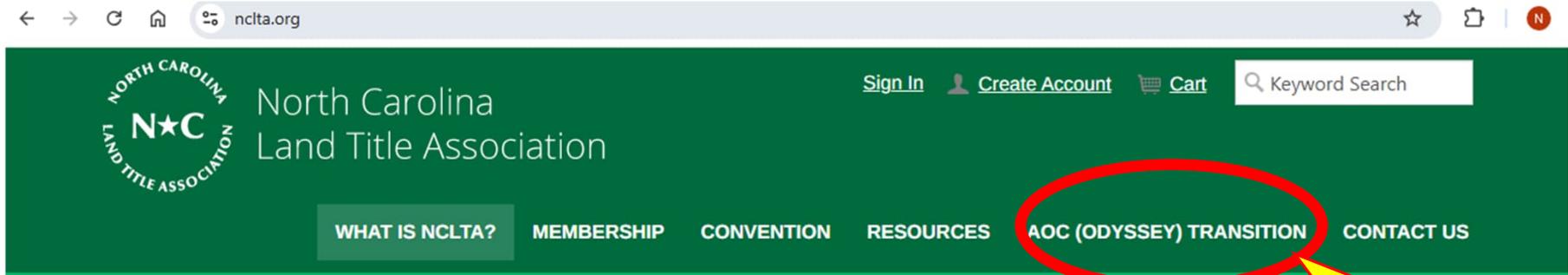
<https://www.nccourts.gov/ecourts>

eCourts

JUSTICE FOR ALL ACCESS FOR YOU



# Enterprise Justice (FKA Odyssey) Practical materials – nclta.org

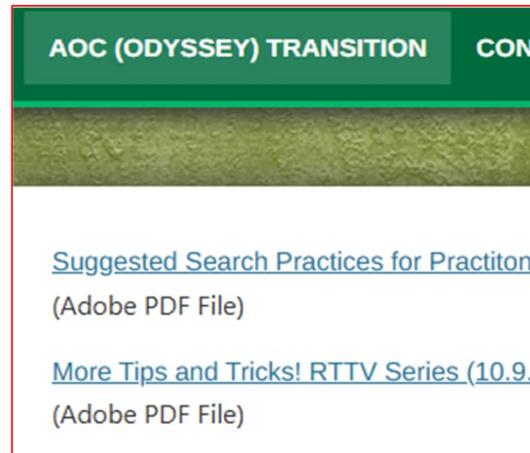


## AOC to Odyssey Alert: Volume Two:

NCBA Real Property Section Presents: Enterprise Justice: More Tips and Tricks! (October 9, 2024)



NCBA Real Property Sections Presents: Enterprise Justice: Suggested Search Practices for Practitioners (August 14, 2024)

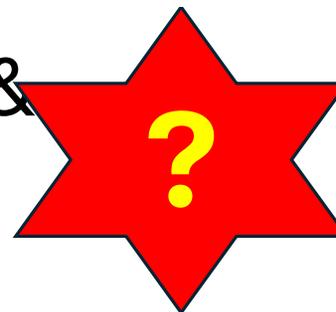


**COMING SOON!!**

- **Email for inquiries (to volunteers experienced with EJ / Odyssey)**
  - **Blog**
  - **Updated Affidavit/Indemnity & Disclosure**

# For those who think the Affidavit & Indemnity might be past ...

## LOOK AGAIN!!!



**CAUTION:**  
CHECK CIVIL ACTIONS:  
DO NOT ASSUME  
LIS PENDENS ARE  
SEPARATELY INDEXED!!!!

Now type it exactly as above: T.D.K. Construction Co., Inc.

4 cases from 2023 are returning: 23CV023715-910,  
23M003465-910,  
23M003556-910 and  
23M003694-910

The best way to do the next search is to CLEAR the Smart Search screen and repeat with the Advance Filtering to go for Business Name.

Now run: tdk \* (One needs 4 characters to use Wildcard. Here the space is a character.)

5 results return: TDK Const 22M001579,  
TDK Const Co Inc 22CVS007170-910,  
TDK Const Co Inc 22M1914-910,  
TDK Construction and Development 23M003479-910 and  
TDK Sign Co 93CVD005672-910

Now run: tdk construction\*

1 result: TDK Construction and Development 23M003479-910

### C. Non-Human Name with Special Character and/or Space in first three characters

Be sure to Filter by Search Type to select Business Name.

#### **Ex. A-Man's Property Services L.L.C.**

- i. First Three Characters with NO wildcard (as suggested in the wildcard functionality section of eCourts Portal FAQs (July 16, 2024)  
  
A-M
- ii. Exact Name  
  
A-Man's Property Services L.L.C. (per NC Secretary of State)
- iii. Variations of Exact Name  
A-Man's Property Services LLC (no comma, no periods)  
A-Man's Property Services, LLC (with comma, no periods)



## E-COURTS NAME INDEXING STANDARDS

The eCourts Name Indexing Standards contain name entry guidance for users of File & Serve and Odyssey. The goal of these Standards is to promote uniformity and consistency when indexing or adding party names in File & Serve and Odyssey and predictability for the retrieval of information when conducting person and business searches in the eCourts applications (Portal and Odyssey).

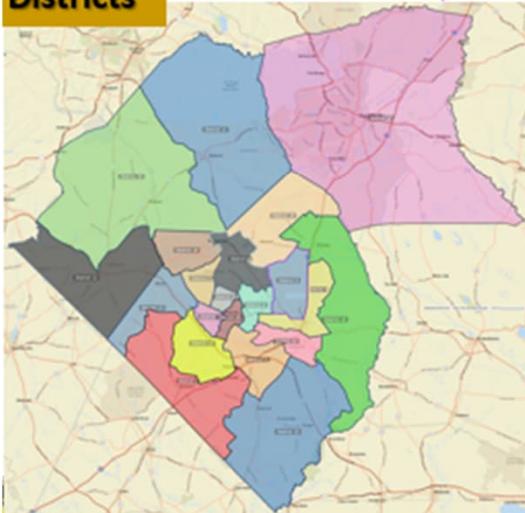
Users must be aware that these Standards are not intended to, nor do they, guarantee how data within Portal and Odyssey will exist nor do the Standards define any applicable standard of care for title searchers or others. The existence of these Standards does not guarantee that users of File & Serve or Odyssey will comply with the Standards. In addition, Portal and Odyssey contain vast amounts of data entered prior to North Carolina's transition to eCourts and prior to the existence of these Standards or the guidance contained within; reasonable users will anticipate that such "legacy data" may deviate from the Standards. Further, these Standards rely on the name presented by the party filing a document with the Judicial Branch. Wide variation in naming conventions with respect to punctuation and diacritical marks (for both natural persons and entities) may result in single persons or entities existing within Portal and Odyssey in multiple forms (e.g., Wal-Mart, Walmart). As such, although users may find these Standards and the guidance contained herein helpful in crafting strategies for searching Portal and Odyssey, they should not rely exclusively on these Standards to limit or define the reasonable parameters or methods for locating data within these applications.

### Lumbee Tribal Communities



Robeson,  
Hoke, Cumberland,  
Scotland counties

### Districts



whitehouse.gov/presidential-actions/2025/01/federal-recognition-of-the-lumbee-tribe-of-north-carolina/

NEWS ADMINISTRATION ISSUES

FEDERAL RECOGNITION  
OF THE LUMBEE  
TRIBE OF NORTH  
CAROLINA

January 23, 2025

MEMORANDUM FOR THE SECRETARY OF THE INTERIOR



Welcome to the Lumbee Tribe of North Carolina  
Culture. Tradition. History.

LUMBEE.TRIBE.COM

A graphic featuring a bright blue background with a white, torn-edged paper strip in the center. The paper strip is slightly curled on the left side. The text "WHAT'S NEW?" is printed in a bold, black, sans-serif font on the white paper.

**WHAT'S NEW?**

# Expedited Removal of unauthorized persons ("Anti-squatter") SB55, S.L. 2025-88 New NCGS Chapter 14, Article 22D

AOC-CVM-407  
Complaint

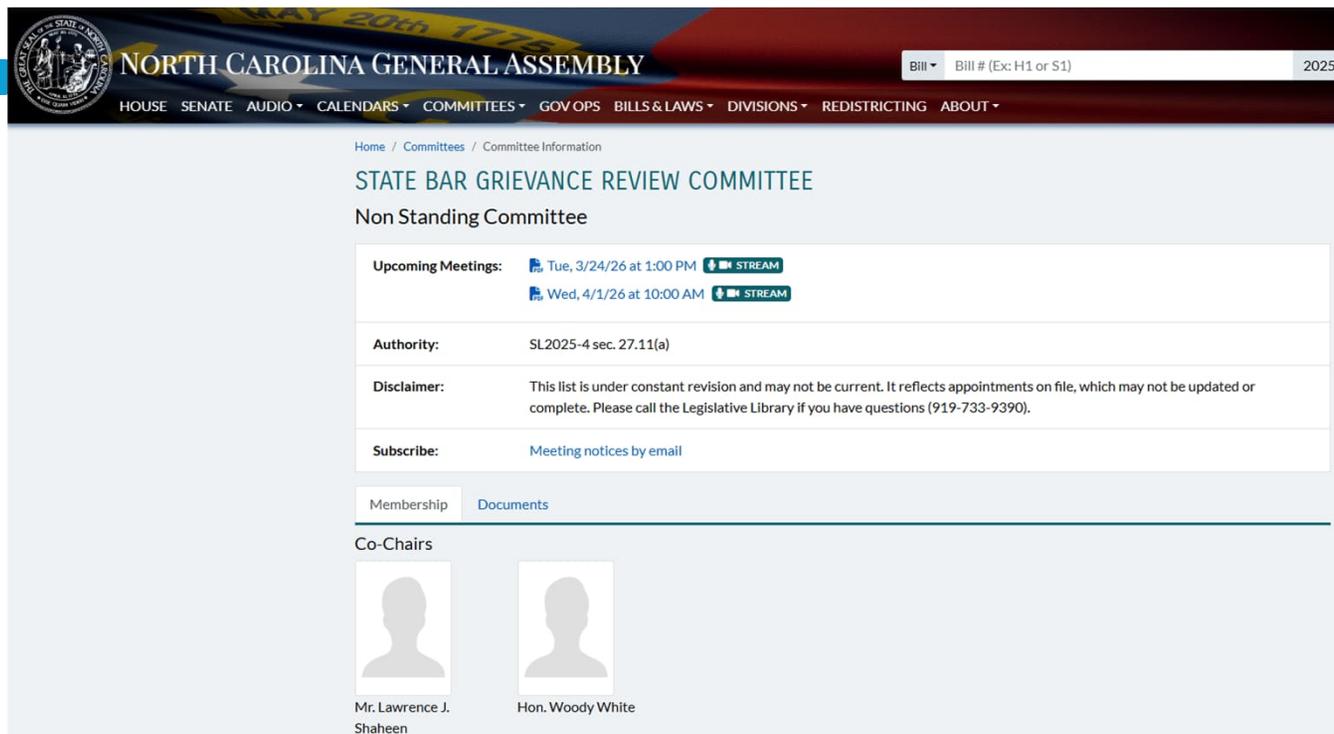
- Unauthorized person
  - not a tenant, no rental agreement or contract for deed
- Residential property (G.S. 42A-4), or appurtenance
- Sheriff's delivery of summons & complaint within 24 hours
- Hearing before magistrate within 48 hours
- Court order – vacate within 4 hours of service (at the hearing or within 24 hours) of order on unauthorized person
- Appeal to District Court for trial *de novo*
- *Violation:* criminal trespass
- No liability of property owner for damage on forced removal
- Civil action for wrongful removal

**SEE UNC School of Government, Melanie Crenshaw "Navigating NC's New Expedited Removal Law," 12-100-2025**

File No.		STATE OF NORTH CAROLINA	
<b>COMPLAINT IN ACTION FOR EXPEDITED REMOVAL OF UNAUTHORIZED PERSONS FROM RESIDENTIAL PROPERTY</b>		County	
		In The General Court Of Justice District Court Division	
G.S. 14-159.51, -159.52		Spoken Language Court Interpreter Needed For Any Party, Victim, Or Witness? (If Yes, identify person(s) and language(s). Interpreters provided for all court proceedings at no cost.) <input type="checkbox"/> No <input type="checkbox"/> Yes: (explain)	
Name And Address Of Plaintiff(s)		I am <input type="checkbox"/> the owner of <input type="checkbox"/> the authorized representative of the owner of the residential real property located as described to the left, and I state the following:	
VERSUS		1. The residential property that is the subject of this Complaint is located in the county named above.	
		2. The defendant(s) have entered the property after the property owner acquired the property and is remaining or residing unlawfully on the residential property of the plaintiff.	
Name Of Defendant(s)		3. The residential property that is being unlawfully occupied is an apartment, condominium, single-family home, townhouse, cottage, or other property that is devoted to residential use or occupancy by one or more persons for a definite or indefinite period, or is property used in connection with or appurtenant to an apartment, condominium, single-family home, townhouse, cottage, or other property that is devoted to residential use or occupancy by one or more persons for a definite or indefinite period.	
Street Address Of Residential Property		4. The residential property was not offered or intended as an accommodation for the general public at the time the unauthorized person entered the property.	
City Of Residential Property		5. Prior to filing this complaint, the defendant(s) was directed to leave the premises by the property owner or an authorized agent of the property owner.	
State Of Residential Property		6. The defendant(s) is/are not a tenant(s) of the owner of the property being unlawfully occupied.	
Zip Code Of Residential Property		7. The defendant(s) is/are not a tenant(s) holding over after a lease term has expired under G.S. 42-26.	
Physical Description Of Residential Property		8. The defendant(s) is/are not an owner(s) of the property being unlawfully occupied.	
Name Of Property Owner		9. There is no pending litigation between the plaintiff(s) and the defendant(s) related to the residential property.	
Name And Address Of Plaintiff's Attorney Or Authorized Representative		10. No other valid rental agreement or contract for deed has been entered into or formed by the property owner or a former property owner and a defendant permitting the defendant to occupy the residential property.	
Date	Name Of Owner Or Authorized Representative (type or print)	11. No rent or other form of payment has ever been demanded of or paid by a defendant to the property owner or to an authorized representative of the property owner in connection with the occupancy of the residential property.	
Signature Of Owner Or Authorized Representative		12. The owner is entitled to possession of the residential property.	
<b>CERTIFICATION WHEN COMPLAINT SIGNED BY AUTHORIZED REPRESENTATIVE</b>			
I certify that I am a real estate broker or other person who has written legal authority to act on behalf of the property owner.			
Attorney Bar No.	Date	Name (type or print)	Signature
AOC-CVM-407, New 12/25 © 2025 Administrative Office of the Courts			

# State Bar Grievance Review Committee

## S.L. 2024-25 -- <https://www.ncleg.gov/BillLookUp/2023/s790>



The screenshot displays the official website of the North Carolina General Assembly. At the top, the header includes the state seal and the text "NORTH CAROLINA GENERAL ASSEMBLY". Navigation links for "HOUSE", "SENATE", "AUDIO", "CALENDARS", "COMMITTEES", "GOV OPS", "BILLS & LAWS", "DIVISIONS", "REDISTRICTING", and "ABOUT" are visible. A search bar on the right shows "Bill # (Ex: H1 or S1)" and "2025-26". The main content area is titled "STATE BAR GRIEVANCE REVIEW COMMITTEE" and "Non Standing Committee". It lists "Upcoming Meetings" for Tuesday, 3/24/26 at 1:00 PM and Wednesday, 4/1/26 at 10:00 AM, both with "STREAM" buttons. The "Authority" is cited as "SL2025-4 sec. 27.11(a)". A "Disclaimer" states the list is under constant revision. A "Subscribe" link offers "Meeting notices by email". Below this, there are tabs for "Membership" and "Documents". The "Co-Chairs" section features two placeholder images: "Mr. Lawrence J. Shaheen" and "Hon. Woody White".

<https://www.ncleg.gov/Committees/CommitteeInfo/NonStanding/6782>

# S.L. 2025-39 P.A.V.E. Act

Specifically for Mecklenburg County, enacting a new Metropolitan Public Transportation Authority under NEW Article 34 of G.S. Chapter 160A.

## Business Law Changes

### HB 388, S.L. 2025-33 , PART I-VII & XIII

<https://www.ncleg.gov/BillLookUp/2025/H388>

- NCBA Business Corporations Act (NCGS Ch. 55) changes recommended by NC Bar Association
  - Emergency powers
  - Forum selection
  - Fractional certificates (not bearer)
  - Amendments
  - Derivative proceedings
  - Mergers between related companies
- Reviser of Statutes can adopt official comments
- Enacted June 30, 2025. Parts I through V and VII are effective October 1, 2025. The remainder effective June 30, 2025, except as otherwise provided.

# Electronic storage of wills by attorney

## HB 388, S.L. 2025-33, PART VIII

<https://www.ncleg.gov/BillLookup/2025/H388>

### § 31-72. Storage of attested written will by a licensed attorney as an electronic record.

- (a) At any time during the life of the testator, an attorney licensed to practice law in North Carolina may, at the testator's direction, create an electronic record of the testator's attested written will. The electronic record shall include a certification, signed by that attorney, in the form of an affidavit sworn to or affirmed before an officer authorized to administer oaths, that the electronic record of the attested written will is a complete, true, and accurate copy of the attested written will, that the testator expressly authorized the attorney to create an electronic record of the attested written will, and that the testator has been advised that the creation of an electronic record of the testator's attested written will eliminates the ability of the testator to revoke the attested written will by physical act.
- (b) If the attested written will is lost or destroyed after being stored as an electronic record pursuant to this section, the loss or destruction shall not be deemed a revocation of the attested written will, nor shall it be deemed a presumption of revocation of the attested written will.

### § 31-73. Certification of paper copy of attested written will stored as an electronic record.

- (a) An attorney licensed in this State may create a certified paper copy of an attested written will that has been stored as an electronic record in accordance with the requirements of G.S. 31-72 by certifying that the paper copy is a complete, true, and accurate copy of that electronic record. The certification shall be in the form of an affidavit sworn to or affirmed before an officer authorized to administer oaths. The certified paper copy may be created at any time after the attested written will has been stored as an electronic record in accordance with the requirements of G.S. 31-72.
- (b) A certified paper copy of an attested written will stored as an electronic record in accordance with the requirements of this section may be probated under G.S. 28A-2A-8(a1).

# Electronic storage of wills by attorney

## HB 388, S.L. 2025-33, PART VIII

<https://www.ncleg.gov/BillLookUp/2025/H388>

§ 28A-2A-8(a1). ... (a1) A certified paper copy, created in accordance with the requirements of G.S. 31-73, of an attested written will executed as provided by G.S. 31-3.3 may be probated in any of the following ways:

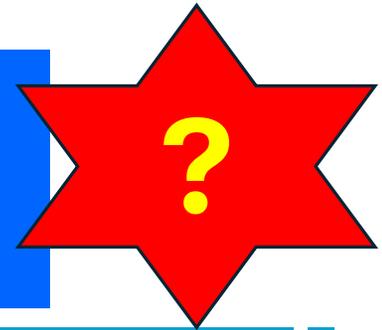
- (1) Upon the testimony of at least two of the attesting witnesses.
- (2) If the testimony of only one attesting witness is available, then with both of the following:
  - a. The testimony of the witness.
  - b. Proof of other circumstances that satisfy the clerk of the superior court as to the genuineness and due execution of the will.
- (3) If the testimony of none of the attesting witnesses is available, then upon compliance with sub-subdivision b. of subdivision (2) of this subsection.
- (4) Upon a showing that the attested will has been made self-proved in accordance with G.S. 31-11.6.

ADDING CONFORMING & RELATED CHANGES IN NCGS Ch. 31 AND ELSEWHERE IN CH. 28A.



***NOT ELECTRONIC WILL!!***  
***THIS IS A TRADITIONAL***  
***PAPER WILL, STORED IN***  
***ELECTRONIC FORMAT AFTER***  
***COMPLETED IN TRADITIONAL***  
***MANNER (WET-INK***  
***SIGNATURE, WITNESSES,***  
***NOTARIAL CERTIFICATE)!***  
***NO UEWA OR UEEPDA IN NC!***

**Electronic storage of wills by attorney**  
**HB 388, S.L. 2025-33, PART VIII**  
**<https://www.ncleg.gov/BillLookUp/2025/H388>**



QUERY:

1. Do you want to take responsibility for this for as long as your client lives (NOT just a 6-year retention period)?
2. What safeguard do you have in your IT system that this will be a tamper proof perpetual digital copy, such as pdf/A, timestamping, assuring audit trail?
3. What is your succession plan in the event you change firms, retire, or pass away?
4. What **disclosures** have you made to your client?

**BOTTOM LINE: DO YOU WANT TO DO THIS? If so, you need to PLAN AHEAD!!**

Catherine Sanders Reach, NCBA, “Creating Electronic Records for Longevity, Authenticity, and Proof,” 2-17-2026

Catherine Wilson, UNC School of Government, “North Carolina Authorizes a New Kind of Will,” 10-10-2025

# Extension of Emergency Video Notarization (EVN) Sunset HB 388, S.L. 2025-33, PART IX <https://www.ncleg.gov/BillLookUp/2025/H388>

Amending G.S. 10B-25(n) and G.S. 10B-200(b) that EVN will expire upon the earlier of:

- (i) 12:01 A.M. July 1, 2026, or
- (ii) the date the Secretary issues the first license in accordance with G.S. 10B-134.19.

Amending / extending:

- S.L. 2023-57, Sec. 1
- S.L. 2024-47, Sec. 2(a) and (b), and
- S.L. 2024-57, Sec. 10B-73



**RENA BECOMES EFFECTIVE IMMEDIATELY!**

**Other states' remote notarizations are recognized still.**

**CONTACT YOUR TITLE INSURER BEFORE YOU ASSUME COVERED!**

## Elective Share updates & Trusts

HB 388, S.L. 2025-33, PARTS XI and XII

<https://www.ncleg.gov/BillLookUp/2025/H388>

### Amending:

- G.S. 30-3.3A, Valuation of property, and G.S. 30-3.4. Procedure for determining elective share.
- G.S. 36C-6-604 on contested trust proceedings
- G.S. 30-15, G.S. 30-17, G.S. 30-20, G.S. 30-23.1, G.S. 38A-25-6 on priority of child's allowance if petition for spousal allowance not filed within 6 months of decedent's death

# NC S.A.F.E. Act GS 53-244.010 *et seq.* HB762 S.L. 2025-43

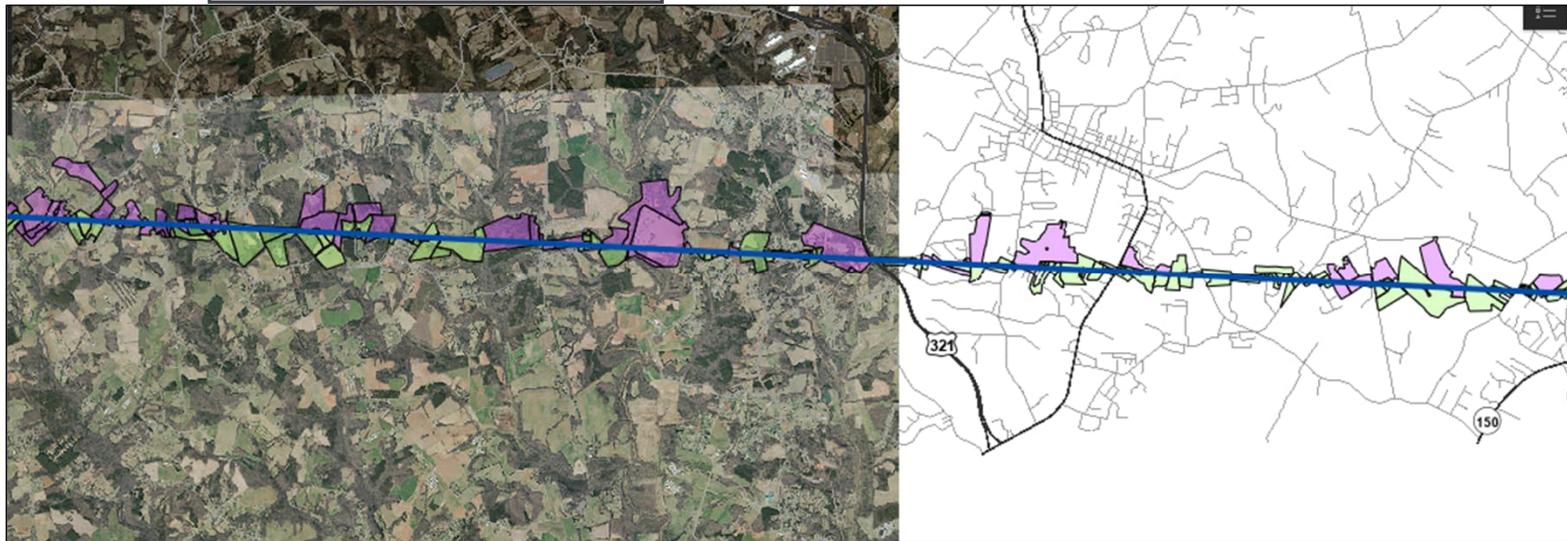
- Rewrites (“modernizes”) Article 19B, Chapter 53 of the NCGS
- “The Secure and Fair Enforcement Mortgage Licensing (or S.A.F.E.) Act”
- Caps maximum permissible fees or discounts on second or junior liens on real estate loans
- Align more closely with federal standards
- Requires licensing in NC *and* US based principal office G.S. 53-144.050
- Expanded definitions of mortgage servicer and mortgage business
- Reduces exemption to 3 residential mortgages (was 5)
- Not apply to trusts
- Closer to federal standards
- S.L. 2025-43

# County Boundary Re-surveys based on historical legal line Catawba / Lincoln (1847) – Effec. June 30, 2025

HB173, S.L. 2025-30, Part V - <https://www.ncleg.gov/BillLookUp/2025/H173>

Aerial segment

Map segment



<https://catawbacounty.maps.arcgis.com/apps/instant/basic/index.html?appid=0bc7b3a36a4d45ad96bf2b881afd0d>

# Purposes for and Effects of Determining County Boundaries

- Recorded plats in each county
- Notices of Affected Parcels in register of deeds of each county based on tax records to appear in chain of title and alert title examiner to search *both* counties :
  - Taxpayer
  - Title reference
  - PIN
- Title curative:
  - Taxes in “erroneous” county deemed compliant until date of act
  - Rely on title in “erroneous” county up to date of act
  - Future transactions in the “correct” county, preferably referencing the prior title (above)
- Voting, Schools, Access, EMS, ...

FOR PRIOR HISTORY OF ALL 100 COUNTIES:  
See Corbitt, “The Formation of NC Counties 1663-1943,” UNC School of Government

FILED Catawba County  
on Jun 11, 2025 at 11:39:00 am  
Excise Tax \$0.00 (SSS)  
INST. # 11078  
ANGELA HENSON,  
Register of Deeds  
Bk 03947 Pg 0677-0702

This instrument was prepared by: Jodi Stewart, Catawba County Attorney  
✓HB: Amanda Bentley

STATE OF NORTH CAROLINA  
COUNTY OF CATAWBA

## NOTICE OF PARCELS AFFECTED BY THE LOCATION OF THE COMMON BOUNDARY BETWEEN CATAWBA AND LINCOLN COUNTY EFFECTIVE FEBRUARY 2, 2025

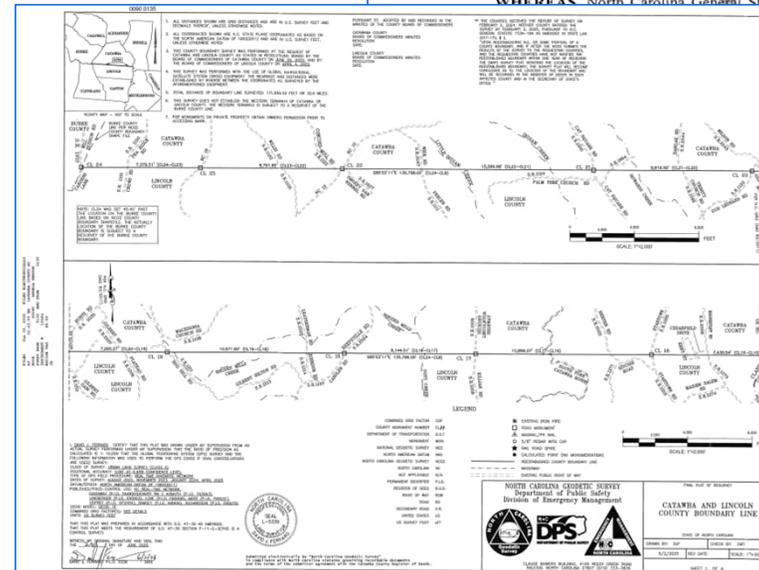
WHEREAS North Carolina General Statute (“N.C.G.S.”) §153A-17 provides that the established, until changed in accordance with

that if two (2) or more counties are uncertain them, they may cause the boundary to be

adopted by the Catawba County Board of Lincoln County Board of Commissioners on between the counties was commissioned by the

8, the surveyed boundary as provided by North car following that February 2, 2024 date; and

depicting the Catawba-Lincoln boundary is Catawba County Registry; Plat Book 28, Pages een duly registered with the North Carolina



# County Line Status chart

<https://ncgs.state.nc.us/pages/County-and-State-Boundaries.htm>

ncgs.state.nc.us/pages/County-and-State-Boundaries.htm

NCEM - North Carolina Emergency Management  
**NORTH CAROLINA GEODETIC SURVEY**  
 Positioning North Carolina today and for the future.

Home About NCGS Geodetic Control CORS/GNSS County/State Boundaries Library Other Programs Tools Information Videos Feedback

County and State Boundaries



**County and State Mapping Program**

**Purpose:**  
 The Purpose of the North Carolina Geodetic Survey (NCGS) via its State and County Boundary Program is legislated by the State of North Carolina to resurvey ambiguous sections of the state's borders and county boundaries in order to:

- Prevent boundary-related legal disputes between bordering entities
- Facilitate real estate property assessments, E-911 services, building inspections, and school assignments.

**Status:**  
 Recorded County Lines Information

**State Borders:**

**North Carolina - Virginia (NC -VA)**

- Completed survey location of existing monuments 1 -28 along the Currituck, Camden, and Gates county line sections. Several monuments located along the Warren, Vance, and Granville county line sections.

**North Carolina - South Carolina (NC -SC)**

- All surveys completed, approved by NC Council of State on October 4, 2016, and Executive Order 118 signed by Gov. Pat McCrory on December 5, 2016 proclaiming the approved survey as the true boundary line between the State of NC and State of SC.
- The re-established boundary line is now included in the

**Procedures**

How a county may request to have an ambiguous county line section resurveyed

How a land surveyor shall report a mark restoration

How a land surveyor shall format a report of survey

For more information, contact:  
**David Ferraro, PLS**  
 Phone: (919) 948-7846  
 Fax: (919) 733-4407  
 Email: [david.ferraro@ncdps.gov](mailto:david.ferraro@ncdps.gov)

Updated 01/02/2025			
Map title	Public records and NCGS files	Map book and NCGS information	File date
Alamance - Orange	Alamance	PB 74.pg 292-315 & 445-450; PB 75.pg 167-177	May 6,2011 & Oct.14,2011
	Orange	PB 109.pg 67-90; PB 110.pg 52-62	June 6,2012
Anson - Union	NCGS file		
Ashie - Watauga	Ashie	Book 6.pg.245	March, 1991
	Watauga	Book 12.pg.25	March, 1991
Beaufort - Craven	NCGS file		
Beaufort - Martin - Washington	Beaufort	PC F,SL 29,2-3	August 25, 1998
	Martin	Board of Commissioners approved 1/17/1996	
	Washington	PC 2, pg 153	August 10, 1998
Bladen - Columbus	NCGS file		
Brunswick - Columbus	NCGS file		
Buncombe - Henderson (partial)	Buncombe	DB 1728, Pg. 320	December 12, 1992
	Buncombe	Plat Bk 1, pg. 238	June 2, 1993
	Henderson	Deed Book 621, Pg. 481	December 12, 1992
Burke - McDowell (partial)	Burke	Plat Book 29, pg. 297-298	January 17, 2006
	McDowell		
Cabarrus - Mecklenburg	Mecklenburg	MB 39, pg. 199 & 201	March 10, 2003
	Cabarrus	MB 41, pg. 82-83	March 4, 2003
Cabarrus - Rowan	NCGS file		
Cabarrus - Stanly	Cabarrus	Under review by Counties	
	Stanly	Plat Bk. 66,pg. 26-29	June 4, 2013
	Stanly	Plat Bk. 23,pg.290-293	June 4, 2013
Cabarrus - Union	Cabarrus	Plat Bk. 59,pg.85	December 1,2010
	Union	Plat Slide 0000L-0328	December 1,2010
Camden - Currituck	Currituck	Cab J, slides 184-186	10-May-01
Carteret - Craven	Carteret	Recorded in CCR MB 28, pg 665	September 8, 1994
	Craven	Session Law 1998-69 HB 1611	
Caswell - Person	NCGS file		
Caswell - Rockingham	NCGS file		
Chatham - Harnett	Chatham	PB 2018 pg 184, - PB 2019, pg. 89-90	April 30,2019
	Harnett	Bk 2018 pg 213, Bk. 2019, pg. 134-135	April 30,2019
Chatham - Orange	Chatham	MB 2004, pg. 425 & 426, MB 2021, pg. 417	Senate Bill 1265 (2004)
	Orange	PB 124, pg 74	
Chatham - Wake	Chatham	MB 8, pg. 87, - PB 2018 pg 184,	NCGS 2017/2018 HB 1082
	Wake	MB 1961, pg. 68, B.O.M 2018, pg. 145	See NCGS monument location
Chowan - Perquimans	NCGS file		
Craven - Jones (2 maps)	Craven	PC F, Slide 110.G; DB 1268 pg 557	October 18, 1990
	Craven	PC B, Slide 276-2; DB 214 pg 14	October 22, 1990
Cumberland - Harnett	NCGS file		
Cumberland - Hoke	NCGS file		
Cumberland - Robeson	Cumberland	Plat Bk. 111, pg. 42 & 43	March 15, 2004
	Robeson	Plat Bk. 40, pg. 103 & 104	March 9, 2004
Duplin - Jones	Duplin	MB 18, pg. 60-63	November 10, 2003
	Jones	Cab B, slide 364, pg. 1-4	September 12, 2003
Duplin - Lenoir	Duplin	Bk 17, pg. 100-103 DCR	August 30, 2001
	Lenoir	Pc 7, pg. 254-257 LCR	August 24, 2001
Duplin - Onslow	Duplin	MB 19, pg. 64-66	November 10, 2003
	Onslow	PB 45, pg. 66, slide K1972	September 17, 2003
Duplin - Sampson	Duplin	Plat Bk. 27, pg. 50 & 51	May 8,2013
	Sampson	Plat Bk. 82, pg. 94 & 95	May 8,2013
Durham - Orange	Durham	PC 102, pg. 49-53	Jan. 7, 1983
Durham - Wake	Wake	PB 1989, pg. 518-533	May, 15 1989
	Durham	PB 120,pg.137-152	May, 12 1989
Franklin - Wake	Franklin	Map Bk. 2009, pages 234-238	December 18, 2009
	Wake	Map Bk. 2009, pages 1355-1359	December 21, 2009
Gaston - Cleveland	NCGS file		
Gaston - Lincoln	NCGS file		
	Lincoln	Under review by Counties, Call for information	

# HB 992 S.L. 2025-75 Timeshare Foreclosure

<https://www.ncleg.gov/BillLookUp/2025/h992>

- NCGS Chapter 93A, Article 4
  - Claim of lien
  - Notice that can opt for judicial foreclosure
    - To address on records of the managing entity
    - No additional efforts to locate
  - Minimum 6 months deficiency, file certificate of sale
  - Foreclosure by managing entity, holder of lien, or designated trustee (attorney not necessary)
  - Public auction
  - Certificate of Compliance
  - Trustee's deed

Expedited, simplified  
process –  
Recurring theme!

# Intestacy / Inheritance from father for children born out of wedlock -- HB 992 S.L. 2025-75

<https://www.ncleg.gov/BillLookUp/2025/h992>

No longer requires an acknowledgment by the father filed with Clerk.

- G.S. 29-19(b)(2)
- G.S. 130A-101(f) (deletion of last sentence)

# NCDOT Omnibus - SB 391, S.L. 2025-47

<https://www.ncleg.gov/BillLookUp/2025/s391>

- G.S. 136-44.18 (NEW): Define boundaries of certain rights-of-way and easements:
  - If no instrument of conveyance describing the boundaries, “using typical maintenance limits that are Department practice.” DOT to assist developers if needed right-of-way not attainable, by “good faith effort” within a reasonable time, including certified letters to affected property owners.
  - Sec. 14
- Temporary moratorium on enforcement (up to 2 years) on expiration of Class C driver’s licenses (because of delays at DMV offices) – Sec. 18
  - **NOTE: NOT APPLICABLE TO NOTARIAL CERTIFICATES!**

# General Statutes Commission

## Recommendations – H40, S.L. 2025-25 (206 pp.)

<https://www.ncleg.gov/BillLookUp/2025/H40>

### **PART I**

- G.S. 29-30 Election by Surviving Spouse
- G.S. 50-11 Effects of absolute divorce
- G.S. 52-10 Contracts between husband and wife; releases
- G.S. 143-215.94A *et seq.* Underground storage tanks, septic tanks, and pipelines

Sec. 2 *et seq.*: Underground storage tanks

Sec. 25: Community development programs

### **PART II**

- Sec. 31.1: G.S. 41-71, Creation of joint tenancy with right of survivorship – change “conveyance to” to “conveyance resulting in” two or more persons owning property ... retroactively to June 30, 2020

### **PART III**

- G.S. 6-21.6: Electronic signatures and reciprocal attorneys’ fee provisions in business contracts

Also a multitude of additional technical corrections

# General Statutes Commission – Conveyances between Spouses – H40, S.L. 2025-25, PART VI <https://www.ncleg.gov/BillLookUp/2025/H40>

ADDED: G.S. 29-30(a)(2a): “ ... The surviving spouse is not entitled to take a life estate in any of the following circumstances: ...

(2a) The surviving spouse has conveyed the surviving spouse's interest in the real estate to the other spouse pursuant to G.S. 39-13.3 or G.S. 41-63(4) and has expressly waived or released the surviving spouse's right to take a life estate in the real estate in the instrument of conveyance.

(Applies to conveyances before, on, or after effective date of the act.)

AMENDED G.S. 39-13.3(a). Conveyances between husband wife:

- (a) A conveyance from a husband or wife to the other spouse of real property or any interest therein in real property owned by the grantor alone vests such the property or interest in the grantee. The conveyance does not waive or release any of the following rights or claims that the grantor may have acquired by marriage in the property conveyed:
- (1) A right to an elective life estate under G.S. 29-30, unless the instrument of conveyance expressly waives the right, as provided in G.S. 29-30(a)(2a).
  - (2) A right or claim to an equitable distribution with respect to the property under G.S. 50-20. A right or claim for equitable distribution shall not be waived or released in the instrument of conveyance.

DELETED (e), i.e. G.S. 39-13.3 is no longer subject to the provisions of G.S. 52-10 or 52-10.1

(Effective October 1, 2025.)

# General Statutes Commission – Conveyances between Spouses – H40, S.L. 2025-25, PART VI <https://www.ncleg.gov/BillLookUp/2025/H40>

AMENDED G.S. 41-63(4). Termination of tenancy by entireties:

(4) The conveyance from one spouse to the other spouse of his or her interest in property held as tenants by the entirety. The conveyance vests the property or interest formerly held as tenants by the entirety in the other spouse. The joinder of a spouse in a conveyance made by the grantor pursuant to this subdivision is not necessary, but the conveyance is subject to the provisions of G.S. 52-10 or G.S. 52-10.1, except that an acknowledgment by the spouse of the grantor is not necessary. ~~The conveyance does not waive or release any of the following rights or claims that the grantor may have acquired by marriage in the property conveyed:~~

- a. ~~A right to an elective life estate under G.S. 29-30, unless the instrument of conveyance expressly waives the right, as provided in G.S. 29-30(a)(2a).~~
- b. ~~A right or claim to an equitable distribution with respect to the property under G.S. 50-20. A right or claim for equitable distribution shall not be waived or released in the instrument of conveyance.~~

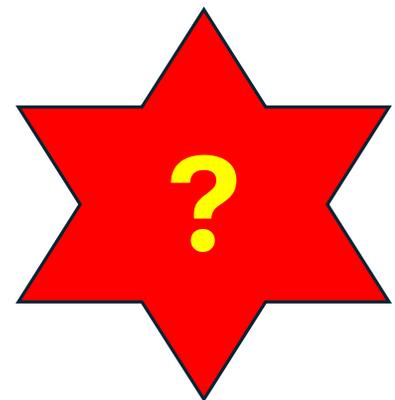
AMENDED G.S. 50-20(b)(2), ADDING (in relevant part): “Real property acquired by gift from the other spouse during the course of the marriage is considered separate property only if this intent is expressly stated in a written agreement separate from the conveyance in accordance with subsection (d) of this section. The act of conveying property from one spouse to the other does not in itself state this intent.”

AMENDED **G.S. 50-20(d)**, ADDING (in relevant part): “As provided in G.S. 39-13.3(a)(2) and G.S. 41-63(4)b., the **parties shall not provide for this distribution in an instrument of conveyance of real property.**”

(Effective October 1, 2025.)

# General Statutes Commission – Conveyances between Spouses – H40, S.L. 2025-25, PART VI <https://www.ncleg.gov/BillLookUp/2025/H40>

- **WATCH:** Return to the Vault, Will Clanton,  
March 19, 2026, 12:00 NOON,  
“GS 50-20 and its intersection with real property transfers”
- **WATCH OUT FOR DECISION:**  
“Law Office of Robert Forquer vs. Arcuri,” NCCOA 25-522 (potential  
appeal)  
interpleader action, only one spouse on note (spouse joined on DOT),  
court imposed *entire debt* on borrower spouse’s interest  
**QUERY NEW DISCLOSURES TO CONSIDER!!**



**Uniform Community Property Disposition at Death Act –  
NEW NCGS Chapter 30 (NCGS Ch. 31C repealed)  
HB 40, S.L. 2025-25 PART VII  
<https://www.ncleg.gov/BillLookUp/2025/H40>**

Property replacing or tracing to community property in another state.

Documents of record must *state* this election to assure third parties are aware.



## General Statutes Commission (misc.)

H40, S.L. 2025-25

<https://www.ncleg.gov/BillLookUp/2025/H40>

Uniform Commercial Code and Emerging Technologies provisions

ADD: Article 12. Controllable Electronic Records, and conforming changes throughout the UCC, especially Article 9, Secured Transactions (cryptocurrency, NFT's, digital assets with payment rights embedded)

ADD: Chapter 54D. Uniform Special Deposits Act

# Surveyor / Engineer Right of Entry Regulatory Reform Bill -- HB926, S.L. 2025-94 <https://www.ncleg.gov/BillLookUp/2025/h926>

G.S. 14-159.15. limited right of entry by professional land surveyors

(b) A professional land surveyor shall have the right to enter upon the lands of others, if necessary to perform surveys for the practice of land surveying, including the location of property corners, boundary lines, rights-of-way, and easements, and may carry with them their customary equipment and vehicles. An entry by a professional land surveyor to perform the practice of land surveying under this section shall not constitute trespass under this Article or Article 22A of this Chapter and shall not cause the professional land surveyor to be subject to arrest or a civil action by reason of the entry. [Exceptions for railroads and critical infrastructure.]

Subject to loss (ant attorneys' fees) for physical damage or economic or monetary loss due to negligence or deficiency in performance of surveying or platting. G.S. 6-21(13) and (14)

*Replacing G.S. 89C-19.2 (S.L. 2023-143)*



# Buyer Agent Compensation in Contracts

## Regulatory Reform bill, Sec. 10 HB926 S.L. 2025-94

<https://www.ncleg.gov/BillLookUp/2025/h926>

- “A broker acting as an agent in a real estate transaction may use a preprinted offer or sales contract form containing provisions concerning the payment of a commission or compensation, including the forfeiture of earnest money, to a broker or firm.”  
[See also SB 690, S.L. 2025-52 <https://www.ncleg.gov/BillLookUp/2025/s690>]
- NC Real Estate Commission is to modify rules consistent with above. 21 NCAC 58A .0112 (Offer and Sales Contracts)
- New provisions in Form 2-T, Offer to Purchase and Contract!!



(e) “**Buyer Agent Compensation**”: Seller will pay \$ \_\_\_\_\_ or \_\_\_\_\_ % of the Purchase Price toward Buyer’s obligation to pay their real estate agent. Buyer affirms that the scope of their agency agreement includes the Property, and that the amount in this paragraph is not more than the amount Buyer has agreed to pay their agent. Buyer and Seller both affirm that they have an independent, contractual duty to pay their own agent, and that no agent can be a third-party beneficiary of this Contract. *Seller understands they have no duty to pay any Buyer Agent Compensation unless agreed to herein. The amount, format, or rate of real estate compensation is not fixed by law and is fully negotiable.*

(f) “**Seller Concessions**”: In addition to Buyer Agent Compensation, if any, Seller shall pay at Settlement \$ \_\_\_\_\_ or \_\_\_\_\_ % of the Purchase Price toward any of Buyer’s **other** expenses associated with the purchase of the Property, at the discretion of Buyer and/or lender, including FHA/VA lender and inspection costs that Buyer is not permitted to pay, if any.

# Regulatory Reform Bill -- HB926, S.L. 2025-94

<https://www.ncleg.gov/BillLookUp/2025/h926>

G.S. 160D-601(e), Development Applications: "(e) Withdrawn or Denied Applications. – A development regulation or unified development ordinance may not include waiting periods prohibiting a landowner, developer, or applicant from refiling a denied or withdrawn application for a zoning map amendment, text amendment, development application, or request for development approval." [Sec. 11]



G.S. 144-7 limiting local government authority to regulate the display of American (US or NC) flags on private property. [Sec. 12]



G.S. 130A-39(b): "... However, a local board of health may not adopt a rule concerning a private pool serving a single family dwelling otherwise exempt from regulation pursuant to G.S. 130A-280 [*also amended*] ..." [Sec. 16]

# Existing Use Rights on Property Regulatory Reform Bill -- HB926, S.L. 2025-94 <https://www.ncleg.gov/BillLookup/2025/h926>

Sec. 29 modifies:

G.S. 160D-108(c). Permit choice and vested rights. ADDING: “A vested right obtained by permit or other local government approval shall not preclude the use or extinguish the existence of any other vested right or use by right attached to the property. “

G.S. 160D-705. Quasi-judicial zoning decisions. ADDING: If a special use permit expires and does not vest, the current zoning classification or regulation for the property applies.

G.D. 160D-203. Split Jurisdiction, ADDING: (b) In the event no mutual agreement or written consent under subsection (a) of this section exists, the landowner of land lying within the planning and development regulation jurisdiction of more than one local government may elect the planning and development regulations of the local government where the majority of the total acreage of the parcel of land is situated.

# LLC Economic Interest Holders in Member- Decedent's estate – SB 307 S.L. 2025-55

<https://www.ncleg.gov/BillLookup/2025/s307>

Bankruptcy,  
Receivership, or  
Assignment for  
Benefit of Creditors  
(ABC)

G.S. 57D-3-02.

Cessation of  
Membership.

- AMENDING (b)
- ADDING (c) and (d)

Effective October 1, 2025.

~~(b) Upon the occurrence of any of the events described in subdivisions (1) and (2) subdivision (1) of subsection (a) of this section with respect to a member, that person or that person's estate, as applicable, will automatically become an economic interest owner entitled only to the economic interest attributable to the person's ownership interest, but that person or that person's estate, as applicable, and any other person who ceases to be a member shall remain liable to the LLC for any obligation the person may have under G.S. 57D-4-02, 57D-4-06, and 57D-6-12(a)(2)-interest.~~

(c) Upon the occurrence of either of the events described in subdivision (2) of subsection (a) of this section resulting in a person ceasing to be a member, that person's estate or that person through that person's designated agent or court-appointed guardian will automatically become a special economic interest owner entitled to all of the following:

- (1) The economic interest attributable to that person's ownership interest.
- (2) That person's information rights as described in G.S. 57D-3-04.
- (3) That person's standing to seek judicial dissolution under G.S. 57D-6-02(2) or under an alternative remedy, if applicable, in the operating agreement, unless such entitlement to standing has been expressly waived in the operating agreement.

(d) Any person who ceases to be a member upon the occurrence of any of the events described in subsection (a) of this section shall remain liable to the LLC for any obligation the person may have under G.S. 57D-4-02, 57D-4-06, and 57D-6-12(a)(2)."

Death or  
incompetency

## AOC Agency Requests -- H620 S.L. 2025-54

<https://www.ncleg.gov/BillLookUp/2025/h620>

- G.S. 101-2: Name change no longer requires publication.
- Technical changes to guardianship and decedents' estates
- Modifies G.S. 31-11 regarding wills deposited with the Clerk's receptacle or depository during testator's lifetime, and presentation at death; max. 60 years.
- State Bar authority to discipline out of state attorneys practicing in NC under G.S. 84-28.

# FinCEN “Residential” “Cash” (non-AML lender financed) real estate



 **WARNING** 

- “Residential” very broadly defined
- “Cash” *OR non-AML* lender (seller financing, private equity)
- Not just a real estate closing
- NO minimum amount; no consideration necessary
- Grantee entity, including trust
- Exemptions?

1. NO CLOSING NECESSARY, JUST A DEED!!!
2. WARN other lawyers – business, estate, family law – who may draft or record deeds
3. Affidavit/Certification for accuracy (or exemption)
4. Engagement letter for disclosure
5. Added to Form 2-T, if used

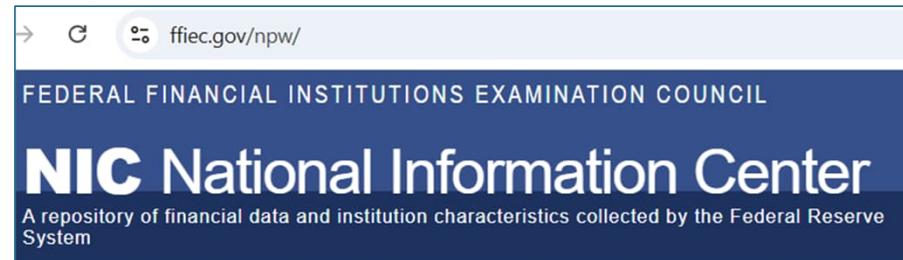
NEW provision in Form 2-T Offer to Purchase and Contract, 6. BUYER OBLIGATIONS:

(e) **Information for Governmental Reporting:** If applicable, Buyer must provide the closing attorney with any information necessary to comply with governmental reporting requirements, including, but not limited to, the Financial Crimes Enforcement Network’s (FinCEN) reporting rule to prevent illegal financial practices.

# FinCEN Final Anti-Money Laundering Rule for Residential Cash (non-AML lender) conveyances

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- “Residential” very broadly defined: This will impact the transfer of residential real estate, including vacant and unimproved land zoned residential, mixed use, apartments (if 1-4 family), condos, *developers* buying vacant land to build
- “Cash” includes seller financing OR if *no financing from lender subject to* anti-money laundering (AML) program requirements and Suspicious Activity Report (SAR) reporting obligations (*i.e. SOME banks, credit unions*) or governmental or publicly traded entities, insurance companies, public utilities, statutory trusts (such as Delaware Statutory Trusts) (among others),



## FinCEN Final Anti-Money Laundering Rule for Residential Cash (non-AML lender) conveyances

- “Transferee” (Grantee) entity, including trusts (each transferee separately)
  - Some exclusions, such as 1031 exchange deed *into* QI (*but not out to ultimate grantee*), death of taxpayer, divorce, court order (but does apply to foreclosure sale), assignment of contract (but does apply to ultimate deed), conveyance by individual to themselves as trustee/settlor of trust
- No geographic limit
- No amount minimum; no consideration necessary (so includes gifts)

**REPORTING BEGAN**  
**Effective March 1, 2026**

# FinCEN Final Anti-Money Laundering Rule for Residential Cash (non-AML lender) conveyances

- Report within later of:
  - (1) final day of month following month of closing; or
  - (2) 30 days after date of closing – electronic, on-line
- “Reasonable reliance” standard – **certification** by buyer and any designation agreement; retain certification for 5 years
- “Reporting person”
  - “Cascade” of responsible industry professionals to comply
  - Typically closing agent / attorney
  - Designation Agreement to another in cascade
  - Outsourcing preparation does not alleviate responsibility
    - Analogy: independent paralegal
  - Deed preparer or recorder if no closing



**REPORTING BEGAN**  
**Effective March 1, 2026**

# FinCEN Final Anti-Money Laundering Rule for Residential Cash (non-AML lender) conveyances

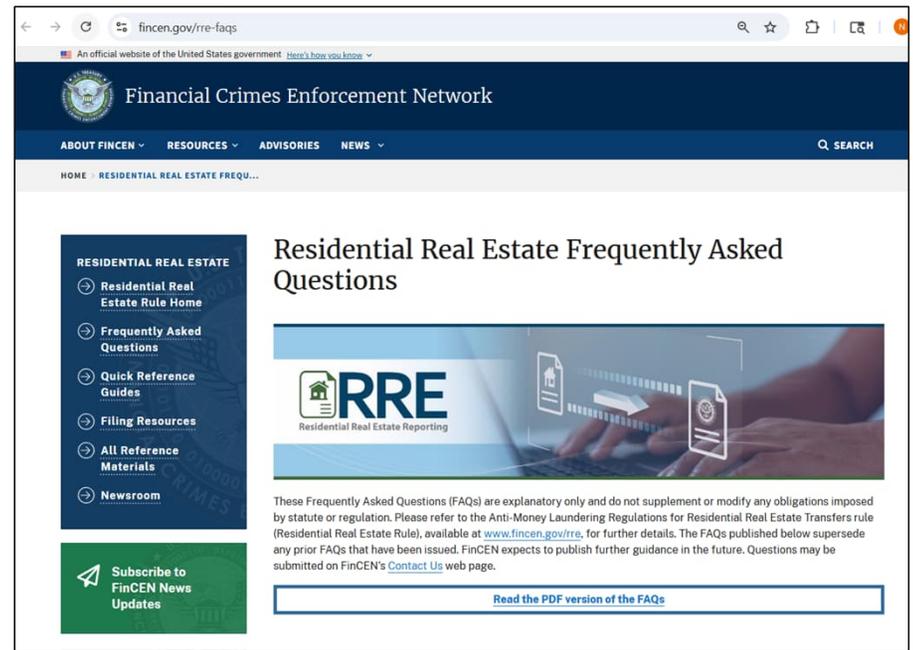
**WATCH: Return to the Vault On Demand – “Why ALL Attorneys Should Pay Attention to FinCEN’s Reporting Rule” podcast & resources, NCBarBlog.com, Feb. 27, 2026**

**Bank Secrecy Act E-Filing System:**

<https://bsaefiling.fincen.gov/>

**100 FAQ’s & other links:**

[www.fincen.gov/rre-faqs](http://www.fincen.gov/rre-faqs)



The screenshot shows the FinCEN website page for Residential Real Estate Reporting Frequently Asked Questions. The page features a dark blue header with the FinCEN logo and navigation links for ABOUT FINCEN, RESOURCES, ADVISORIES, and NEWS. A search bar is located on the right. The main content area is titled "Residential Real Estate Frequently Asked Questions" and includes a large graphic with the "RRE" logo and the text "Residential Real Estate Reporting". A sidebar on the left lists various resources: Residential Real Estate Rule Home, Frequently Asked Questions, Quick Reference Guides, Filing Resources, All Reference Materials, and Newsroom. A green button at the bottom left encourages users to "Subscribe to FinCEN News Updates". A disclaimer at the bottom states that the FAQs are explanatory only and do not supplement or modify any obligations imposed by statute or regulation. A link at the bottom right allows users to "Read the PDF version of the FAQs".

**REPORTING BEGAN  
March 1, 2026**

# IRS PAYMENTS – updated procedure (ongoing)

New IRS FAQ on federal payments:

<https://www.irs.gov/pub/taxpros/fs-2026-02.pdf>

(7 pages)



Washington, D.C.  
Media Contact: 202.317.4000  
Public Contact: 800.829.1040  
[www.irs.gov/newsroom](http://www.irs.gov/newsroom)

## Questions and answers about Executive Order 14247: Modernizing Payments To and From America's Bank Account

FS-2026-02, Jan. 2026

This Fact Sheet provides answers to frequently asked questions about the implementation of Executive Order 14247, Modernizing Payments To and From America's Bank Account.

These FAQs are being issued to provide general information to taxpayers and tax professionals as expeditiously as possible. Accordingly, these FAQs may not address any particular taxpayer's specific facts and circumstances, and they may be updated or modified upon further review. Because these FAQs have not been published in the Internal Revenue Bulletin, they will not be relied on or used by the IRS to resolve a case. Similarly, if an FAQ turns out to be an inaccurate statement of the law as applied to a particular taxpayer's case, the law will control the taxpayer's tax liability. Nonetheless, a taxpayer who reasonably and in good faith relies on these FAQs will not be subject to a penalty that provides a reasonable cause standard for relief, including a negligence penalty or other accuracy-related penalty, to the extent that reliance results in an underpayment of tax. Any later updates or modifications to these FAQs will be dated to enable taxpayers to confirm the date on which any changes to the FAQs were made. Additionally, prior versions of these FAQs will be maintained on [IRS.gov](http://IRS.gov) to ensure that taxpayers, who may have relied on a prior version, can locate that version if they later need to do so.

More information about [reliance is available](#) on [IRS.gov](http://IRS.gov). These FAQs were announced in [IR-2025-13](#).

### Executive Order 14247, Modernizing Payments To and From America's Bank Account

#### Background

In accordance with [Executive Order 14247, Modernizing Payments To and From America's Bank Account](#), signed on March 25, 2025, the U.S. Department of the Treasury, in coordination with the Internal Revenue Service and other federal agencies, is advancing the transition to fully electronic federal payments both to and from the IRS.

The purposes of Executive Order 14247 are to defend against financial fraud and improper payments, increase efficiency, reduce costs, and enhance the security of federal transactions. Across government, paper instruments (e.g., checks and money orders) are far more likely than electronic payments to be lost, stolen, altered or delayed. Moving to direct deposit and other secure electronic options improves speed, accuracy and protection for the public and the government.

This policy shift covers:

- Disbursements from the federal government (e.g., tax refunds, benefits, grants vendor/contractor payments), and
- Payments to the federal government (e.g., tax balances due, fees, penalties, and other remittances from individuals, businesses, nonprofits, and state/local partners).

Consistent with the Executive Order, and to the extent permitted by law, the U.S. Treasury Department and the IRS.

1

NOT  
DONE  
YET

# Proposed Bills – My “Big Four”

- Deed / Title Fraud
- Redaction / Shielding for public officials, law enforcement, judicial officers
- Foreign investment by adversarial foreign governments in agricultural land or land near military installations
- Wholesaling / Market Manipulation



# General Statutes Commission: Bills, Ongoing & Potential Dockets

<https://www.ncleg.gov/Committees/CommitteeInfo/NonStanding/151>

- Uniform Assignment for Benefit of Creditors (“ABC”) Act - NEW
- Uniform Consumer Debt Default Judgments Act
- Uniform Electronic Estate Planning Documents Act (UEEPDA) – CLOSED DOCKET
- Uniform Electronic Wills Act – CLOSED DOCKET
- Uniform Mortgage Modification Act – CLOSED DOCKET
- Uniform Easement Relocation – NO DOCKET OPENED
- Uniform Health-Care Decisions Act
- Model Public-Health Emergency Authority Act
- Uniform Unlawful Restrictions in Land Records Act\*
- Uniform Partition of Heirs Property Act (H976) – NO DOCKET OPENED



# Deed / Title Fraud SB423



## WHAT IS DEED FRAUD?

**THE TERM “DEED FRAUD” APPLIES TO A VARIETY OF CRIMES** where a criminal seeks financial gain through various schemes involving real property. Most of these schemes involve impersonating the actual owner and recording fake or forged documents in local land records. In other cases, property owners are deceived or convinced to sign documents related to their property that are not in their best interests. These crimes result in legal costs, reduction in equity or property value or even property loss. According to the FTC, fraud losses in 2023 were over \$10 billion, with nearly \$2.7 billion coming from impostor scams<sup>1</sup>. When it comes to real estate, there has been a significant uptick in Owner/Seller Impersonation Fraud. Criminals target the equity in property, so anyone can be a victim, including those in metro or rural areas. In addition to consumers, notaries and real estate professionals are impacted by these costly crimes. Our organizations are committed to providing education and offering solutions to combat these real estate scams.

- QUESTIONS FOR LEGISLATION:
- What is a “suspicious” or “questionable” instrument?
- Who are “authorized recorders” (or other term) ? How will a register of deeds know? Can registers (and others) “reasonably rely”?
- What if signatures on photoID do not exactly match how people sign documents (rarely)?
- What is the purpose of *copy* of photoID of someone not present?
- How will this affect title examinations?
- Who is the victim of the fraud? Focus on defrauded interest primarily / only

# Deed / Title Fraud: Components of various bills

Uniform Laws Commission [UniformLaws.org](https://www.uniformlaws.org) –  
expedited Deed Fraud drafting committee  
ALTA/PRIA/NNC – “model” bill



**AARP** **ALTA** **MBA** **NATIONAL ASSOCIATION OF REALTORS** **NATIONAL NOTARY ASSOCIATION** **PRIA**

## WHAT IS DEED FRAUD?

**THE TERM “DEED FRAUD” APPLIES TO A VARIETY OF CRIMES** where a criminal seeks financial gain through various schemes involving real property. Most of these schemes involve impersonating the actual owner and recording fake or forged documents in local land records. In other cases, property owners are deceived or convinced to sign documents related to their property that are not in their best interests. These crimes result in legal costs, reduction in equity or property value or even property loss. According to the FTC, fraud losses in 2023 were over \$10 billion, with nearly \$2.7 billion coming from impostor scams<sup>1</sup>. When it comes to real estate, there has been a significant uptick in Owner/Seller Impersonation Fraud. Criminals target the equity in property, so anyone can be a victim, including those in metro or rural areas. In addition to consumers, notaries and real estate professionals are impacted by these costly crimes. Our organizations are committed to providing education and offering solutions to combat these real estate scams.

# Deed / Title Fraud: Components of various bills

## PREVENTION:

- “Authorized presenter/recorder” exempt from additional requirements – attorney, bank/credit union, title insurance company
- Verification of non-authorized presenter AND grantor(s)
  - Individual? E-recorder? Courier delivery?
  - Entities? How useful or effective are resolutions, good standing certificates, certificates of business trusts, certifications of trustees, appointments/letters of PR/guardian? How will registers know?
  - Separate private registry for NPPI?
- PhotoID of presenter / other parties at recording?
  - Off-line separate registry?
  - Photocopy of photoID for grantors or others not present in person?
  - EXACT name as on photoID (who signs full name)?
- Title verification – Back deed? Source of title? Tax records?
- Email notification system (post-closing, voluntary)
- “Contract” abuses -- Unauthorized filers under GS 47-18 and GS 47-20 are NOT constructive notice AND can be rejected
- “Suspicious” or “questionable” instruments can be rejected (COMPARE GS 14-118.6)



# Deed / Title Fraud: Components of various bills



## **PREVENTION (cont'd):**

Refusing to record “suspicious” or questionable” instrument (G.S. 14-118.6, and/or addition or revision)

- Definition of “suspicious” or “questionable”
- Examples?
- Placeholder notice

Court approval / appeal

- Lis pendens
- Court order
- Relation back to original submission

Fees, costs

**LIABILITY!!!!!!**

# Deed / Title Fraud: Components

## **POST-CLOSING (but soon):**

- Deed / Fraud notification system (95 registers)
  - Voluntary? Mandatory?

## **CURE / CLEARING TITLE:**

- Expedited / Streamlined procedure for curative action on titles
  - Analogous to removal of unauthorized persons or timeshare foreclosures?
  - Eject unauthorized person
  - MARKUP / NOTICE on original instrument

## **PENALTIES:**

- Treble damages (fraudulent / deceptive trade practice)
- Criminal penalties for violations

**REMEMBER:** Fraudster may not be local, may not be locatable. So, significant costs and time in futile attempts to locate, serve, publish.



FBI: \$175MM reported in 2024

Does not include:

Those not reported

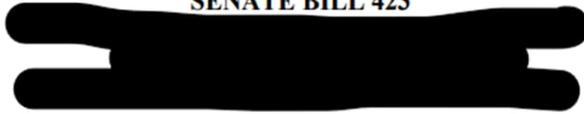
Costs, fees, litigation, stress or ultimate actual loss

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2025

S

4

SENATE BILL 423



Short Title: Title Fraud Prevention.

(Public)

Sponsors:

Referred to:

March 25, 2025

Deed / Title Fraud:  
S423 “Title Fraud  
Prevention”

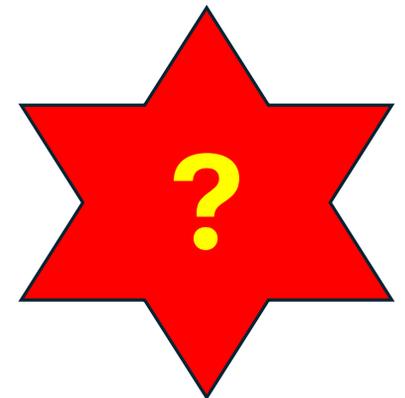
<https://www.ncleg.gov/BillLookUp/2025/s423>

1 A BILL TO BE ENTITLED  
2 AN ACT TO PENALIZE THE FILING OF FRAUDULENT DEEDS AND CONVEYANCES  
3 AND TO PREVENT TITLE FRAUD BY AUTHORIZING THE REGISTER OF DEEDS  
4 TO REQUIRE THE PRODUCTION OF A GOVERNMENT-ISSUED PHOTOGRAPHIC  
5 IDENTIFICATION CARD BEFORE RECORDING A DEED OR CERTAIN OTHER  
6 INSTRUMENTS; REQUIRING THE LEGISLATIVE RESEARCH COMMISSION TO  
7 STUDY THE FEASIBILITY OF A STATEWIDE FRAUD DETECTION ALERT  
8 SYSTEM; PROVIDING FOR A SEPARATE CAUSE OF ACTION TO QUIET TITLE  
9 AFTER A FRAUDULENT CONVEYANCE; REQUIRING SOURCE OF TITLE TO BE  
10 REFLECTED ON DEED OR OTHER TITLE CONVEYANCE; AND REQUIRING TAX  
11 OFFICE CERTIFICATION OF LISTED OWNER AND DELINQUENT TAX STATUS  
12 ON COUNTY TAX RECORDS AND REAL ESTATE BROKER DISCIPLINE.  
13 The General Assembly of North Carolina enacts:  
14 SECTION 1.(a) G.S. 14-122 reads as rewritten:  
15 "§ 14-122. Forgery of deeds, wills and certain other ~~instruments.~~instruments; presentation  
16 for filing.  
17 (a) If any person, of ~~his~~ that person's own head and imagination, or by false conspiracy

# Redaction / “Shielding” H923 (Very early version)

<https://www.ncleg.gov/BillLookUp/2025/h923>

- WHO should be protected? (Judicial, law enforcement, state/local officials?)
- HOW is the application made for initial shielding?
- WHAT RECORDS? Voting, GIS, tax, registers of deeds, clerks?
- WHERE? On-line or in person or both? Separate systems?
- HOW LONG? Set time frame? Or mandatory reposting when:
  - Change positions (re-apply?)
  - No longer in protected class (retire or back in private sector)
  - Spousal shielding if divorce
  - Death
  - Children obtain age 18 or 21
- WHO MONITORS ALL OF THE ABOVE?
- PROTECTION OF THE PUBLIC RECORDS HOLDERS for inadvertent failure to comply



## NC Farmland & Military Protection Bills

National movement –

- More than 140 bills have been introduced at the state level that would restrict the purchase of U.S. property by certain foreign entities and individuals.
- Federal government only monitors certain foreign acquisitions and landholdings in agricultural land through the **Agricultural Foreign Investment Disclosure Act of 1978** – reporting disclosure
- Bipartisan legislation aimed at preventing investors in China, Russia, Iran and North Korea from acquiring farmland around the U.S. was included in the **2024 National Defense Authorization Act (NDAA)**.
- **QUERY:** Are some of these violations of the Fair Housing Act? Equal Protection?



## NC Farmland & Military Protection Act

H133 <https://www.ncleg.gov/BillLookup/2025/h133>

S394 <https://www.ncleg.gov/BillLookup/2025/s394>

**No adversarial foreign government shall purchase, acquire, lease, or hold any interest in:**

- **Agricultural land** – crops, timber, orchards, pine needles, livestock/dairy, aquaculture G.S. 106-581.1(1)-(4) (definitions, even if not claiming tax exemption) (*NO DEMINIMUS*)
- **Land within 50(?) mile radius of Military installations** (Fort Bragg, Pope Army Airfield, Marine Corps Base Camp Lejeune, New River Marine Corps Air Station, Cherry Point Marine Corps Air Station, Military Ocean Terminal at Sunny Point, the United States Coast Guard Air Station at Elizabeth City, Naval Support Activity Northwest, Air Route Surveillance Radar (ARSR-4) at Fort Fisher, North Carolina National Guard facilities, and Seymour Johnson Air Force Base, in its own right and as the responsible entity for the Dare County Bombing Range, and *any military training facility located within the State that is subject to the installations' oversight and control. Possible exclusions:* churches, schools, offices, or residential facilities outside the defined boundaries of the above *named* facilities, and temporary military operations areas.

## NC Farmland & Military Protection Act

H133 <https://www.ncleg.gov/BillLookup/2025/h133>

S394 <https://www.ncleg.gov/BillLookup/2025/s394>

- “Adversarial foreign government” under 22 C.F.R. Sec. 126
- ”Significant interest or substantial control” – 33%, has ”controlling interest” (at least 50% ownership OR directs business and affairs of the entity) or aggregate 50%
- EXCEPTIONS: N/A to public traded, registered equities, OR CFIUS exemption / national security agreement. (EX: Syngenta)
- MAPS: To be published by NC Secretary of State (?) in coordination with Department of Military and Veterans Affairs
- REMEDY:
  - Divestment / receivership procedure by NC Attorney General
  - Immediately, if acquire after act
  - Registration with NC Secretary of State (& NC Attorney General) and sale within 3 years (if already owned or country is added to 22 CFR Sec. 126 list)
  - Notice of Foreign Ownership Violation Lien (unclear how monitored or released)

# Foreign Investors: How would you know? Who are they? 22 C.F.R. Part 126 \*

Table 1	Table 2
Belarus	Cyprus
Burma	Democratic Republic of the Congo
China	Eritrea
Cuba	Ethiopia
Iran	Haiti
North Korea	Iraq
Syria	Lebanon
Venezuela	Libya
	Nicaragua
	Russia
	Somalia
	South Sudan
	Sudan
	Zimbabwe

U.S. NEWS

## Arkansas orders Chinese company's subsidiary to divest itself of agricultural land

BY ANDREW DEMILLO

Updated 4:39 PM EST, October 17, 2023

Northrup King Seed Co., a subsidiary of Syngenta Seeds, which is owned by China National Chemical Company, or ChemChina, a Chinese state-owned company

**\*NOTE: This federal regulation has been updated 26-33 times since the beginning of 2018.**

2024 WL 5112477

Only the Westlaw citation is currently available.

United States District Court, E.D. Arkansas,

CENTRAL DIVISION.

JONES EAGLE LLC PLAINTIFF

v.

WES WARD, in his official capacity as Secretary of the Arkansas Department of Agriculture, et al.

DEFENDANTS

Case No. 4:24-cv-00990-KGB

Filed 12/09/2024

- Crypto mining company, owned by US Citizen from China
- **Federal preemption** – Committee on Foreign Investment in the US (CFIUS), under the Foreign Investment Risk Review Modernization Act, and the International Trade in Arms Regulations (ITAR and OFAC).
  - Conflict with federal law’s cautious, transaction-specific approach
  - Has broader and inconsistent definitions of foreign ownership
  - Intrudes on foreign affairs – federal exclusive jurisdiction
- Constitutional rights
- Supremacy clause of US Constitution
- Conflicts with federal law, including CFIUS



## NC Farmland & Military Protection Act

H133 <https://www.ncleg.gov/BillLookup/2025/h133>

S394 <https://www.ncleg.gov/BillLookup/2025/s394>

- **AFFIDAVIT will be needed for any entity purchase if any question of ownership**
- Areas of concern:
  - Would transactions be void or voidable? (originally VOID; or divestment receivership (current draft))
  - What would be safe harbor level of due diligence for third parties?
  - Civil or Criminal liability? (NOTE: No criminal or civil liability for third party failing to make inquiry or determination)
  - Automatic or upon finding by court?
  - Reporting responsibility vs. title interest
  - Identifying “Any facility... ‘subject to the installations’ ‘oversight and control’”
- ***BUT WHAT HAPPENS TO THE TRANSACTION(S), SELLERS, BUYERS, TAX OFFICE, LENDERS?***

## Foreign Ownership Regulation: Questions, Goals and Suggestions

1. Express remedy for enforcement. Divestiture proceeding, due process, notice, hearing, witnesses, evidence, public record.
2. Identification of the enforcement authority and investigative powers, such as attorney general.
3. Provide for divestment of property (via voluntary transfer or forced divestiture following established processes such as judicial foreclosure, receivership or partition).
4. Place obligation for compliance on foreign entity.
5. Provide protection for innocent purchaser, seller, former lender (just paid off), new lender (which financed the purchase), lien holders, former and future owners, AND closing attorney. Validate title.
6. Maps to locate all potential properties (including those under “oversight and control.”
7. Clear methodology for determining the “adversarial foreign governments” on the list on any given date and time.
8. Verification of personal jurisdiction over the foreign entity for service, enforcement, and private remedies (whether divestment receivership or foreclosure by mortgage lender or lien creditor).
9. Will the register of deeds be required to reject the deed without the affidavit? Will an affidavit need to be recorded with every deed to assure compliance and recordability? (Sec. 2, proposed G.S. 161-14.04)



# Wholesaling Market Manipulation: Residential Rental Properties Multiple Approaches



North Carolina Real Estate Commission

HOME LICENSING • EDUCATION • PUBLICATIONS • RESOURCES • CONSUMERS • FORMS ABOUT US • SUPPORT LOGIN

### Brokers & Consumers Should Beware of Unlicensed Activity in North Carolina

# December 2023 eBulletin

By Len Elder, JD, DREI, Director of Education & Licensing and Janet Thoren, JD, Director of Regulatory Affairs

The North Carolina Real Estate Commission (NCREC) takes its obligation to protect the public from unlicensed activity seriously. Generally, unlicensed activity can be divided into two categories:

- Individuals and entities that do not possess a real estate license and are engaged in real estate brokerage activity in violation of North Carolina General Statutes, and
- Licensed individuals and entities that are engaged in prohibited real estate brokerage conduct with individuals and entities that are not licensed.

The provisions of North Carolina General Statute § 93A-1 prohibit any person or entity from directly or indirectly engaging in the business of real estate brokerage without first obtaining a license. The definition of a real estate broker is contained in §93A-2(a):

Any person...or entity who for a compensation or valuable consideration or promise thereof lists or offers to list, sells or offers to sell, buys or offers to buy, auctions or offers to auction, or negotiates the purchase or sale or exchange of real estate, or who leases or offers to lease, or who offers to sell or offers to sell leases of whatever character or rents or offers to rent any real estate or the improvement thereon, for others.

The General Assembly considers the offense of engaging in unlicensed activity to be serious enough that violation of the statute is a Class 1 Misdemeanor. That status is only one step below a felony. Upon receipt of any complaint regarding unlicensed brokerage activity the Commission's Regulatory Affairs Division will investigate the matter. The Commission first tries to get unlicensed persons or firms licensed. If that does not work, staff seeks cease and desist consent agreements with those who may be violating state statutes. If Regulatory Affairs is not able to reach such an agreement, enforcement action may be necessary. In civil enforcement cases, NCREC is represented by the Attorney General's Office. In criminal enforcement cases, enforcement actions are handled by the local District Attorneys' offices.

Examples of unlicensed activity that may involve these kinds of legal actions would include the following:

- 1 - **Managing Properties Belonging to Another Without a License**  
A licensed person has become a super host utilizing AirBNB to market and promote their short term vacation rental property. Two friends have asked the super host to market and manage the Friends' AirBNB property as well, and agree to pay the superhost a percentage of the rental bookings. The advertising, marketing and management of a property belonging to another for compensation requires an active real estate license in North Carolina under General Statute § 93A-2(a). Such activity also requires a signed written property management agreement under Commission Rule 58A .0104.
- 2 - **Wholesaling Brokerage Activities**  
A real estate license is not required in North Carolina for a bona fide buyer to assign their rights and interests in a purchase contract to a third party. However, the wholesaler may be engaged in unlicensed brokerage activity in violation of the General Statutes if their conduct involves the following activities:
  - Soliciting and marketing to sellers that the wholesaler will purchase a property for cash when the wholesaler has no intention of personally purchasing the property, but instead plans to secure buyers for a fee, to purchase directly from the seller;
  - Misrepresenting their ownership interest in the property;
  - Collecting, handling and delivering due diligence fees and earnest money deposits on behalf of third parties (e.g., the sellers);
  - Negotiating purchase contracts between a seller and a buyer;
  - Acting on behalf of an investor entity, when the wholesaler is not an officer or W2 employee exempt from licensure under General Statute §93A-2(c)(1);
  - Soliciting and marketing of buyers generally, unconnected to the transfer of a specific assigned purchase contract.

There appears to be a belief that working with "investors" or "cash buyers" is somehow exempt from the General Statutes requiring licensure. The statutes make no licensing distinction for a "cash buyer" or an "investor" and create no such exemption for them.

The second major category of unlicensed activity involves licensees engaging in prohibited conduct with unlicensed individuals or entities. General Statute § 93A-6 grants the Real Estate Commission the power to discipline a broker by reprimand, suspension or revocation when the broker engages in prohibited conduct.

Examples that may involve these kinds of prohibited actions would include the following:

- 1 - **Payment of Referral or "Finder's" Fees to Unlicensed People or Entities**

4. Broker engaged in a business contract from 10/1/2013 to 10/1/2014 and did not have a real estate license. 10/1/2013 - 10/1/2014

# Wholesaling Residential Properties -- H797

<https://www.ncleg.gov/BillLookUp/2025/h797>

Require licensing with NCREC if soliciting homeowner to buy, sell, market, or contract

Soliciting homeowner to purchase (and not for personal residence of soliciting party)

Homeowner is record owner or has an equitable interest

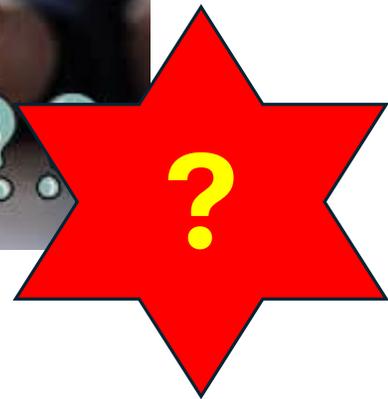
Residential: one or more dwelling units (whether owner occupied, rental, or vacant)

DISCLAIMER on contract with right to rescind for 30 days (NO MENTION OF VALUE REPRESENTATION or misrepresentation as a basis for rescission or remedy.)

“Violation” is a fraudulent & deceptive trade practice GS 75-1.1, cause of action *against a real estate broker*.

No private remedy provided if the soliciting party is *not* a real estate broker, i.e. violates by not being licensed.

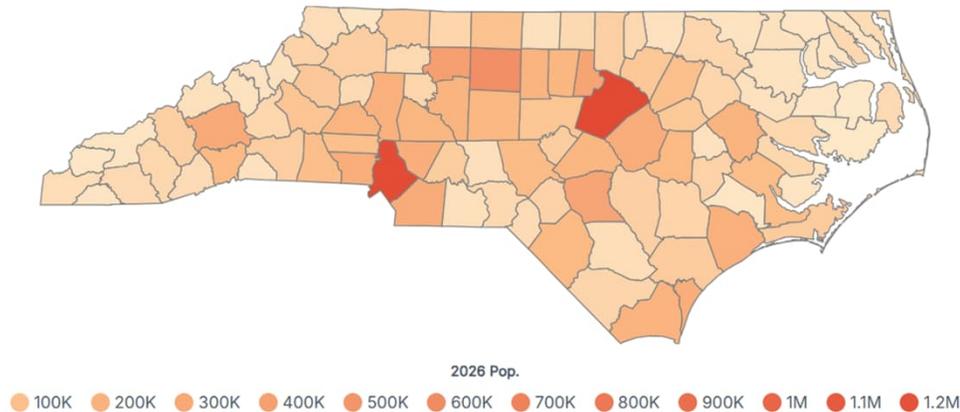
“This Article is intended to protect homeowners from the unfair and deceptive practices involved in residential property wholesaling and related transactions, in which homeowners are not provided with accurate information regarding the fair market value of their homes or the monetary incentives of the person or entity soliciting them to sign a purchase contract.”



# Wholesaling & Market Manipulation: Residential Rental Properties Addressing Housing Affordability



North Carolina Counties by Population (2026)



## MARKET MANIPULATION – S199, S432, H1010

Unlawful for a person (defined entities or officers/directors), including affiliates, to purchase a single-family home in a qualifying county (over 150,000 population, 21 counties) other than use by the person as a residence, if the person and affiliates own 100 or more single-family homes in qualifying counties that are used primarily for rental purposes.

## Wholesaling & Market Manipulation: Residential Rental Properties Addressing Housing Affordability

Pres. Trump's Executive Order, State of the Union address, and Congressional response:

- Limit number of homes owned (with special exceptions)
- Cutting federal benefits to institutional investors in residential housing

ALTA SUBCOMMITTEE drafting model bill(s)



### Trump threatens to ban Wall Street investments in single-family homes

By Trevor Hunnicutt

Wed, January 7, 2026 at 6:59 PM EST

4 min read



FILE PHOTO: A for sale sign is shown for a residential home in Encinitas, California, U.S. July 25, 2025. REUTERS/Mike Blake/File Photo

By Trevor Hunnicutt

WASHINGTON, Jan 7 (Reuters) - U.S. President Donald Trump on Wednesday said his administration is moving to ban Wall Street firms from buying up single-family homes in a bid to reduce home prices, a potential blow for private-equity landlords that also pressured homebuilder stocks.

In a post on Truth Social, Trump said he was immediately taking steps to

**Budget bill / Revenue Act SB595**  
**Tax foreclosure**  
**Various Revenue Law Changes,**  
**S595, Part X**  
<https://www.ncleg.gov/BillLookup/2025/s595>

*SEE ALSO “Pung vs. Isabella County, Michigan” on appeal to US Supreme Court, which would require governmental taxing authority to account for FULL FAIR MARKET VALUE on any tax (or other) sale!! (Michigan forfeiture statute, not public sale like NC)*

**PART X. TAX FORECLOSURE CHANGES**

**SECTION 10.(a)** G.S. 1-339.1(a) reads as rewritten:

"(a) A judicial sale is a sale of property made pursuant to an order of a judge or clerk in an action or proceeding in the superior or district court, including a sale pursuant to an order made in an action in court to foreclose a mortgage or deed of trust, but is not

...

(5) A tax foreclosure sale, but for the purposes of federal law, nothing herein shall be construed to mean that a tax foreclosure sale under G.S. 105-374 is a non-judicial sale, or

...."

**SECTION 10.(b)** G.S. 160A-233(c) reads as rewritten:

"(c) Assessment liens may be foreclosed under any procedure prescribed by law for the foreclosure of property tax liens, except that lien sales and lien sale certificates shall not be required, and foreclosure may be begun at any time after 30 days after the due date. The city shall not be entitled to a deficiency judgment in an action to foreclose an assessment lien. The lien of special assessments shall be inferior to all prior and subsequent liens for ~~State, local, and federal~~ State and local taxes, and superior to all other liens."

**SECTION 10.(c)** G.S. 153A-200(c) reads as rewritten:

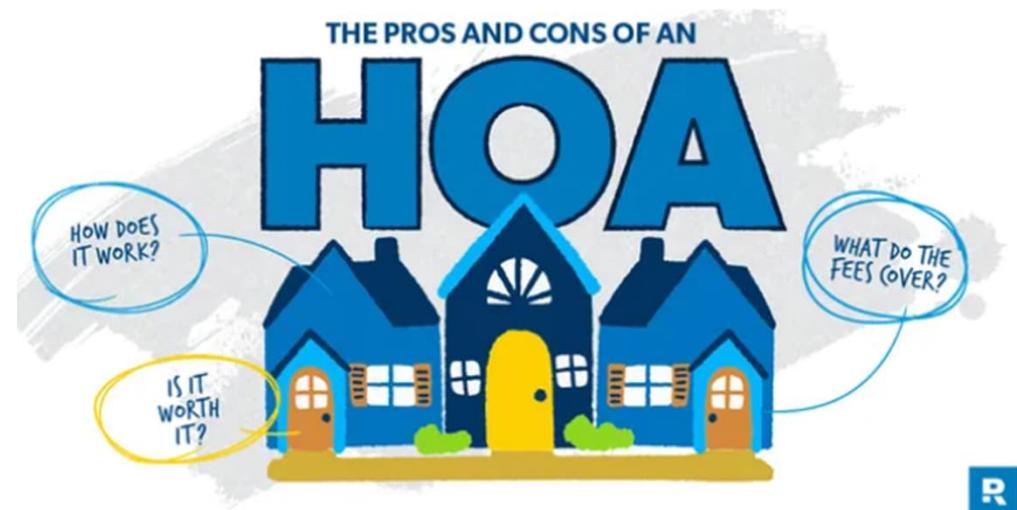
"(c) A county may foreclose assessment liens under any procedure provided by law for the foreclosure of property tax liens, except that (i) lien sales and lien sale certificates are not required and (ii) foreclosure may be begun at any time after 30 days after the due date. The county is not entitled to a deficiency judgment in an action to foreclose an assessment lien. The lien of special assessments is inferior to all prior and subsequent liens for ~~State, local, and federal~~ State and local taxes, and superior to all other liens."

**SECTION 10.(d)** Subsections (b) and (c) of this section become effective October 1, 2025. The remainder of this Part is effective when it becomes law.

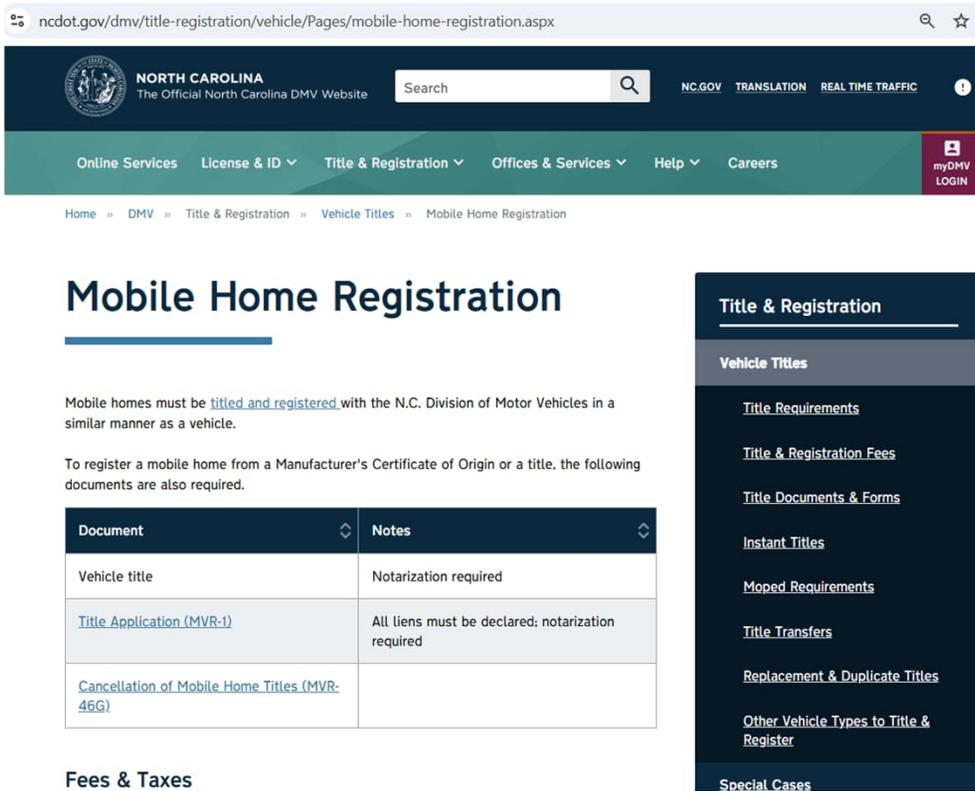
# Community Associations (HOAs & COAs)

## HB372 HB444 HB776 SB378

- Various proposals (NOT yet passed):
  - Restrict HOA's ability to enforce violations of restrictions
  - Sets minimum delinquent amounts before an HOA foreclosure, limits attorney fees, fines, mandates timeframes for filing, among other provisions
  - Recordkeeping provisions
  - Mandatory training
  - Prohibition / restrictions on rentals
  - Requirements for service of process, including email addresses
  - Investment of reserves – short term or longer term, cash or securities
  - Bonding of board members



# Mobile home title clearance, lien cancellation – still discussing DMV Title Manual



ncdot.gov/dmv/title-registration/vehicle/Pages/mobile-home-registration.aspx

**NORTH CAROLINA**  
The Official North Carolina DMV Website

Search

NC.GOV TRANSLATION REAL TIME TRAFFIC

Online Services License & ID Title & Registration Offices & Services Help Careers

myDMV LOGIN

Home » DMV » Title & Registration » Vehicle Titles » Mobile Home Registration

## Mobile Home Registration

Mobile homes must be [titled and registered](#) with the N.C. Division of Motor Vehicles in a similar manner as a vehicle.

To register a mobile home from a Manufacturer's Certificate of Origin or a title, the following documents are also required.

Document	Notes
Vehicle title	Notarization required
<a href="#">Title Application (MVR-1)</a>	All liens must be declared; notarization required
<a href="#">Cancellation of Mobile Home Titles (MVR-46G)</a>	

Fees & Taxes

**Title & Registration**

**Vehicle Titles**

- [Title Requirements](#)
- [Title & Registration Fees](#)
- [Title Documents & Forms](#)
- [Instant Titles](#)
- [Moped Requirements](#)
- [Title Transfers](#)
- [Replacement & Duplicate Titles](#)
- [Other Vehicle Types to Title & Register](#)
- [Special Cases](#)

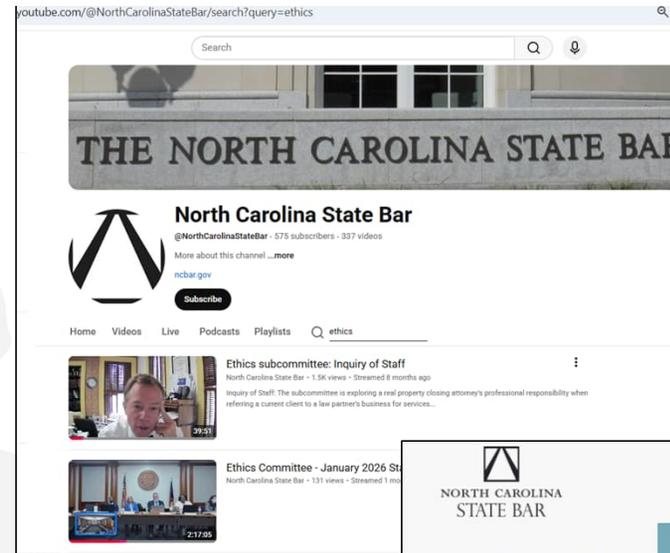
Representatives of the NCLTA and the Real Property Section have met with DMV in the past; further discussions are anticipated.

## Proposed 2026 FEO 1

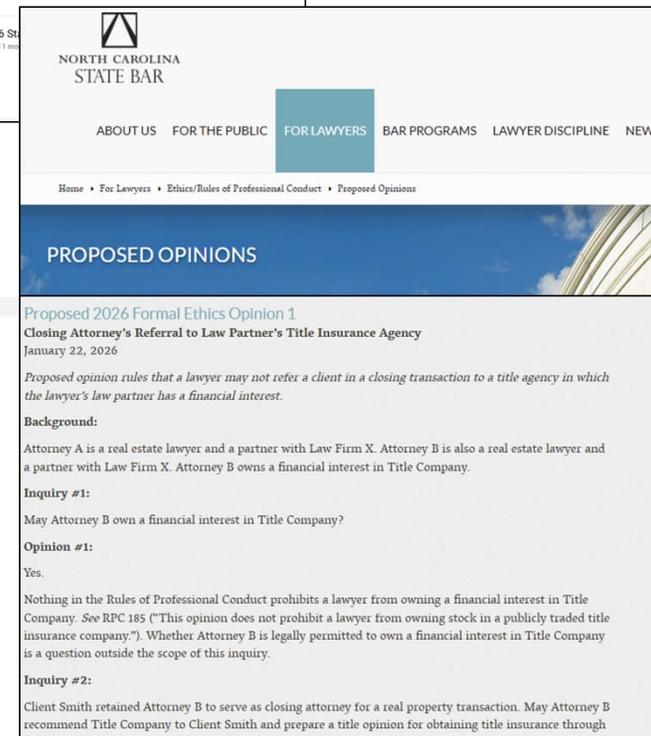
<https://www.ncbar.gov/for-lawyers/ethics/proposed-opinions/>

<https://www.youtube.com/c/NorthCarolinaStateBar/videos> - Search "Ethics" for committee and subcommittee inquiries of staff

**SB577 Attorney Anti-kickback did not make crossover**



The screenshot shows the YouTube channel page for the North Carolina State Bar. The search bar at the top contains the word "ethics". Below the channel name, there are two video thumbnails. The first video is titled "Ethics subcommittee: Inquiry of Staff" and has 1.5K views. The second video is titled "Ethics Committee - January 2026 St" and has 131 views.



The screenshot shows the website for the North Carolina State Bar. The navigation menu includes "ABOUT US", "FOR THE PUBLIC", "FOR LAWYERS", "BAR PROGRAMS", "LAWYER DISCIPLINE", and "NEWS". The "FOR LAWYERS" menu item is highlighted. Below the navigation, there is a breadcrumb trail: "Home > For Lawyers > Ethics/Rules of Professional Conduct > Proposed Opinions". The main heading is "PROPOSED OPINIONS". The content area displays "Proposed 2026 Formal Ethics Opinion 1" with the title "Closing Attorney's Referral to Law Partner's Title Insurance Agency" and the date "January 22, 2026". The text of the opinion begins with "Proposed opinion rules that a lawyer may not refer a client in a closing transaction to a title agency in which the lawyer's law partner has a financial interest." It includes sections for "Background:", "Inquiry #1:", "Opinion #1:", and "Inquiry #2:".

## Condemnation without joinder of spouse – HB212 - NOT YET PASSED

- *IF ENACTED*, would remove requirement of joinder of non-owning spouse in a NC Department of Transportation condemnation under G.S. 136-103 and G.S. 29-30(3c)



# Planning Development Land Use and Construction (a few, possibly others)

SB498

SB495

SB587

HB627

HB765

HB661

SB205

# Property Tax Modifications, Deferrals, and Exemptions

← → ↻ ndleg.gov/Committees/CommitteeInfo/HouseSelect/236 🔍 ☆ 📄 📄 📄 📄 N

Employee Portal | Find Your Legislators | Contact Info

 NORTH CAROLINA GENERAL ASSEMBLY

Bill # (Ex: H1 or S1) 2025-2026 Session 🔍

HOUSE SENATE AUDIO CALENDARS COMMITTEES GOV OPS BILLS & LAWS DIVISIONS REDISTRICTING ABOUT

Home / Committees / Committee Information

## HOUSE SELECT COMMITTEE ON PROPERTY TAX REDUCTION AND REFORM

House Select Committee

**Upcoming Meeting:** Wed, 3/18/26 at 10:00 AM [STREAM](#)

**Subscribe:** Meeting notices by email

Membership Bills Documents

### Chairs

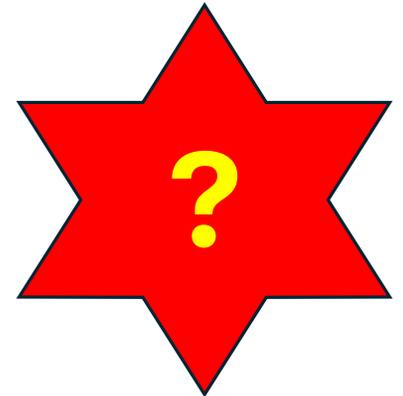
 Rep. Howard	 Rep. Paré	 Rep. Setzer
--	--	--

### Vice Chairs

 Rep. Echevarria	 Rep. N. Jackson
--	--

All are under consideration

Probably a Senate committee will be organized as well



THANKS FOR  
**JOINING**  
*US TODAY*

Nancy Short Ferguson  
[Nancy@FergusonLandTIPS.com](mailto:Nancy@FergusonLandTIPS.com)