

## Union County Landlord/Tenant Information



Both landlords and tenants must work together to create homes that promote health and well-being. Residential leases and rental agreements are contracts between landlords and tenants that define each party’s obligations. North Carolina General Statutes also define responsibilities in these agreements.

### YOUR RESPONSIBILITIES AS A TENANT

By law, your responsibilities as a tenant are to:

- Pay your rent on time
- Keep your dwelling clean and safe
- Cause no damage or allow family or guests to cause damage to premises
- Pay costs for damages not due to normal wear and tear
- Leave premises in good, clean condition upon termination of lease
- Inspect premises upon occupancy and to notify landlord, in writing, of any existing damages or defects discovered
- Follow rules and policies as agreed to in rental contract.

### YOUR LANDLORD’S RESPONSIBILITIES

By law, the responsibilities as a landlord are to:

- Comply with current applicable building, housing, fire, and health codes
- Make all repairs to keep rental premises in a fit and habitable condition
- Keep all common areas in safe condition
- Promptly repair and maintain in good, safe and working order all electrical, plumbing, sanitary, heating, ventilation, air conditioning, and other facilities and appliances he/she supplies or is required by law to supply after being notified by the tenant in writing, (in emergencies such notices do not have to be in writing)
- Notify tenant, in writing, of any breaches by the tenant of responsibilities by him/her as imposed by law

### ADDITIONAL INFORMATION

Several Union County municipalities set minimum housing standards for private dwellings. For more information, please refer to the chart below:

Indian Trail	(704) 821-5401	<a href="http://indiantrail.org/202/Town-Ordinances---Code-of-Indian-Trail">http://indiantrail.org/202/Town-Ordinances---Code-of-Indian-Trail</a>
Monroe	(704) 282-5770	<a href="https://www.monroenc.org/Departments/Planning-Development/Code-Enforcement">https://www.monroenc.org/Departments/Planning-Development/Code-Enforcement</a>
Stallings	(704) 821-8557	<a href="https://codelibrary.amlegal.com/codes/stallings">https://codelibrary.amlegal.com/codes/stallings</a>
Waxhaw	(704) 843-2195	<a href="https://library.municode.com/nc/waxhaw/codes">https://library.municode.com/nc/waxhaw/codes</a>
Weddington	(704) 846-2709	<a href="https://library.municode.com/nc/weddington/codes">https://library.municode.com/nc/weddington/codes</a>
Wesley Chapel	(704) 839-0182	<a href="https://www.ci.wesley-chapel.nc.us">https://www.ci.wesley-chapel.nc.us</a>
Wingate	(704) 233-4411	<a href="https://codelibrary.amlegal.com/codes/wingate">https://codelibrary.amlegal.com/codes/wingate</a>

If you and your landlord are not able to settle your disputes, you may want to call the NC Attorney General’s Consumer Protection Division at 1-877-566-7226 who may be able to assist you with your questions and help you to determine what your next steps might be.

### **Tenant Rights Clinic**

A free Tenant Rights clinic is available to qualified North Carolina residents to learn about your rights and obligations as a residential tenant. For more information, please visit: [www.legalaidnc.org/get-help/self-help-clinics/tenant-rights-clinic](http://www.legalaidnc.org/get-help/self-help-clinics/tenant-rights-clinic)

For questions about this clinic, please contact:  
(866) 219-5262.