



feasible, for the person to reside in the unit. Provides exemption in cases where eviction would be a serious injustice, the prevention of which overrides the need to protect the rights, safety, and health of the other residents. Expedited summary ejection proceedings apply where complaint is filed as a small claim. Landlord's collection of rent with knowledge of illegal acts does not bar action. Provides civil immunity for those instituting, participating in or providing information for an action under the Article.

**EFFECTIVE DATE:** October 1, 1995

**PRINCIPAL DEPARTMENT(S)/PROGRAM(S) AFFECTED:** Judicial Branch; Department of Correction

**FISCAL IMPACT**

<u>FY</u> 95-96	<u>FY</u> 96-97	<u>FY</u> 97-98	<u>FY</u> 98-99
<u>FY</u> 99-00			

**EXPENDITURES**

NO ESTIMATE AVAILABLE

**ASSUMPTIONS AND METHODOLOGY:**

The proposed legislation adds new Article 7 to G.S. Chapter 42, providing for expedited eviction ("complete" or "partial") for grounds relating to "criminal activity." "Criminal activity" includes all drug offenses under G.S. 90-95 other than possession under G.S. 90-95(a)(3), or any "other criminal activity that threatens the health, safety, or right of peaceful enjoyment of the entire premises...."

The Administrative Office of the Courts is unable to estimate the number of actions that may be filed pursuant to this proposed bill. Therefore, no fiscal impact estimate is available at this time.

**SOURCES OF DATA:** Administrative Office of the Courts

**TECHNICAL CONSIDERATIONS:** None

**FISCAL RESEARCH DIVISION (733-4910)**

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**DATE:** May 17, 1995

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