

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025**

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HOUSE BILL 879

Short Title: Air Conditioning for Rental Properties. (Public)

Sponsors: Representatives Clark, G. Brown, Harrison, and Cohn (Primary Sponsors).
For a complete list of sponsors, refer to the North Carolina General Assembly web site.

Referred to: Rules, Calendar, and Operations of the House

April 10, 2025

1 A BILL TO BE ENTITLED
2 AN ACT TO REQUIRE LANDLORDS TO PROVIDE AIR CONDITIONING FOR
3 RESIDENTIAL RENTAL UNITS.

4 The General Assembly of North Carolina enacts:

5 SECTION 1. G.S. 42-42 reads as rewritten:

6 "§ 42-42. **Landlord to provide fit premises.**

7 (a) The landlord shall:

8 ...

9 (4) Maintain in good and safe working order and promptly repair all electrical,
10 plumbing, sanitary, heating, ventilating, air conditioning, and other facilities
11 and appliances supplied or required to be supplied by the landlord provided
12 that notification of needed repairs is made to the landlord in writing by the
13 tenant, except in emergency situations.

14 (4a) Provide operable air conditioning capable of cooling the air within the
15 premises to maintain a reasonable indoor temperature during warm weather
16 conditions. The landlord shall ensure that the air conditioning system is in
17 good working order at the beginning of each tenancy.

18"

19 SECTION 2. This act is effective when it becomes law and applies to residential
20 rental agreements and renewals entered into on or after that date.

