

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1989

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SENATE BILL 358

Short Title: Amend Time Share Act.

(Public)

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Sponsors: Senators Basnight; Barker and Taft.

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Referred to: Judiciary III.

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March 8, 1989

A BILL TO BE ENTITLED

AN ACT TO EXTEND THE TIME PERIOD FOR THE RETURN OF PURCHASER'S  
PAYMENTS UNDER THE TIME SHARE ACT.

The General Assembly of North Carolina enacts:

Section 1. G.S. 93A-42 reads as rewritten:

**"§ 93A-42. Time shares deemed real estate.**

(a) A time share is deemed to be an interest in real estate, and shall be governed by the law of this State relating to real estate.

(b) A purchaser of a time share may in accordance with G.S. 47-18 register the time share instrument by which he acquired his interest and upon such registration shall be entitled to the protection provided by Chapter 47 of the General Statutes for the recordation of other real property instruments. A time share instrument transferring or encumbering a time share shall not be rejected for recordation because of the nature or duration of that estate, provided all other requirements necessary to make an instrument recordable are complied with.

(c) The developer shall record or cause to be recorded a time share instrument:

(1) Not less than six days nor more than 45 days following the execution of the contract of sale by the purchaser; or

(2) Not later than ~~120~~240 days following the execution of the contract of sale by the purchaser, provided that all payments made by the purchaser shall be placed by the developer with an independent escrow agent upon the expiration of the 10-day escrow period provided by G.S. 93A-45(c).

1 (d) The independent escrow agent provided by G.S. 93A-42(c)(2) shall deposit  
2 and maintain the purchaser's payments in an insured trust or escrow account in a bank or  
3 savings and loan association located in this State. The independent escrow agent shall  
4 return all payments to the purchaser at the expiration of ~~120-240~~ days following the  
5 execution of the contract of sale by the purchaser, unless prior to that time the time  
6 share instrument has been recorded. However, if at the expiration of 240 days following  
7 the execution of the contract of sale, the purchaser confirms in writing that construction  
8 of the time share is proceeding satisfactorily, the independent escrow agent need not  
9 return the payments to the purchaser until an additional 120 days expires without  
10 recordation of the time share instrument. Upon recordation of the time share instrument,  
11 the independent escrow agent shall pay the purchaser's funds to the developer. Upon  
12 request by the Commission, the independent escrow agent shall promptly make  
13 available to the Commission inspection of records of money held by him.

14 (e) In no event shall the developer be required to record a time share instrument  
15 if the purchaser is in default of his obligations.

16 (f) Recordation under the provisions of this section of the time share instrument  
17 shall constitute delivery of that instrument from the developer to the purchaser."

18 Sec. 2. This act is effective upon ratification, and applies to contracts signed  
19 on or after the date of ratification.