

Once the hurricane has passed...

The beginning and ending dates of a mandatory evacuation are determined by the Emergency Management Control Group. To ensure the health and safety of your family, we strongly urge you to comply with all mandatory evacuations issued and return to the area only after you have verified that the evacuation has officially been lifted and your vacation home will be habitable upon your return.

Please contact Dare County at (252) 475-5655 or www.co.dare.nc.us and Currituck County at (252) 232-2115 or www.co.currituck.nc.us for the most current re-entry information.

Once the mandatory evacuation has been lifted, available Twiddy staff will begin assessing the condition of vacation homes so that information regarding habitability may be posted on the Twiddy website. Our website will be updated as frequently as possible with applicable information. The expediency and accuracy of such communications are dependent upon the assumption that the mandatory evacuation has been lifted and our office, software and electrical systems are still intact. The availability of staff is dependent on their safety and availability in the wake of the hurricane.

Twiddy conducts itself and all business practices in accordance with the North Carolina Real Estate Commission and the North Carolina Vacation Rental Act. Article 6, Statute 42A-36 of the Vacation Rental Act addresses the circumstance of a mandatory evacuation due to a hurricane:

42A-36. Mandatory evacuations. If State or local authorities, acting pursuant to Article 36A of Chapter 14 or Article 1 of Chapter 166A of the General Statutes, order a mandatory evacuation of an area that includes the residential property subject to a vacation rental, the tenant under the vacation rental agreement, whether in possession of the property or not, shall comply with the evacuation order. Upon compliance, the tenant shall be entitled to a refund from the landlord of the prorated rent for each night that the tenant is unable to occupy the property because of the mandatory evacuation order. The tenant shall not be entitled to a refund if: (i) prior to the tenant taking possession of the property, the tenant refused insurance offered by the landlord or real estate broker that would have compensated the tenant for losses or damages resulting from loss of use of the property due to a mandatory evacuation order; or (ii) the tenant purchased insurance offered by the landlord or real estate broker. The insurance offered shall be provided by an insurance company duly authorized by the North Carolina Department of Insurance, and the cost of the insurance shall not exceed eight percent (8%) of the total rent charged for the vacation rental to the tenant. (1999-420, s. 1; 2005-292, s. 3.)