

VIRGINIA ACTS OF ASSEMBLY — CHAPTER

*An Act to amend and reenact § 55-248.6:1 of the Code of Virginia, relating to the Virginia Residential Landlord and Tenant Act; application fees.*

[H 1951]

Approved

**Be it enacted by the General Assembly of Virginia:**

**1. That § 55-248.6:1 of the Code of Virginia is amended and reenacted as follows:**

§ 55-248.6:1. Application fees.

Any landlord may require an application fee. If the applicant fails to rent the unit applied for and the application fee exceeds ~~twenty dollars~~ \$32, the landlord shall refund to the applicant within ~~twenty~~ 20 days after the applicant's failure to rent the unit or the landlord's rejection of the application all sums in excess of the landlord's actual expenses and damages together with an itemized list of said expenses and damages. If, however, the application fee or deposit was made by cash, certified check, cashier's check, or postal money order, such refund shall be made within ~~ten~~ 10 days of the applicant's failure to rent the unit if the failure to rent is due to the landlord's rejection of the application. If the landlord fails to comply with this section, the applicant may recover as damages suffered by him that portion of the fee wrongfully withheld and reasonable attorney's fees.

ENROLLED

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