

1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 An Act to amend and reenact §§ 16.1-88.03 and 55-246.1 of the Code of Virginia, relating to pleadings  
3 and other papers and recovery of rent or possession by parties not represented by attorneys.

4 [H 2624]  
5 Approved

6 Be it enacted by the General Assembly of Virginia:

7 1. That §§ 16.1-88.03 and 55-246.1 of the Code of Virginia are amended and reenacted as follows:

8 § 16.1-88.03. Pleadings and other papers by certain parties not represented by attorneys.

9 A. Any corporation ~~or~~, partnership, *limited liability company, limited partnership, professional*  
10 *corporation, professional limited liability company, registered limited liability partnership, registered*  
11 *limited liability limited partnership or business trust*, when the amount claimed in any civil action  
12 pursuant to subsection (1) or (3) of § 16.1-77 does not exceed the jurisdictional amounts authorized in  
13 such subsections, exclusive of interest, may prepare, execute, file, and have served on other parties in  
14 any proceeding in a general district court a warrant in debt, motion for judgment, warrant in detinue,  
15 distress warrant, summons for unlawful detainer, counterclaim, crossclaim, suggestion for summons in  
16 garnishment, garnishment summons, writ of possession, writ of fieri facias, interpleader and civil appeal  
17 notice without the intervention of an attorney. ~~A partnership shall sign such pleadings by a general~~  
18 ~~partner, and a corporation shall sign such pleadings by its president, vice president, treasurer, or other~~  
19 ~~officer or full-time bona fide employee authorized to do so by its board of directors. Such papers may~~  
20 ~~be signed by a corporate officer, a manager of a limited liability company, a general partner of any~~  
21 ~~form of partnership or a trustee of any business trust.~~ However, this section shall not apply to an action  
22 under § 16.1-77 (1) or (3) which was assigned to a corporation, partnership, *limited liability company,*  
23 *limited partnership, professional corporation, professional limited liability company, registered limited*  
24 *liability partnership, registered limited liability limited partnership or business trust*, or individual solely  
25 for the purpose of enforcing an obligation owed or right inuring to another.

26 B. Nothing in this section shall allow a nonlawyer to file a bill of particulars or grounds of defense  
27 or to argue motions, issue a subpoena, rule to show cause, or capias; file or interrogate at debtor  
28 interrogatories; or to file, issue or argue any other paper, pleading or proceeding not set forth in  
29 subsection A.

30 C. The provisions of § 8.01-271.1 shall apply to any pleading, motion or other paper filed or made  
31 pursuant to this section.

32 § 55-246.1. Who may recover rent or possession.

33 Notwithstanding any rule of court to the contrary, any person licensed under the provisions of  
34 § 54.1-2106.1 or resident manager employed by such person, partnership, association, ~~or~~ corporation,  
35 *limited liability company, limited partnership, professional corporation, professional limited liability*  
36 *company, registered limited liability partnership, registered limited liability limited partnership or*  
37 *business trust* may obtain a judgment (i) for possession in the general district court for the county or  
38 city wherein the premises, or part thereof, is situated or (ii) for rent or damages in any general district  
39 court where venue is proper under § 8.01-259, against any defendant who fails to appear in person or by  
40 counsel and is in default if the person seeking such judgment had a contractual agreement with the  
41 landlord to manage the premises for which rent or possession is due.