

1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to amend the Code of Virginia by adding sections numbered 55-225.5 and 55-248.18:1, relating*
3 *to landlord and tenant law; access after entry of certain court orders.*

[H 2448]

Approved

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

8 **1. That the Code of Virginia is amended by adding sections numbered 55-225.5 and 55-248.18:1**
9 **as follows:**

10 § 55-225.5. *Access following entry of certain court orders.*

11 *A. A tenant who has obtained an order from a court of competent jurisdiction pursuant to*
12 *§ 16.1-279.1 or subsection B of § 20-103 granting such tenant possession of the premises to the*
13 *exclusion of one or more co-tenants or authorized occupants may provide the landlord with a copy of*
14 *that court order and request that the landlord either (i) install a new lock or other security devices on*
15 *the exterior doors of the dwelling unit at the landlord's actual cost or (ii) permit the tenant to do so,*
16 *provided:*

17 *1. Installation of the new lock or security devices does no permanent damage to any part of the*
18 *dwelling unit; and*

19 *2. A duplicate copy of all keys and instructions of how to operate all devices are given to the*
20 *landlord.*

21 *Upon termination of the tenancy, the tenant shall be responsible for payment to the landlord of the*
22 *reasonable costs incurred for the removal of all such devices installed and repairs to all damaged*
23 *areas.*

24 *B. A landlord who has received a copy of a court order in accordance with subsection A shall not*
25 *provide copies of any keys to the dwelling unit to any person excluded from the premises by such order.*

26 *C. This section shall not apply when the court order excluding a person was issued ex parte.*

27 § 55-248.18:1. *Access following entry of certain court orders.*

28 *A. A tenant who has obtained an order from a court of competent jurisdiction pursuant to*
29 *§ 16.1-279.1 or subsection B of § 20-103 granting such tenant possession of the premises to the*
30 *exclusion of one or more co-tenants or authorized occupants may provide the landlord with a copy of*
31 *that court order and request that the landlord either (i) install a new lock or other security devices on*
32 *the exterior doors of the dwelling unit at the landlord's actual cost or (ii) permit the tenant to do so,*
33 *provided:*

34 *1. Installation of the new lock or security devices does no permanent damage to any part of the*
35 *dwelling unit; and*

36 *2. A duplicate copy of all keys and instructions of how to operate all devices are given to the*
37 *landlord.*

38 *Upon termination of the tenancy, the tenant shall be responsible for payment to the landlord of the*
39 *reasonable costs incurred for the removal of all such devices installed and repairs to all damaged*
40 *areas.*

41 *B. A landlord who has received a copy of a court order in accordance with subsection A shall not*
42 *provide copies of any keys to the dwelling unit to any person excluded from the premises by such order.*

43 *C. This section shall not apply when the court order excluding a person was issued ex parte.*

ENROLLED

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