

1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to amend and reenact § 55-248.9:1 of the Code of Virginia, relating to Virginia Residential*
3 *Landlord Tenant Act; confidentiality of tenant records.*

4 [S 427]
5 Approved

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

7 **1. That § 55-248.9:1 of the Code of Virginia is amended and reenacted as follows:**

8 § 55-248.9:1. Confidentiality of tenant records.

9 A. No landlord or managing agent shall release information about a tenant or prospective tenant in
10 the possession of the landlord to a third party unless:

11 1. The tenant or prospective tenant has given prior written consent;

12 2. The information is a matter of public record as defined in § 2.2-3701;

13 3. The information is a summary of the tenant's rent payment record, including the amount of the
14 tenant's periodic rent payment;

15 4. The information is a copy of a material noncompliance notice that has not been remedied or,
16 termination notice given to the tenant under § 55-248.31 and the tenant did not remain in the premises
17 thereafter;

18 5. The information is requested by a local, state, or federal law-enforcement or public safety official
19 in the performance of his duties; or

20 6. The information is otherwise provided in the case of an emergency.

21 B. *A tenant may designate a third party to receive duplicate copies of a summons that has been*
22 *issued pursuant to § 8.01-126 and of written notices from the landlord relating to the tenancy. Where*
23 *such a third party has been designated by the tenant, the landlord shall mail the duplicate copy of any*
24 *summons issued pursuant to § 8.01-126 or notice to the designated third party at the same time the*
25 *summons or notice is mailed to or served upon the tenant. Nothing in this subsection shall be construed*
26 *to grant standing to any third party designated by the tenant to challenge actions of the landlord in*
27 *which notice was mailed pursuant to this subsection. The failure of the landlord to give notice to a third*
28 *party designated by the tenant shall not affect the validity of any judgment entered against the tenant.*

ENROLLED

SB427ER