

1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to amend and reenact § 8.01-268 of the Code of Virginia, relating to notice of lis pendens or*
3 *attachment; zoning ordinance violations.*

4 [S 427]

5 Approved

6 **Be it enacted by the General Assembly of Virginia:**7 **1. That § 8.01-268 of the Code of Virginia is amended and reenacted as follows:**

8 § 8.01-268. When and how docketed and indexed.

9 A. No lis pendens or attachment shall bind or affect a subsequent bona fide purchaser of real or
10 personal estate for valuable consideration and without actual notice of such lis pendens or attachment,
11 until and except from the time a memorandum setting forth the title of the cause or attachment, the
12 general object thereof, the court wherein it is pending, the amount of the claim asserted by the plaintiff,
13 a description of the property, ~~and~~ the name of the person whose estate is intended to be affected
14 thereby, *and in an action to enforce a zoning ordinance a description of the alleged violation*, shall be
15 admitted to record in the clerk's office of the circuit court of the county or the city wherein the property
16 is located; or if it be in that part of the City of Richmond lying north of the south bank of the James
17 River and including the islands in such river, in the clerk's office of the Circuit Court, Division I, of
18 such city, or if it be in the part of the City of Richmond lying south of the south bank of the James
19 River, in the clerk's office of the Circuit Court, Division II, of such city. Clerks of circuit courts are
20 authorized and directed to admit to record memoranda of lis pendens or attachment for actions pending
21 in any court of this Commonwealth, or in any other state, federal, or territorial court. The provisions of
22 this section shall not be construed to mean that any such memoranda heretofore recorded are not
23 properly of record. Such memorandum shall not be deemed to have been recorded unless and until
24 indexed as required by law. *A memorandum of lis pendens admitted to record in an action to enforce a*
25 *zoning ordinance shall expire after 180 days.*

26 B. No memorandum of lis pendens shall be filed unless the action on which the lis pendens is based
27 seeks to establish an interest by the filing party in the real property described in the memorandum, *or*
28 *unless the action on which the lis pendens is based seeks to enforce a zoning ordinance.*

ENROLLED

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