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**HOUSE BILL NO. 2129**

AMENDMENT IN THE NATURE OF A SUBSTITUTE

(Proposed by the House Committee on General Laws  
on January 22, 2009)

(Patron Prior to Substitute—Delegate Nichols)

A *BILL to amend the Code of Virginia by adding a section numbered 55-225.10, relating to landlord and tenant law; notice to tenant in event of foreclosure.*

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

**1. That the Code of Virginia is amended by adding a section numbered 55-225.10 as follows:**

*§ 55-225.10. Notice to tenant in event of foreclosure.*

*The landlord shall give written notice to the tenant of a mortgage default, notice of mortgage acceleration, or notice of foreclosure sale relative to the loan on the dwelling unit within five business days after written notice from the lender is received by the landlord.*

*The provisions of this section shall not apply (i) to any managing agent who does not receive a copy of such written notice from the lender or (ii) if the tenant provides a copy of the written notice from the lender to the landlord or the managing agent.*