

## 1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to amend and reenact § 58.1-3970.1 of the Code of Virginia, relating to the appointment of a*  
3 *special commissioner to execute title to certain real estate in certain cities in lieu of a sale of the*  
4 *real estate at public auction.*

5 [H 202]

6 Approved

7 **Be it enacted by the General Assembly of Virginia:**8 **1. That § 58.1-3970.1 of the Code of Virginia is amended and reenacted as follows:**9 § 58.1-3970.1. Appointment of special commissioner to execute title to certain real estate with  
10 delinquent taxes or liens to localities.

11 A. Except as provided in subsection B, in any proceedings under this article for the sale of a parcel  
12 or parcels of real estate which meet all of the following: (i) each parcel has delinquent real estate taxes  
13 or the locality has a lien against the parcel for removal, repair or securing of a building or structure;  
14 removal of trash, garbage, refuse, litter; or the cutting of grass, weeds or other foreign growth, (ii) each  
15 parcel has an assessed value of \$50,000 or less, and (iii) such taxes and liens, together, including  
16 penalty and accumulated interest, exceed 50 percent of the assessed value of the parcel or such taxes  
17 alone exceed 25 percent of the assessed value of the parcel, the locality may petition the circuit court to  
18 appoint a special commissioner to execute the necessary deed or deeds to convey the real estate to the  
19 locality in lieu of the sale at public auction. After notice as required by this article, service of process,  
20 and upon answer filed by the owner or other parties in interest to the bill in equity, the court shall allow  
21 the parties to present evidence and arguments, ore tenus, prior to the appointment of the special  
22 commissioner. Any surplusage accruing to a locality as a result of the sale of the parcel or parcels after  
23 the receipt of the deed shall be payable to the beneficiaries of any liens against the property and to the  
24 former owner, his heirs or assigns in accordance with § 58.1-3967. No deficiency shall be charged  
25 against the owner after conveyance to the locality.

26 B. For a parcel or parcels of real estate in the Cities of Norfolk, Richmond, Hopewell, Newport  
27 News, ~~and~~ Petersburg, *and Hampton*, all of the provisions of subsection A shall apply except that the  
28 percentage of taxes and liens, together, including penalty and accumulated interest, and the percentage of  
29 taxes alone set forth in clause (iii) of subsection A shall exceed 35 percent and 15 percent, respectively,  
30 of the assessed value of the parcel or parcels.

ENROLLED

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