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**HOUSE BILL NO. 1521**

Offered January 9, 2013

Prefiled January 3, 2013

A *BILL to amend the Code of Virginia by adding in Article 5 of Chapter 9 of Title 15.2 a section numbered 15.2-982 and by adding a section numbered 55-519.3, relating to Virginia Residential Property Disclosure Act; required disclosures; tourism activity zones.*

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Patron—Villanueva

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Referred to Committee on General Laws**Be it enacted by the General Assembly of Virginia:**

**1. That the Code of Virginia is amended adding in Article 5 of Chapter 9 of Title 15.2 a section numbered 15.2-982 and by adding a section numbered 55-519.3 as follows:**

**§ 15.2-982. Designation of tourism activity zones.**

*Any locality may designate one or more tourism activity zones as areas that may be used for special events, including parades, events requiring temporary street closures, and indoor and outdoor activities. The locality shall include any designated tourism activity zone as an amendment to the locality's zoning map.*

**§ 55-519.3. Required disclosures; tourism activity zones.**

*An owner of residential property located partially or wholly within a designated tourism activity zone established pursuant to §15.2-982 shall make at least one of the following disclosures:*

*1. Disclose in writing to any prospective purchaser or lessee of the property that the subject property is located within a tourism activity zone, with a description of potential impacts associated with the parcel's location in a tourism activity zone, including impacts caused by special events, parades, temporary street closures, and indoor and outdoor entertainment activities.*

*2. Include a statement on all recorded surveys, subdivision plats, and all final site plans approved after July 1, 2013, giving notice that a parcel of real property either partially or wholly lies within a tourism activity zone, together with a description of potential impacts associated with the parcel's location in a tourism activity zone, including impacts caused by special events, parades, temporary street closures, and indoor and outdoor entertainment activities.*

INTRODUCED

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