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**HOUSE BILL NO. 2073**

Offered January 9, 2013

Prefiled January 9, 2013

*A BILL to amend and reenact § 54.1-2142.1 of the Code of Virginia, relating to liability of real estate brokers and salespersons; false advertising and false information.*

Patrons—Yancey, Miller, Ramadan, Albo, Anderson, Bell, Robert B., Comstock, Cosgrove, Cox, J.A., Crockett-Stark, Dudenhefer, Fariss, Greason, Head, Helsel, Hodges, Iaquinto, Ingram, Keam, Landes, Loupassi, Marshall, D.W., May, Merricks, Minchew, Morris, Pogge, Poindexter, Robinson, Rush, Rust, Sherwood, Stolle, Villanueva, Watson, Webert and Wilt

Referred to Committee on General Laws

**Be it enacted by the General Assembly of Virginia:****1. That § 54.1-2142.1 of the Code of Virginia is amended and reenacted as follows:****§ 54.1-2142.1. Liability for false information.**

~~For the purposes of §§ 54.1-2131 through 54.1-2135,~~ a licensee shall not be liable for providing false information if the information was (i) provided to the licensee by the licensee's client; (ii) obtained from a governmental entity; (iii) obtained from a nongovernmental person or entity that obtained the information from a governmental entity; or (iv) obtained from a person licensed, certified, or registered to provide professional services in the Commonwealth, upon which the licensee relies, and the licensee did not (a) have actual knowledge that the information was false or (b) act in reckless disregard of the truth. *This includes any regulatory action brought under this chapter and any civil actions filed.*

*The provisions of this section shall apply unless the licensee has been convicted of a violation of § 18.2-216 and the plaintiff suffered a loss as provided in § 59.1-68.3.*

INTRODUCED

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