

## 2013 SESSION

INTRODUCED

13102321D

### SENATE BILL NO. 841

Offered January 9, 2013

Prefiled January 2, 2013

A *BILL to amend the Code of Virginia by adding a section numbered 36-105.4, relating to the Uniform Statewide Building Code; establishment of occupancy standards for residential dwelling units by owners or managing agents.*

Patron—Locke

Referred to Committee on General Laws and Technology

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

**1. That the Code of Virginia is amended by adding a section numbered 36-105.4 as follows:**

#### **§ 36-105.4. Occupancy standards for residential dwelling units.**

*The owner or managing agent of a residential dwelling unit may develop and implement reasonable occupancy standards restricting the maximum number of occupants permitted to occupy a dwelling unit in accordance with the standard established under federal laws and regulations providing for a maximum of two persons per bedroom. In addition, under the Building Code each bedroom shall contain at least 70 square feet of floor area, and each bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant. An owner or managing agent may restrict the number of occupants in a dwelling unit to two persons per bedroom; however, such restriction shall not be enforceable under the provisions of the Building Code.*

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SB841