

## 1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

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

5 [S 841]

6 Approved

7 **Be it enacted by the General Assembly of Virginia:**8 **1. That the Code of Virginia is amended by adding a section numbered 36-105.4 as follows:**9 **§ 36-105.4. Occupancy standards for residential dwelling units.**

10 *The owner or managing agent of a residential dwelling unit may develop and implement occupancy*  
11 *standards restricting the maximum number of occupants permitted to occupy a dwelling unit to two*  
12 *persons per bedroom, which is presumed to be reasonable. For purposes of Chapter 5.1 (§ 36-96.1 et*  
13 *seq.), such occupancy standard is subject to the provisions of applicable state and federal laws and*  
14 *regulations. Under the Uniform Statewide Building Code, each bedroom shall contain at least 70 square*  
15 *feet of floor area, and each bedroom occupied by more than one person shall contain at least 50 square*  
16 *feet of floor area for each occupant. Reasonable occupancy standards of an owner or managing agent*  
17 *shall not be enforceable under the provisions of the Uniform Statewide Building Code.*

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