

1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to amend and reenact §§ 16.1-106, 55-79.80:2, and 55-513 of the Code of Virginia, relating to*
 3 *the Condominium and Property Owners' Association Acts; rule enforcement.*

4 [H 791]
 5 Approved

6 **Be it enacted by the General Assembly of Virginia:**
 7 **1. That §§ 16.1-106, 55-79.80:2, and 55-513 of the Code of Virginia are amended and reenacted as**
 8 **follows:**

9 **§ 16.1-106. Appeals from courts not of record in civil cases.**

10 From any order entered or judgment rendered in a court not of record in a civil case in which the
 11 matter in controversy is of greater value than \$50, exclusive of interest, any attorney fees contracted for
 12 in the instrument, and costs, or when the case involves the constitutionality or validity of a statute of the
 13 Commonwealth, or of an ordinance or bylaw of a municipal corporation, or of the enforcement of rights
 14 and privileges conferred by the Virginia Freedom of Information Act (§ 2.2-3700 et seq.), or of a
 15 protective order pursuant to § 19.2-152.10, *or of an action filed by a condominium unit owners'*
 16 *association or unit owner pursuant to § 55-79.80:2, or of an action filed by a property owners'*
 17 *association or lot owner pursuant to § 55-513, there shall be an appeal of right, if taken within 10 days*
 18 *after such order or judgment, to a court of record. Such appeal shall be to a court of record having*
 19 *jurisdiction within the territory of the court from which the appeal is taken and shall be heard de novo.*

20 The court from which an appeal is sought may refuse to suspend the execution of a judgment that
 21 refuses, grants, modifies, or dissolves an injunction in a case brought pursuant to § 2.2-3713 of the
 22 Virginia Freedom of Information Act. A protective order issued pursuant to § 19.2-152.10, including a
 23 protective order required by § 18.2-60.4, shall remain in effect upon petition for or the pendency of an
 24 appeal or writ of error unless ordered suspended by the judge of a circuit court or so directed in a writ
 25 of supersedeas by the Court of Appeals or the Supreme Court.

26 **§ 55-79.80:2. Suspension of services for failure to pay assessments; corrective action; assessment**
 27 **of charges for violations; notice; hearing; adoption and enforcement of rules.**

28 A. The unit owners' association shall have the power, to the extent the condominium instruments or
 29 rules duly adopted pursuant thereto expressly so provide, to (i) suspend a unit owner's right to use
 30 facilities or services, including utility services, provided directly through the unit owners' association for
 31 nonpayment of assessments which are more than 60 days past due, to the extent that access to the unit
 32 through the common elements is not precluded and provided that such suspension shall not endanger the
 33 health, safety, or property of any unit owner, tenant, or occupant ~~and~~; (ii) assess charges against any
 34 unit owner for any violation of the condominium instruments or of the rules or regulations promulgated
 35 pursuant thereto for which such unit owner or his family members, tenants, guests or other invitees are
 36 responsible; *and (iii) file or defend legal action in general district or circuit court which seeks relief,*
 37 *including injunctive relief, arising from any violation of the condominium instruments or duly adopted*
 38 *rules and regulations.*

39 B. Before any ~~such suspension or charges may be imposed~~ *action authorized in subsection A is*
 40 *taken, the unit owner shall be given a reasonable opportunity to correct the alleged violation after*
 41 *written notice of the alleged violation to the unit owner at the address required for notices of meetings*
 42 *pursuant to § 55-79.75. If the violation remains uncorrected, the unit owner shall be given an*
 43 *opportunity to be heard and to be represented by counsel before the executive organ or such other*
 44 *tribunal as the condominium instruments or rules duly adopted pursuant thereto specify.*

45 Notice of such hearing, including the ~~charges or other sanctions~~ *actions that may be imposed taken*
 46 *by the unit owners' association in accordance with this section, shall, at least 14 days in advance*
 47 *thereof, be hand delivered or mailed by registered or certified United States mail, return receipt*
 48 *requested, to such unit owner at the address or addresses required for notices of meetings pursuant to*
 49 *§ 55-79.75. Within seven days of the hearing, the hearing result shall be hand delivered or mailed by*
 50 *registered or certified mail, return receipt requested, to such unit owner at the address required for*
 51 *notices of meetings pursuant to § 55-79.75.*

52 C. The amount of any charges so assessed shall not exceed \$50 for a single offense, or \$10 per diem
 53 for any offense of a continuing nature, and shall be treated as an assessment against such unit owner's
 54 condominium unit for the purpose of § 55-79.84. However, the total charges for any offense of a
 55 continuing nature shall not be assessed for a period exceeding 90 days.

56 D. After the date a lawsuit is filed in the general district or circuit court by (i) the unit owners'

57 association, by and through its counsel to collect the charges, obtain injunctive relief and correct the
58 violation or (ii) the unit owner challenging any such charges, no additional charges shall accrue.

59 If the court rules in favor of the unit owners' association, it shall be entitled to collect such charges
60 from the date the action was filed as well as all other charges assessed pursuant to this section against
61 the unit owner prior to the action. In addition, if the court finds that the violation remains uncorrected,
62 the court may order the unit owner to abate or remedy the violation.

63 In any suit filed in general district court pursuant to this section, the court may enter default
64 judgment against the unit owner on the unit owners' association's sworn affidavit.

65 *C. E.* This section shall not be construed to prohibit the grant, by the condominium instruments, of
66 other powers and responsibilities to the unit owners' association or its executive organ.

67 **§ 55-513. Adoption and enforcement of rules.**

68 A. Except as otherwise provided in this chapter, the board of directors shall have the power to
69 establish, adopt, and enforce rules and regulations with respect to use of the common areas and with
70 respect to such other areas of responsibility assigned to the association by the declaration, except where
71 expressly reserved by the declaration to the members. Rules and regulations may be adopted by
72 resolution and shall be reasonably published or distributed throughout the development. A majority of
73 votes cast, in person or by proxy, at a meeting convened in accordance with the provisions of the
74 association's bylaws and called for that purpose, shall repeal or amend any rule or regulation adopted by
75 the board of directors. Rules and regulations may be enforced by any method normally available to the
76 owner of private property in Virginia, including, but not limited to, application for injunctive relief or
77 *actual* damages, during which the court may award to the ~~association~~ *prevailing party* court costs and
78 reasonable attorney fees.

79 B. The board of directors shall also have the power, to the extent the declaration or rules and
80 regulations duly adopted pursuant thereto expressly so provide, to (i) suspend a member's right to use
81 facilities or services, including utility services, provided directly through the association for nonpayment
82 of assessments which are more than 60 days past due, to the extent that access to the lot through the
83 common areas is not precluded and provided that such suspension shall not endanger the health, safety,
84 or property of any owner, tenant, or occupant ~~and~~; (ii) assess charges against any member for any
85 violation of the declaration or rules and regulations for which the member or his family members,
86 tenants, guests, or other invitees are responsible; *and (iii) file or defend legal action in general district*
87 *or circuit court which seeks relief, including injunctive relief, arising from any violation of the*
88 *declaration or duly adopted rules and regulations.*

89 *C.* Before any ~~such charges or suspension may be imposed~~ *action authorized in subsection B is*
90 *taken*, the member shall be given a reasonable opportunity to correct the alleged violation after written
91 *notice of the alleged violation to the member at the address required for notices of meetings pursuant to*
92 *§ 55-510. If the violation remains uncorrected, the member shall be given an opportunity to be heard*
93 *and to be represented by counsel before the board of directors or other tribunal specified in the*
94 *documents.*

95 Notice of a hearing, including the ~~charges or other sanctions actions~~ *actions* that may be ~~imposed~~ *taken by*
96 *the association in accordance with this section*, shall be hand delivered or mailed by registered or
97 certified mail, return receipt requested, to the member at the address of record with the association at
98 least 14 days prior to the hearing. Within seven days of the hearing, the hearing result shall be hand
99 delivered or mailed by registered or certified mail, return receipt requested, to the member at the address
100 of record with the association.

101 D. The amount of any charges so assessed shall not be limited to the expense or damage to the
102 association caused by the violation, but shall not exceed \$50 for a single offense or \$10 per day for any
103 offense of a continuing nature and shall be treated as an assessment against the member's lot for the
104 purposes of § 55-516. However, the total charges for any offense of a continuing nature shall not be
105 assessed for a period exceeding 90 days.

106 E. After the date a lawsuit is filed in the general district or circuit court by (i) the association, by
107 and through its counsel, to collect the charges, obtain injunctive relief and correct the violation or (ii)
108 the lot owner challenging any such charges, no additional charges shall accrue. If the court rules in
109 favor of the association, it shall be entitled to collect such charges from the date the action was filed as
110 well as all other charges assessed pursuant to this section against the lot owner prior to the action. In
111 addition, if the court finds that the violation remains uncorrected, the court may order the unit owner to
112 abate or remedy the violation.

113 F. In any suit filed in general district court pursuant to this section, the court may enter default
114 judgment against the lot owner on the association's sworn affidavit.