

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 unit
34 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.

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

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

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

54 D. *The unit owners' association may file or defend legal action in general district or circuit court*
55 *that seeks relief, including injunctive relief, arising from any violation of the condominium instruments*
56 *or duly adopted rules and regulations.*

57 E. After the date a lawsuit is filed in the general district or circuit court by (i) the unit owners'
58 association, by and through its counsel to collect the charges, *or* obtain injunctive relief and correct the
59 violation or (ii) the unit owner challenging any such charges, no additional charges shall accrue.

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

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

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

68 **§ 55-513. Adoption and enforcement of rules.**

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

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

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

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

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

105 E. *The board of directors may file or defend legal action in general district or circuit court that*
106 *seeks relief, including injunctive relief arising from any violation of the declaration or duly adopted*
107 *rules and regulations.*

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

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