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HOUSE BILL NO. 178

Offered January 10, 2018

Prefiled December 23, 2017

A *BILL to amend and reenact § 36-96.2 of the Code of Virginia, relating to Virginia Fair Housing Law; exemptions.*

Patron—Bell, Richard P.

Referred to Committee on General Laws

Be it enacted by the General Assembly of Virginia:**1. That § 36-96.2 of the Code of Virginia is amended and reenacted as follows:****§ 36-96.2. Exemptions.**

A. Except as provided in subdivision A 3 of § 36-96.3 and subsections A, B, and C of § 36-96.6, this chapter shall not apply to any single-family house sold or rented by an owner, provided that such private individual does not own more than three single-family houses at any one time. In the case of the sale of any single-family house by a private individual-owner not residing in the house at the time of the sale or who was not the most recent resident of the house prior to sale, the exemption granted shall apply only with respect to one such sale within any 24-month period; provided that such bona fide private individual owner does not own any interest in, nor is there owned or reserved on his behalf, under any express or voluntary agreement, title to or any right to all or a portion of the proceeds from the sale or rental of, more than three such single-family houses at any one time. The sale or rental of any such single-family house shall be exempt from the application of this chapter only if the house is sold or rented (i) without the use in any manner of the sales or rental facilities or the sales or rental services of any real estate broker, agent, salesperson, or of the facilities or the services of any person in the business of selling or renting dwellings, or of any employee, independent contractor, or agent of any broker, agent, salesperson, or person and (ii) without the publication, posting, or mailing, after notice, of any advertisement or written notice in violation of this chapter. However, nothing herein shall prohibit the use of attorneys, escrow agents, abstractors, title companies, and other professional assistance as necessary to perfect or transfer the title. This exemption shall not apply to or inure to the benefit of any licensee of the Real Estate Board or regulant of the Fair Housing Board, regardless of whether the licensee is acting in his personal or professional capacity.

B. Except for subdivision A 3 of § 36-96.3, this chapter shall not apply to rooms or units in dwellings containing living quarters occupied or intended to be occupied by no more than four families living independently of each other, if the owner actually maintains and occupies one of such living quarters as his residence.

C. Nothing in this chapter shall prohibit a religious organization, association or society, or any nonprofit institution or organization operated, supervised, or controlled by or in conjunction with a religious organization, association or society, from limiting the sale, rental, or occupancy of dwellings that it owns or operates for other than a commercial purpose to persons of the same religion, or from giving preferences to such persons, unless membership in such religion is restricted on account of race, color, national origin, sex, elderliness, familial status, or handicap. Nor shall anything in this chapter apply to a private membership club not in fact open to the public, which as an incident to its primary purpose or purposes provides lodging which it owns or operates for other than a commercial purpose, from limiting the rental or occupancy of such lodgings to its members or from giving preference to its members. Nor, where matters of personal privacy are involved, shall anything in this chapter be construed to prohibit any private, state-owned or state-supported educational institution, hospital, nursing home, religious or correctional institution, from requiring that persons of both sexes not occupy any single-family residence or room or unit of dwellings or other buildings, or restrooms in such room or unit in dwellings or other buildings, which it owns or operates.

D. Nothing in this chapter prohibits conduct against a person because such person has been convicted by any court of competent jurisdiction of the illegal manufacture or distribution of a controlled substance as defined in federal law.

E. It shall not be unlawful under this chapter for any owner to deny or limit the rental of housing to persons who pose a clear and present threat of substantial harm to others or to the dwelling itself.

F. *It shall not be unlawful under this chapter for any owner to deny or limit the rental of housing to persons whose payment of rent for such housing is contingent upon the owner's acceptance of a contract authorizing payment of such rent by an entity or individual other than the lessee.*

G. A rental application may require disclosure by the applicant of any criminal convictions and the

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59 owner or managing agent may require as a condition of acceptance of the rental application that
60 applicant consent in writing to a criminal record check to verify the disclosures made by applicant in the
61 rental application. The owner or managing agent may collect from the applicant moneys to reimburse
62 the owner or managing agent for the exact amount of the out-of-pocket costs for such criminal record
63 checks. Nothing in this chapter shall require an owner or managing agent to rent a dwelling to an
64 individual who, based on a prior record of criminal convictions involving harm to persons or property,
65 would constitute a clear and present threat to the health or safety of other individuals.

66 ~~G.~~ H. Nothing in this chapter limits the applicability of any reasonable local, state or federal
67 restriction regarding the maximum number of occupants permitted to occupy a dwelling. Owners or
68 managing agents of dwellings may develop and implement reasonable occupancy and safety standards
69 based on factors such as the number and size of sleeping areas or bedrooms and overall size of a
70 dwelling unit so long as the standards do not violate local, state or federal restrictions. Nothing in this
71 chapter prohibits the rental application or similar document from requiring information concerning the
72 number, ages, sex and familial relationship of the applicants and the dwelling's intended occupants.