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SENATE BILL NO. 197

Offered January 10, 2018

Prefiled January 1, 2018

A BILL to amend and reenact §§ 55-225.47 and 55-248.34:1 of the Code of Virginia, relating to landlord and tenant law; notice requirements; landlord's acceptance of rent with reservation.

Patron—Locke

Referred to Committee on General Laws and Technology

Be it enacted by the General Assembly of Virginia:

1. That §§ 55-225.47 and 55-248.34:1 of the Code of Virginia are amended and reenacted as follows:

§ 55-225.47. Landlord's acceptance of rent with reservation.

A. Provided that the landlord has given written notice to the tenant that the rent will be accepted with reservation, the landlord may accept full or partial payment of all rent and receive an order of possession from a court of competent jurisdiction pursuant to an unlawful detainer action filed under Article 13 (§ 8.01-124 et seq.) of Chapter 3 of Title 8.01 and proceed with eviction under § 55-225.41, provided that the landlord has stated in a written notice to the tenant that any and all amounts owed to the landlord by the tenant, including payment of any rent, damages, money judgment, award of attorney fees, and court costs, would be accepted with reservation and would not constitute a waiver of the landlord's right to evict the tenant from the dwelling unit. Such notice shall may be included in a written termination notice given by the landlord to the tenant in accordance with § 55-225.43 or in a separate written notice given by the landlord to the tenant within five business days of receipt of the rent, and if so included, nothing herein shall be construed by a court of law or otherwise as requiring such landlord to give the tenant subsequent written notice. Unless the landlord has given such notice in a termination notice in accordance with § 55-225.43, the landlord shall continue to give a separate written notice to the tenant within five business days of receipt of the rent that the landlord continues to accept the rent with reservation in accordance with this section until such time as the violation alleged in the termination notice has been remedied or the matter has been adjudicated in a court of competent jurisdiction. If the dwelling unit is a public housing unit or other housing unit subject to regulation by the Department of Housing and Urban Development, the landlord shall be deemed to have accepted rent with reservation pursuant to this subsection if the landlord gives the tenant the written notice required herein for the portion of the rent paid by the tenant nothing herein shall be construed to require that written notice be given to any public agency paying a portion of the rent under the rental agreement.

B. Subsequent to the entry of an order of possession by a court of competent jurisdiction but prior to eviction pursuant to § 55-225.41, the landlord may accept all amounts owed to the landlord by the tenant, including full payment of any money judgment, award of attorney fees, and court costs, and all subsequent rents that may be paid prior to eviction, and proceed with eviction, provided that the landlord has given the tenant written notice that any such payment would be accepted with reservation and would not constitute a waiver of the landlord's right to evict the tenant from the dwelling unit. However, if a landlord enters into a new written rental agreement with the tenant prior to eviction, an order of possession obtained prior to the entry of such new rental agreement is not enforceable. Such notice shall be given in a separate written notice given by the landlord within five business days of receipt of payment of such money judgment, attorney fees and court costs, and all subsequent rents that may be paid prior to eviction. If the dwelling unit is a public housing unit or other housing unit subject to regulation by the Department of Housing and Urban Development, the landlord shall be deemed to have accepted rent with reservation pursuant to this subsection if the landlord gives the tenant the written notice required herein for the portion of the rent paid by the tenant. Writs of possession in cases of unlawful entry and detainer are otherwise subject to § 8.01-471.

C. However, the tenant may pay or present to the court a redemption tender for payment of all rent due and owing as of the return date, including late charges, attorney fees, and court costs, at or before the first return date on an action for unlawful detainer. For purposes of this section, "redemption tender" means a written commitment to pay all rent due and owing as of the return date, including late charges, attorney fees, and court costs, by a local government or nonprofit entity within 10 days of said return date.

D. C. If the tenant presents a redemption tender to the court at the return date, the court shall continue the action for unlawful detainer for 10 days following the return date for payment to the landlord of all rent due and owing as of the return date, including late charges, attorney fees, and court

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59 costs and dismissal of the action upon such payment. Should the landlord not receive full payment of all
60 rent due and owing as of the return date, including late charges, attorney fees, and court costs, within 10
61 days of the return date, the court shall, without further evidence, grant to the landlord judgment for all
62 amounts due and immediate possession of the premises.

63 ~~E. D.~~ In cases of unlawful detainer, a tenant may pay the landlord or his attorney or pay into court
64 all (i) rent due and owing as of the court date as contracted for in the rental agreement, (ii) other
65 charges and fees as contracted for in the rental agreement, (iii) late charges contracted for in the rental
66 agreement, (iv) reasonable attorney fees as contracted for in the rental agreement or as provided by law,
67 and (v) costs of the proceeding as provided by law, at which time the unlawful detainer proceeding shall
68 be dismissed. A tenant may invoke the rights granted in this section no more than one time during any
69 12-month period of continuous residency in the dwelling unit, regardless of the term of the rental
70 agreement or any renewal term thereof.

71 **§ 55-248.34:1. Landlord's acceptance of rent with reservation.**

72 A. ~~Provided the landlord has given written notice to the tenant that the rent will be accepted with~~
73 ~~reservation, the~~ The landlord may accept full or partial payment of all rent and receive an order of
74 possession from a court of competent jurisdiction pursuant to an unlawful detainer action filed under
75 Article 13 (§ 8.01-124 et seq.) of Chapter 3 of Title 8.01 and proceed with eviction under § 55-248.38:2,
76 *provided that the landlord has stated in a written notice to the tenant that any and all amounts owed to*
77 *the landlord by the tenant, including payment of any rent, damages, money judgment, award of attorney*
78 *fees, and court costs, would be accepted with reservation and would not constitute a waiver of the*
79 *landlord's right to evict the tenant from the dwelling unit.* Such notice shall be included in a written
80 termination notice given by the landlord to the tenant in accordance with § 55-248.34 ~~or in a separate~~
81 ~~written notice given by the landlord to the tenant within five business days of receipt of the rent. Unless~~
82 ~~the landlord has given such notice in a termination notice in accordance with § 55-248.31, the landlord~~
83 ~~shall continue to give a separate written notice to the tenant within five business days of receipt of the~~
84 ~~rent that the landlord continues to accept the rent with reservation in accordance with this section until~~
85 ~~such time as the violation alleged in the termination notice has been remedied or the matter has been~~
86 ~~adjudicated in a court of competent jurisdiction 55-248.6, and if so included, nothing herein shall be~~
87 ~~construed by a court of law or otherwise as requiring such landlord to give the tenant subsequent~~
88 ~~written notice.~~ If the dwelling unit is a public housing unit or other housing unit subject to regulation by
89 the Department of Housing and Urban Development, the landlord shall be deemed to have accepted rent
90 with reservation pursuant to this subsection if the landlord gives the tenant the written notice required
91 herein for the portion of the rent paid by the tenant *nothing herein shall be construed to require that*
92 *written notice be given to any public agency paying a portion of the rent under the rental agreement.*

93 B. Subsequent to the entry of an order of possession by a court of competent jurisdiction but prior to
94 eviction pursuant to § 55-248.38:2, the landlord may accept all amounts owed to the landlord by the
95 tenant, including full payment of any money judgment, award of attorney fees and court costs, and all
96 subsequent rents that may be paid prior to eviction, and proceed with eviction provided that the landlord
97 has given the tenant written notice that any such payment would be accepted with reservation and would
98 not constitute a waiver of the landlord's right to evict the tenant from the dwelling unit. However, if a
99 landlord enters into a new written rental agreement with the tenant prior to eviction, an order of
100 possession obtained prior to the entry of such new rental agreement is not enforceable. Such notice shall
101 be given in a separate written notice given by the landlord within five business days of receipt of
102 payment of such money judgment, attorney fees and court costs, and all subsequent rents that may be
103 paid prior to eviction. If the dwelling unit is a public housing unit or other housing unit subject to
104 regulation by the Department of Housing and Urban Development, the landlord shall be deemed to have
105 accepted rent with reservation pursuant to this subsection if the landlord gives the tenant the written
106 notice required herein for the portion of the rent paid by the tenant. Writs of possession in cases of
107 unlawful entry and detainer are otherwise subject to § 8.01-471.

108 C. However, the tenant may pay or present to the court a redemption tender for payment of all rent
109 due and owing as of the return date, including late charges, attorney fees and court costs, at or before
110 the first return date on an action for unlawful detainer. For purposes of this section, "redemption tender"
111 means a written commitment to pay all rent due and owing as of the return date, including late charges,
112 attorney fees, and court costs, by a local government or nonprofit entity within 10 days of said return
113 date.

114 D. C. If the tenant presents a redemption tender to the court at the return date, the court shall
115 continue the action for unlawful detainer for 10 days following the return date for payment to the
116 landlord of all rent due and owing as of the return date, including late charges, attorney fees, and court
117 costs and dismissal of the action upon such payment. Should the landlord not receive full payment of all
118 rent due and owing as of the return date, including late charges, attorney fees, and court costs, within 10
119 days of the return date, the court shall, without further evidence, grant to the landlord judgment for all
120 amounts due and immediate possession of the premises.

121 ~~E.~~ *D.* In cases of unlawful detainer, a tenant may pay the landlord or his attorney or pay into court
122 all (i) rent due and owing as of the court date as contracted for in the rental agreement, (ii) other
123 charges and fees as contracted for in the rental agreement, (iii) late charges contracted for in the rental
124 agreement, (iv) reasonable attorney fees as contracted for in the rental agreement or as provided by law,
125 and (v) costs of the proceeding as provided by law, at which time the unlawful detainer proceeding shall
126 be dismissed. A tenant may invoke the rights granted in this section no more than one time during any
127 12-month period of continuous residency in the dwelling unit, regardless of the term of the rental
128 agreement or any renewal term thereof.