

VIRGINIA ACTS OF ASSEMBLY -- 1994 SESSION

CHAPTER 627

An Act to amend and reenact § 15.1-295 of the Code of Virginia, relating to liens against real property.

[H 131]

Approved April 10, 1994

Be it enacted by the General Assembly of Virginia:

1. That § 15.1-295 of the Code of Virginia is amended and reenacted as follows:

§ 15.1-295. Lien for water and sewer charges and taxes imposed by certain counties.

The governing body of any county adjoining a city lying wholly within the Commonwealth and which has a population of more than 75,000 and any county having a density of population of more than 600 per square mile and of Botetourt, Gloucester, Hanover, *Rockingham*, Spotsylvania, and York Counties may by ordinance provide that taxes or charges hereafter made, imposed or incurred for water or sewers or use thereof in such county shall be a lien on the real estate served by such waterline or sewer. *Where residential rental real estate is involved, no lien shall attach (i) unless the user of the water or sewer services is also the owner of the real estate, or (ii) unless the owner of the real estate negotiated or executed the agreement by which such water or sewer services were provided to the property.*