

## 1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to amend and reenact § 55-79.74:1 of the Code of Virginia, relating to Condominium Act;*  
3 *release of names and addresses of unit owners.*

4 [H 592]

5 Approved

6 **Be it enacted by the General Assembly of Virginia:**7 **1. That § 55-79.74:1 of the Code of Virginia is amended and reenacted as follows:**

8 § 55-79.74:1. Books, minutes and records; inspection.

9 A. The declarant, the managing agent, the unit owners' association, or the person specified in the  
10 bylaws of the association shall keep detailed records of the receipts and expenditures affecting the  
11 operation and administration of the condominium and specifying the maintenance and repair expenses of  
12 the common elements and any other expenses incurred by or on behalf of the association. All such  
13 records, minutes of the meetings of the unit owners' association and the executive organ, and any other  
14 records pertaining to the condominium, *including the names and addresses of the unit owners*, shall be  
15 available for examination by all the unit owners and contract purchasers of a unit in the condominium at  
16 convenient hours on working days that shall be set and announced for general knowledge. Subject to the  
17 provisions of subsections B and C of this section, upon request, any unit owner shall be provided a copy  
18 of such records and minutes. All financial books and records shall be kept in accordance with generally  
19 accepted accounting practices.

20 B. Books and records kept by or on behalf of a unit owners' association may be withheld from  
21 examination or copying by unit owners and contract purchasers to the extent that the records concern:

- 22 1. Personnel matters or a person's medical records;  
23 2. Communications with legal counsel or attorney work product;  
24 3. Transactions currently in negotiation and agreements containing confidentiality requirements;  
25 4. Pending litigation;  
26 5. Pending matters involving formal proceedings for enforcement of the association documents or  
27 rules and regulations promulgated pursuant thereto;  
28 6. Disclosure of information in violation of law; or  
29 7. Meeting minutes or other records of an executive session of the executive organ held pursuant to  
30 subsection B of § 55-79.75.

31 C. The unit owners' association may impose and collect a charge, reflecting the actual costs of  
32 materials and labor, prior to providing copies of any books and records.

ENROLLED

HB592ER