

1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to amend and reenact § 15.1-37.3:13 of the Code of Virginia, relating to liens against real*
3 *estate.*

4
5 Approved

[S 464]

6 **Be it enacted by the General Assembly of Virginia:**

7 **1. That § 15.1-37.3:13 of the Code of Virginia is amended and reenacted as follows:**

8 § 15.1-37.3:13. Liens against real estate.

9 Notwithstanding any provision contained in this title to the contrary, wherever this title provides for
10 or authorizes a lien upon real estate for a local assessment, fee, rent or charge (other than real estate
11 taxes) not paid when due, such lien shall not bind or affect a subsequent bona fide purchaser of the real
12 estate for valuable consideration without actual notice of the lien unless, at the time of the transfer of
13 record of the real estate to the purchaser, a statement containing the name of the record owner of the
14 real estate and the amount of such unpaid assessments, fees, rents or charges is entered in the judgment
15 lien book in the clerk's office where deeds are recorded *or is contained in records maintained by the*
16 *local treasurer for real estate tax liens pursuant to § 58.1-3930* with respect to the real estate against
17 which the lien is asserted. Any such lien binding on the owner of the real estate at the time of sale or
18 other disposition shall be paid from the sale or other proceeds as real estate taxes assessed thereon are
19 required to be paid. The clerk shall cause such statement to be entered and properly indexed against the
20 record owner of the real estate, for which the clerk shall be entitled to a fee of two dollars per entry (or
21 such other fee as may be specifically provided for such purpose in this title) to be paid by the county,
22 municipality or other political subdivision asserting the lien and to be added to the amount of the lien. If
23 the amount of such lien and all accrued interest due thereon are paid in full, the county, municipality or
24 other political subdivision asserting the lien shall deliver a certificate evidencing such payment to the
25 person paying the same, and, upon presentation of such certificate, the clerk having record of the lien
26 shall mark the entry of such lien satisfied, for which he shall be entitled to a fee of one dollar (or such
27 other fee as may be specifically provided for such purpose in this title).

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