

VIRGINIA ACTS OF ASSEMBLY -- 1998 SESSION

CHAPTER 452

An Act to amend and reenact § 55-246.1 of the Code of Virginia, relating to who may recover rent or possession.

[S 385]

Approved April 14, 1998

Be it enacted by the General Assembly of Virginia:

1. That § 55-246.1 of the Code of Virginia is amended and reenacted as follows:

§ 55-246.1. Who may recover rent or possession.

Notwithstanding any rule of court to the contrary, any person licensed under *the provisions of* § 54.1-2106.1 or resident manager employed by such person, partnership, association or corporation may obtain a judgment (i) for possession in the general district court for the county or city wherein the premises, or part thereof, is situated or (ii) for rent or damages in any general district court where venue is proper under § 8.01-259, against any defendant who fails to appear in person or by counsel and is in default if the person seeking such judgment had a contractual agreement with the landlord to manage the premises for which rent or possession is due.

2. That an emergency exists and this act is in force from its passage.