

1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to amend and reenact § 6.1-2.20 of the Code of Virginia, relating to Consumer Real Estate*
3 *Settlement Protection Act; party to the real estate transaction.*

4 [S 684]

5 Approved

6 **Be it enacted by the General Assembly of Virginia:**7 **1. That § 6.1-2.20 of the Code of Virginia is amended and reenacted as follows:**

8 § 6.1-2.20. Definitions.

9 "Escrow" means written instruments, money or other items deposited by one party with a settlement
10 agent for delivery to another party upon the performance of a specified condition or the happening of a
11 certain event.

12 "Escrow, closing or settlement services" means the administrative and clerical services required to
13 carry out the terms of contracts affecting real estate. These services include, but are not limited to,
14 placing orders for title insurance, receiving and issuing receipts for money received from the parties,
15 ordering loan checks and payoffs, ordering surveys and inspections, preparing settlement statements,
16 determining that all closing documents conform to the parties' contract requirements, setting the closing
17 appointment, following up with the parties to ensure that the transaction progresses to closing,
18 ascertaining that the lenders' instructions have been satisfied, conducting a closing conference at which
19 the documents are executed, receiving and disbursing funds, completing form documents and instruments
20 selected by and in accordance with instructions of the parties to the transaction, handling or arranging
21 for the recording of documents, sending recorded documents to the lender, sending the recorded deed
22 and the title policy to the buyer, and reporting federal income tax information for the real estate sale to
23 the Internal Revenue Service.

24 "Licensing authority" shall mean the (i) State Corporation Commission acting pursuant to this
25 chapter, Title 6.1 or Title 38.2; (ii) the Virginia State Bar acting pursuant to this chapter or Chapter 39
26 (§ 54.1-3900 et seq.) of Title 54.1; or (iii) the Virginia Real Estate Board acting pursuant to this chapter
27 or Chapter 21 (§ 54.1-2100 et seq.) of Title 54.1.

28 "Party to the real estate transaction" means *with respect to that real estate transaction*, a lender,
29 seller, purchaser or borrower, *and with respect to a corporate purchaser, any entity which is a*
30 *subsidiary of or under common ownership with that corporate purchaser.*

31 "Person" means a natural person, partnership, association, cooperative, corporation, limited liability
32 company, trust or other legal entity.

33 "Settlement agent" means a person other than a party to the real estate transaction who provides any
34 escrow, closing or settlement service in connection with a transaction related to real estate in this
35 Commonwealth.

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