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HOUSE BILL NO. 2093

Offered January 14, 2015

Prefiled January 14, 2015

A BILL to amend and reenact § 55-248.13:1 of the Code of Virginia, relating to the Virginia Residential Landlord and Tenant Act; door locks.

Patron—Keam

Referred to Committee on General Laws

Be it enacted by the General Assembly of Virginia:**1. That § 55-248.13:1 of the Code of Virginia is amended and reenacted as follows:****§ 55-248.13:1. Landlord to provide locks and peepholes.**

The governing body of any county, city or town may require by ordinance that any landlord who rents five or more dwelling units in any one building shall install:

1. Dead-bolt locks ~~which~~ *that* meet the requirements of the Uniform Statewide Building Code (§ 36-97 et seq.) for new multi-family construction and peepholes in any exterior swinging entrance door to any such unit; however, any door having a glass panel shall not require a peephole.

2. *New locks, or rekey existing locks, in any exterior swinging entrance door to any such unit when there is a change in tenancy in such unit.*

3. Manufacturer's locks ~~which~~ *that* meet the requirements of the Uniform Statewide Building Code and removable metal pins or charlie bars in accordance with the Uniform Statewide Building Code on exterior sliding glass doors located in a building at any level or levels designated in the ordinance.

~~3.~~ 4. Locking devices ~~which~~ *that* meet the requirements of the Uniform Statewide Building Code on all exterior windows.

Any ordinance adopted pursuant to this section shall further provide that any landlord subject to the ordinance shall have a reasonable time as determined by the governing body in which to comply with the requirements of the ordinance.

INTRODUCED

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