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SENATE BILL NO. 1123

Offered January 11, 2017

Prefiled January 9, 2017

A BILL to amend and reenact § 55-248.42:1 of the Code of Virginia and to amend the Code of Virginia by adding a section numbered 55-248.42:2, relating to the Manufactured Home Lot Rental Act; renewal of lease.

Patron—McPike

Referred to Committee on General Laws and Technology

Be it enacted by the General Assembly of Virginia:

1. That § 55-248.42:1 of the Code of Virginia is amended and reenacted and that the Code of Virginia is amended by adding a section numbered 55-248.42:2 as follows:

§ 55-248.42:1. Term of rental agreement; renewal; security deposits.

A. A park owner shall offer all current and prospective year-round residents a rental agreement with a rental period of not less than one year. Such offer shall contain the same terms and conditions as are offered with shorter term leases, except that rental discounts may be offered by a park owner to residents who enter into a rental agreement for a period of not less than one year.

B. ~~Upon~~ Except as provided in § 55-248.42:2, upon the expiration of a rental agreement, such agreement shall be automatically renewed for a term of one year with the same terms unless the park operator provides written notice to the tenant of any change in the terms of the agreement at least ~~sixty~~ 60 days prior to the termination date. In the event of an automatic renewal of a rental agreement involving a year-round resident, the security deposit initially furnished by the tenant shall not be increased by the park owner nor shall an additional security deposit be required.

C. Except as limited by subsection B of this section, the provisions of § 55-248.15:1 shall govern the terms and conditions of security deposits for rental agreements under this chapter.

§ 55-248.42:2. Notice of uncorrected violations; automatic renewal provision not applicable.

A. The park operator shall provide written notification to each year-round resident whose rental agreement is subject to the automatic renewal provision of any violations that have been cited by the locality involving the failure of the park operator to comply with the obligation imposed by § 55-248.43 at least 60 days before the termination date. The notice provided shall include estimated dates of completion of corrective work. If the violations cited by the locality have not been corrected within 30 days of the termination date, the automatic renewal provision of 55-248.42:1 shall not be applicable.

INTRODUCED

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