

## 1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to amend and reenact § 55-508 of the Code of Virginia, relating to the Virginia Property*  
3 *Owners' Association Act; applicability.*

4 [H 1533]

5 Approved

6 **Be it enacted by the General Assembly of Virginia:**7 **1. That § 55-508 of the Code of Virginia is amended and reenacted as follows:**8 **§ 55-508. Applicability.**

9 A. This chapter shall apply to developments subject to a declaration, as defined herein, initially  
10 recorded after January 1, 1959, associations incorporated or otherwise organized after such date, and all  
11 subdivisions created under the former Subdivided Land Sales Act (§ 55-336 et seq.). For the purposes of  
12 this chapter, as used in the former Subdivided Land Sales Act, the terms:

13 "Covenants," "deed restrictions," or "other recorded instruments" for the management, regulation and  
14 control of a development shall be deemed to correspond with the term "declaration";

15 "Developer" shall be deemed to correspond with the term "declarant";

16 "Lot" shall be deemed to correspond with the term "lot"; and

17 "Subdivision" shall be deemed to correspond with the term "development."

18 B. This chapter shall be deemed to supersede the former Subdivided Land Sales Act (§ 55-336 et  
19 seq.), and no development shall be established under the latter on or after July 1, 1998.

20 This chapter shall not be construed to affect the validity of any provision of any declaration recorded  
21 prior to July 1, 1998; *provided, however, that this chapter shall be applicable to any development*  
22 *established prior to the enactment of the former Subdivided Land Sales Act (§ 55-336 et seq.) (i) located*  
23 *in a county with an urban county executive form of government, (ii) containing 500 or more lots, (iii)*  
24 *each lot of which is located within the boundaries of a watershed improvement district established*  
25 *pursuant to Article 3 (§ 10.1-614 et seq.) of Chapter 6 of Title 10.1, and (iv) each lot of which is*  
26 *subject to substantially similar deed restrictions, which shall be considered a declaration under this*  
27 *chapter.*

28 *In addition, any development established prior to the enactment of the former Subdivided Land Sales*  
29 *Act (§ 55-336 et seq.) may specifically provide for the applicability of the provisions of this chapter.*

30 C. This chapter shall not be construed to affect the validity of any provision of any prior declaration;  
31 however, to the extent the declaration is silent, the provisions of this chapter shall apply. If any one lot  
32 in a development is subject to the provisions of this chapter, all lots in the development shall be subject  
33 to the provisions of this chapter notwithstanding the fact that such lots would otherwise be excluded  
34 from the provisions of this chapter. Notwithstanding any provisions of this chapter, a declaration may  
35 specifically provide for the applicability of the provisions of this chapter. The granting of rights in this  
36 chapter shall not be construed to imply that such rights did not exist with respect to any development  
37 created in the Commonwealth before July 1, 1989.

38 ~~B.~~ D. This chapter shall not apply to the (i) provisions of documents of, (ii) operations of any  
39 association governing, or (iii) relationship of a member to any association governing condominiums  
40 created pursuant to the Condominium Act (§ 55-79.39 et seq.), cooperatives created pursuant to the  
41 Virginia Real Estate Cooperative Act (§ 55-424 et seq.), time-shares created pursuant to the Virginia  
42 Real Estate Time-Share Act (§ 55-360 et seq.), or membership campgrounds created pursuant to the  
43 Virginia Membership Camping Act (§ 59.1-311 et seq.). This chapter shall not apply to any nonstock,  
44 nonprofit, taxable corporation with nonmandatory membership which, as its primary function, makes  
45 available golf, ski and other recreational facilities both to its members and the general public.

ENROLLED

HB1533ER