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HOUSE BILL NO. 1660

Offered January 9, 2019

Prefiled December 1, 2018

A BILL to amend and reenact §§ 55-225.24 and 55-248.7:2 of the Code of Virginia, relating to landlord and tenant; landlord may obtain certain insurance for tenant; notice.

Patrons—Delaney, Convirs-Fowler, Keam, Lopez, McQuinn and Murphy; Senator: Marsden

Referred to Committee on General Laws

Be it enacted by the General Assembly of Virginia:

**1. That §§ 55-225.24 and 55-248.7:2 of the Code of Virginia are amended and reenacted as follows:
§ 55-225.24. Landlord may obtain certain insurance for tenant.**

A. ~~Damage Insurance.~~ A landlord may require as a condition of tenancy that a tenant have commercial insurance coverage as specified in the rental agreement to secure the performance by the tenant of the terms and conditions of the rental agreement and pay for the cost of premiums for such insurance coverage obtained by the landlord, generally known as "damage insurance." As provided in § 55-225.02, such payments shall not be deemed a security deposit, but shall be rent. However, the landlord shall not require a tenant to pay both security deposits and the cost of damage insurance premiums, if the total amount of any security deposits and damage insurance premiums exceeds the amount of two months' periodic rent. The landlord shall notify a tenant in writing that the tenant has the right to obtain a separate policy from the landlord's policy for damage insurance. If a tenant elects to obtain a separate policy, the tenant shall submit to the landlord written proof of such coverage and shall maintain such coverage at all times during the term of the rental agreement. ~~Where a landlord obtains damage insurance coverage on behalf of a tenant, the insurance policy shall provide coverage for the tenant as an insured. The landlord shall recover from the tenant the actual costs of such insurance coverage and may recover administrative or other fees associated with administration of a damage insurance policy, including a tenant opting out of the insurance coverage provided by the landlord pursuant to this subsection. If a landlord obtains damage insurance for his tenants, the landlord shall provide to each tenant, prior to execution of the rental agreement, a summary of the insurance policy or certificate evidencing the coverage being provided and upon request of the tenant make available a copy of the insurance policy.~~

B. ~~Renter's Insurance.~~ *Where a landlord obtains damage insurance coverage on behalf of a tenant, the insurance policy shall provide coverage for the tenant as an insured. The landlord shall recover from the tenant the actual costs of such insurance coverage and may recover administrative or other fees associated with administration of a damage insurance policy, including a tenant opting out of the insurance coverage provided by the landlord pursuant to this subsection. If a landlord obtains damage insurance for his tenants, the landlord shall provide to each tenant, prior to execution of the rental agreement, a summary of the insurance policy or certificate evidencing the coverage being provided and upon request of the tenant make available a copy of the insurance policy. The landlord shall also provide a notice to the tenant that, in case of damage to the property, (i) the landlord is not responsible for the tenant's personal property, (ii) the damage insurance purchased by the landlord covers only the structure and not the tenant's personal property, and (iii) if the tenant wishes to protect his personal property, he should obtain renter's insurance. If the lessee requests translation of the notice from the English language to another language, the landlord shall assist the lessee in obtaining a translator or refer the lessee to an electronic translation service. The landlord shall not charge a fee for such assistance or referral. In doing so, the landlord shall not be deemed to have breached any of his obligations under this chapter or otherwise become liable for any inaccuracies in the translation.*

C. A landlord may require as a condition of tenancy that a tenant have renter's insurance as specified in the rental agreement that is a combination multi-peril policy containing fire, miscellaneous property, and personal liability coverage insuring personal property located in residential units not occupied by the owner. A landlord may require a tenant to pay for the cost of premiums for such insurance obtained by the landlord, to provide such coverage for the tenant as part of rent or as otherwise provided herein. As provided in § 55-225.02, such payments shall not be deemed a security deposit, but shall be rent. If the landlord requires that such premiums be paid prior to the commencement of the tenancy, the total amount of all security deposits and insurance premiums for damage insurance and renter's insurance shall not exceed the amount of two months' periodic rent. Otherwise, the landlord may add a monthly amount as additional rent to recover the costs of such insurance coverage. The landlord shall notify a tenant in writing that the tenant has the right to obtain a separate policy from the landlord's policy for

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59 renter's insurance. If a tenant elects to obtain a separate policy, the tenant shall submit to the landlord
60 written proof of such coverage and shall maintain such coverage at all times during the term of the
61 rental agreement. If a tenant allows his renter's insurance policy required by the rental agreement to
62 lapse for any reason, the landlord may provide any landlord's renter's insurance coverage to such tenant.
63 The tenant shall be obligated to pay for the cost of premiums for such insurance as rent or as otherwise
64 provided herein until the tenant has provided written documentation to the landlord showing that the
65 tenant has reinstated his own renter's insurance coverage.

66 ~~C. D.~~ Where a landlord obtains renter's insurance coverage on behalf of a tenant, the insurance
67 policy shall provide coverage for the tenant as an insured. The landlord shall recover from the tenant the
68 actual costs of such insurance coverage and may recover administrative or other fees associated with the
69 administration of a renter's insurance program, including a tenant opting out of the insurance coverage
70 provided to the tenant pursuant to this subsection. If a landlord obtains renter's insurance for his tenants,
71 the landlord shall provide to each tenant, prior to execution of the rental agreement, a summary of the
72 insurance policy prepared by the insurer or certificate evidencing the coverage being provided and upon
73 request of the tenant make available a copy of the insurance policy.

74 ~~D. E.~~ Nothing in this section shall be construed to prohibit the landlord from recovering from the
75 tenant as part of the rent, the tenant's prorated share of the actual costs of other insurance coverages
76 provided by the landlord relative to the premises, or the tenant's prorated share of a self-insurance
77 program held in an escrow account by the landlord, including the landlord's administrative or other fees
78 associated with the administration of such coverages. The landlord may apply such funds held in escrow
79 to pay claims pursuant to the landlord's self-insurance plan.

80 **§ 55-248.7:2. Landlord may obtain certain insurance for tenant.**

81 A. ~~Damage Insurance.~~ A landlord may require as a condition of tenancy that a tenant have
82 commercial insurance coverage as specified in the rental agreement to secure the performance by the
83 tenant of the terms and conditions of the rental agreement and pay for the cost of premiums for such
84 insurance coverage obtained by the landlord, generally known as "damage insurance." As provided in §
85 55-248.4, such payments shall not be deemed a security deposit, but shall be rent. However, as provided
86 in § 55-248.9, the landlord cannot require a tenant to pay both security deposits and the cost of damage
87 insurance premiums, if the total amount of any security deposits and damage insurance premiums
88 exceeds the amount of two months' periodic rent. The landlord shall notify a tenant in writing that the
89 tenant has the right to obtain a separate policy from the landlord's policy for damage insurance. If a
90 tenant elects to obtain a separate policy, the tenant shall submit to the landlord written proof of such
91 coverage and shall maintain such coverage at all times during the term of the rental agreement. ~~Where a~~
92 ~~landlord obtains damage insurance coverage on behalf of a tenant, the insurance policy shall provide~~
93 ~~coverage for the tenant as an insured. The landlord shall recover from the tenant the actual costs of such~~
94 ~~insurance coverage and may recover administrative or other fees associated with administration of a~~
95 ~~damage insurance policy, including a tenant opting out of the insurance coverage provided by the~~
96 ~~landlord pursuant to this subsection. If a landlord obtains damage insurance for his tenants, the landlord~~
97 ~~shall provide to each tenant, prior to execution of the rental agreement, a summary of the insurance~~
98 ~~policy or certificate evidencing the coverage being provided and upon request of the tenant make~~
99 ~~available a copy of the insurance policy.~~

100 B. ~~Renter's Insurance.~~ *Where a landlord obtains damage insurance coverage on behalf of a tenant,*
101 *the insurance policy shall provide coverage for the tenant as an insured. The landlord shall recover*
102 *from the tenant the actual costs of such insurance coverage and may recover administrative or other*
103 *fees associated with administration of a damage insurance policy, including a tenant opting out of the*
104 *insurance coverage provided by the landlord pursuant to this subsection. If a landlord obtains damage*
105 *insurance for his tenants, the landlord shall provide to each tenant, prior to execution of the rental*
106 *agreement, a summary of the insurance policy or certificate evidencing the coverage being provided and*
107 *upon request of the tenant make available a copy of the insurance policy. The landlord shall also*
108 *provide a notice to the tenant that, in case of damage to the property, (i) the landlord is not responsible*
109 *for the tenant's personal property, (ii) the damage insurance purchased by the landlord covers only the*
110 *structure and not the tenant's personal property, and (iii) if the tenant wishes to protect his personal*
111 *property, he should obtain renter's insurance. If the lessee requests translation of the notice from the*
112 *English language to another language, the landlord shall assist the lessee in obtaining a translator or*
113 *refer the lessee to an electronic translation service. The landlord shall not charge a fee for such*
114 *assistance or referral. In doing so, the landlord shall not be deemed to have breached any of his*
115 *obligations under this chapter or otherwise become liable for any inaccuracies in the translation.*

116 C. A landlord may require as a condition of tenancy that a tenant have renter's insurance as specified
117 in the rental agreement that is a combination multi-peril policy containing fire, miscellaneous property,
118 and personal liability coverage insuring personal property located in residential units not occupied by the
119 owner. A landlord may require a tenant to pay for the cost of premiums for such insurance obtained by
120 the landlord, to provide such coverage for the tenant as part of rent or as otherwise provided herein. As

provided in § 55-248.4, such payments shall not be deemed a security deposit, but shall be rent. If the landlord requires that such premiums be paid prior to the commencement of the tenancy, the total amount of all security deposits and insurance premiums for damage insurance and renter's insurance shall not exceed the amount of two months' periodic rent. Otherwise, the landlord may add a monthly amount as additional rent to recover the costs of such insurance coverage. The landlord shall notify a tenant in writing that the tenant has the right to obtain a separate policy from the landlord's policy for renter's insurance. If a tenant elects to obtain a separate policy, the tenant shall submit to the landlord written proof of such coverage and shall maintain such coverage at all times during the term of the rental agreement. If a tenant allows his renter's insurance policy required by the rental agreement to lapse for any reason, the landlord may provide any landlord's renter's insurance coverage to such tenant. The tenant shall be obligated to pay for the cost of premiums for such insurance as rent or as otherwise provided herein until the tenant has provided written documentation to the landlord showing that the tenant has reinstated his own renter's insurance coverage.

C. D. Where a landlord obtains renter's insurance coverage on behalf of a tenant, the insurance policy shall provide coverage for the tenant as an insured. The landlord shall recover from the tenant the actual costs of such insurance coverage and may recover administrative or other fees associated with the administration of a renter's insurance program, including a tenant opting out of the insurance coverage provided to the tenant pursuant to this subsection. If a landlord obtains renter's insurance for his tenants, the landlord shall provide to each tenant, prior to execution of the rental agreement, a summary of the insurance policy prepared by the insurer or certificate evidencing the coverage being provided and upon request of the tenant make available a copy of the insurance policy.

D. E. Nothing in this section shall be construed to prohibit the landlord from recovering from the tenant as part of the rent, the tenant's prorated share of the actual costs of other insurance coverages provided by the landlord relative to the premises, or the tenant's prorated share of a self-insurance program held in an escrow account by the landlord, including the landlord's administrative or other fees associated with the administration of such coverages. The landlord may apply such funds held in escrow to pay claims pursuant to the landlord's self-insurance plan.