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HOUSE BILL NO. 2812

Offered January 24, 2019

A *BILL to amend the Code of Virginia by adding a section numbered 55-248.7:01, relating to Virginia Residential Landlord and Tenant Act; disclosure of landlord and tenant remedies.*

Patron—Guzman

Unanimous consent to introduce

Referred to Committee on General Laws

Be it enacted by the General Assembly of Virginia:**1. That the Code of Virginia is amended by adding a section numbered 55-248.7:01 as follows:****§ 55-248.7:01. Required disclosure of landlord and tenant remedies.***A. As used in this section:**"Clear and conspicuous" means presented in a legible, readily noticeable format and written in plain language capable of being reasonably understood by a person of average intelligence.**"Readily noticeable" means a minimum of 10-point font.**B. The landlord or managing agent shall provide each tenant, on or before the date that the rental agreement is to commence, a clear and conspicuous written disclosure of the remedies afforded landlords and tenants under this chapter. The disclosure may be provided in electronic format unless the tenant indicates the inability to access the electronic format.**C. Notwithstanding any other provision of law, a tenant shall have the right to terminate without penalty a rental agreement for the failure of the landlord or managing agent to provide the full and complete disclosure required by this section.***2. That the Department of Housing and Community Development, with the assistance of the Office of the Attorney General, shall develop a model disclosure form for compliance with the provisions of the first enactment by November 30, 2019.**

INTRODUCED

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