

2020 SESSION

INTRODUCED

20104774D

SENATE BILL NO. 905

Offered January 8, 2020

A *BILL to amend the Code of Virginia by adding to Article 4 of Chapter 12 of Title 55.1 a section numbered 55.1-1244.1, relating to property; landlord and tenant; tenant's remedy by repair.*

Patrons—Stanley and McClellan

Referred to Committee on General Laws and Technology

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding to Article 4 of Chapter 12 of Title 55.1 a section numbered 55.1-1244.1 as follows:

§ 55.1-1244.1. Tenant's remedy by repair.

Notwithstanding any provision of §§ 55.1-1234, 55.1-1239, 55.1-1240, 55.1-1243, and 55.1-1244, if there is a violation by the landlord of the landlord's duty to maintain fit and habitable premises pursuant to § 55.1-1220, the tenant may have the condition repaired or remedied by a third party. In such a case, provided that the tenant has given the landlord documentation of the repair by a third party and an itemized bill reflecting the actual and reasonable costs of the repair, the tenant may deduct such costs from subsequent periodic rent payments until they are recuperated.

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SB905