

2023 SESSION

INTRODUCED

23103657D

HOUSE BILL NO. 1845

Offered January 11, 2023

Prefiled January 10, 2023

A BILL to amend the Code of Virginia by adding a section numbered 55.1-1245.1, relating to Virginia Residential Landlord and Tenant Act; noncompliance with rental agreement; children and elderly tenants; local department of social services.

Patrons—Taylor and Kory

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 55.1-1245.1 as follows:

§ 55.1-1245.1. *Noncompliance with rental agreement; children and elderly tenants; local department of social services.*

Where a landlord serves written notice on a tenant of the landlord's intention to terminate the rental agreement of such tenant for noncompliance by the tenant with such rental agreement and an authorized occupant is (i) a dependent child younger than 18 years of age or (ii) a mentally or physically incapacitated elderly person, the landlord shall notify the tenant of the option to contact the local department of social services to determine if suitable housing assistance is available for such tenant. If a landlord has prevailed in a court proceeding pursuant to this Chapter and has obtained an order from a court, such landlord shall be responsible for notifying the local department of social services. The provisions of this section shall not apply if the dependent child is (a) attending college or boarding school, (b) emancipated pursuant to Article 15 (§ 16.1-331 et seq.) of Chapter 11 of Title 16.1, (c) a delinquent child as defined in § 16.2-228, or (d) a resident of an assisted living facility as defined in § 63.2-100.

INTRODUCED

HB1845