

2023 SESSION

INTRODUCED

23100646D

HOUSE BILL NO. 2082

Offered January 11, 2023

Prefiled January 10, 2023

A *BILL to amend the Code of Virginia by adding a section numbered 55.1-1209.1, relating to the Virginia Residential Landlord and Tenant Act; employees of the landlord; rental dwelling unit keys and electronic key codes.*

Patrons—Mundon King, Bagby, Clark, Adams, D.M., Carr, Glass, Guzman, Hayes, Kory, Krizek, Maldonado, McQuinn, Murphy, Price, Sewell, Shin, Simon, Ward and Williams Graves

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 55.1-1209.1 as follows:

§ 55.1-1209.1. *Employees of the landlord; rental dwelling unit keys and electronic key codes; policies and procedures.*

A. As used in this section, "key" means any physical or electronic mechanism used to gain access to a rental dwelling unit.

B. Any landlord who owns (i) more than four rental dwelling units in the Commonwealth or (ii) more than a 10 percent interest, either individually or through a business entity, in more than four rental dwelling units in the Commonwealth shall establish:

1. A policy requiring any applicant for employment in any position that will have access to keys for each rental dwelling unit to be subject to a pre-employment criminal history records check; and

2. Written policies and procedures regarding the (i) storage, issuance and return, and security of; (ii) access to; and (iii) if applicable, usage and deactivation of rental dwelling unit keys and electronic key codes.

C. The provisions of this section shall not apply to (i) a financial institution, as defined in § 6.2-100, or (ii) any person who is a real estate licensee pursuant to Chapter 21 (§ 54.1-2100 et seq.) of Title 54.1.

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