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## HOUSE BILL NO. 2082

House Amendments in [ ] - February 6, 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.

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Patron Prior to Engrossment—Delegate Mundon King

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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~~ 200 ] rental dwelling units [ that are attached to the same piece of real property ] 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.

ENGROSSED

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