

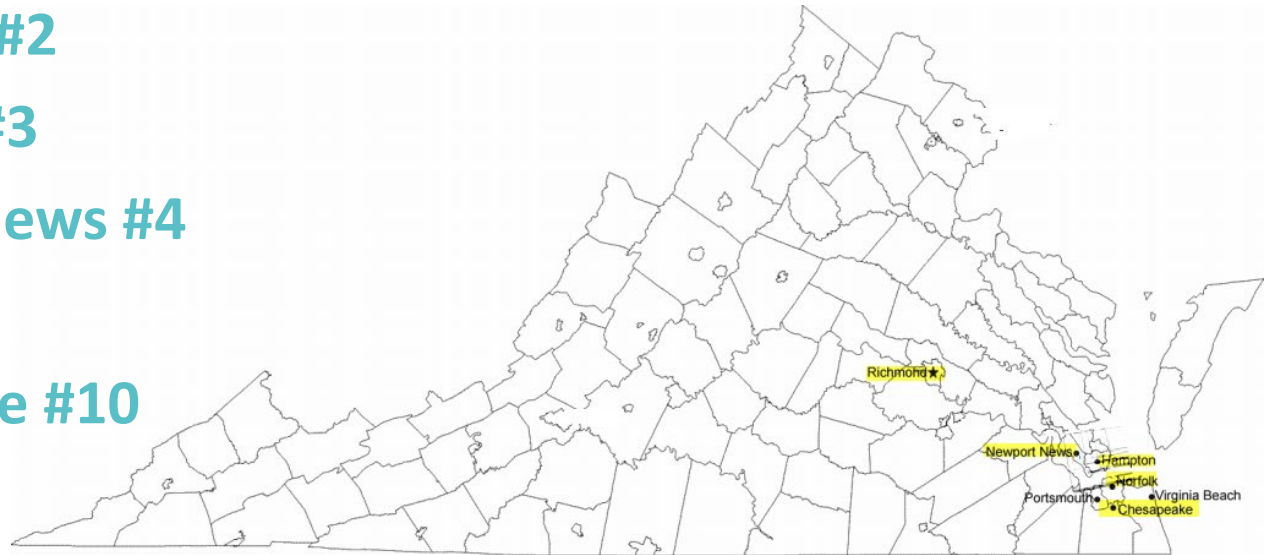


Virginia Rental Law Updates

Presented by: Catrina Paige

Why Change VA Rental Laws?

- In a Nationwide study, 5 cities in Virginia were ranked in the top 10 highest eviction rates.
 - Richmond #2
 - Hampton #3
 - Newport News #4
 - Norfolk #6
 - Chesapeake #10



Why Change VA Rental Laws?

- Pushed Virginia into the spotlight
- Fairer Balance
 - Tenants no longer left vulnerable
- Close the gap between the Virginia Landlord-Tenant Law and the Virginia Residential Landlord Tenant Act (VRLTA)



Effective July 1, 2019

Virginia 7 New Rental Laws

1. Written Leases Required

- No exemptions
- Specific lease will apply for noncompliant landlords.

2. One Case at a Time & Required Evidence

- Landlord can request lawsuit amendment.
- Landlord must submit evidence of proper termination notice.

Virginia 7 New Rental Laws

3. Pilot Eviction Diversion Program (EDP)

*Effective July 1, 2020

- Mandatory: Only available in Richmond, Petersburg, Hampton, and Danville.
- Tenant must meet criteria
- Court ordered payment plan of three 25% installment payments.

4. Tenant Attorney Fees in Poor Housing Condition Cases

- If tenant wins case, tenant attorney may get fees paid.
- Attorney must have won two types of cases involving poor housing conditions.

Virginia 7 New Rental Laws

5. Extended Right of Redemption

- Redemption (Pay and Stay)
- Redemption Tender
- 4th (NEW) chance to pay and stay.
 - After writ of eviction is entered
 - 2 business days before Sheriff scheduled eviction date
- Only allowed once in any 12 month period.

Virginia 7 New Rental Laws

6. Use Writ or Lose It

- Judgment of possession timeframe reduced to 6 months.
- Unexecuted writ of evictions are removed from tenant record.

7. Access to Appeal

- Tenant pays appeal bond for the amount of judgment within 10 days.
- Only pay ongoing rent as it becomes due.

Where to Find Help?

- Questions about the new laws and rights
 - On-line pro bono question & answer website – <https://Virginia.freelegalanswers.org>
 - Legal information – www.VaLegalAid.org
- Tenant Help
 - Civil legal aid programs – 866-LEGLAID
 - Eviction legal help line – 833-NOEVICT



Q & A

Thank You

Resources *for* RENTERS

For many people, renting a home makes more sense than buying! If you're one of those people, check out all the resources VHDA has available for renters by visiting vhda.com/RenterResources.

▶ **Renter Education:**

What are your rights and responsibilities as a renter? How do you find a place to rent? Whose problem is it if the sink drips? Can you get your security deposit back? Find the answers to these questions and more in VHDA's free eBook or online course:

▶ **Free eBook - How to Be a Successful Renter:**
Download it at vhda.com/RenterHandbook.

▶ **Free Online Course:**
Get started at vhda.com/RenterEd.

▶ **Finding a Place to Rent:
Virginia Housing Search**

VHDA sponsors a statewide housing search site where you can look for a rental home or apartment to fit your needs and budget. See maps, property photos and more. Advanced filtering makes it easy focus on properties that meet your specific requirements, such as accessibility or pet-friendly apartments. Start your search at VirginiaHousingSearch.com.



Learn more: vhda.com/Renters



Resources *for* RENTERS

For people with physical or sensory disabilities, an accessible living space is key to restoring and maintaining independence. Landlords are required by fair housing laws to permit modifications to apartments to make them barrier-free, but tenants usually bear the cost of these modifications, which can be substantial. Fortunately, VHDA has accessibility grants that can help with the cost.

► Rental Unit Accessibility Modification Program

Renters with disabilities earning 80% or less of the area median income (AMI) may qualify for a grant of up to \$6,000 to make their rental home more accessible. You can learn more at vhda.com/AccessibleRentalHousing.

► Granting Freedom

Virginia veterans and service members who sustained a line-of-duty injury resulting in a service-connected disability may qualify for a grant of up to \$6,000. Grant funds can be used to install grab bars, wheelchair ramps, or other modifications recommended by the Department of Veterans Affairs. Learn more at vhda.com/GrantingFreedom.



Learn more: vhda.com/Renters



RENTER RESOURCES

Free Renter Education eBook - How to be a Successful Renter:
vhda.com/RenterHandbook

Free Renter Education Online Course:
vhda.com/RenterEd

Finding a Place to Rent: Virginia Housing Search
VirginiaHousingSearch.com

GRANTS FOR RENTERS

Rental Unit Accessibility Modification
vhda.com/AccessibleRentalHousing

Granting Freedom
vhda.com/GrantingFreedom



RESOURCES MAY BE AVAILABLE TO HELP PAY PAST DUE RENT.

City of Richmond Eviction Diversion Program (EDP)

To Take Part in the EDP, the Tenant Must:



- Come to court on the court date and pay 25% of the amount due.
- Explain the reason for falling behind in rent.
- Be able to pay ongoing rent when due **AND** catch up on the back rent.
- Have a good rent paying record:
 - Not been late more than twice in a 6-month period.
 - Not been late more than three times in a 12-month period.
 - Not been in an EDP in the last 12 months.
 - Not had an unlawful detainer dismissed by paying current in the last 6 months.

Landlords may be able to get owed rent:



Are you interested in possibly getting the rent money owed? Want to avoid the loss of rent during an eviction process? Don't want the hassle of finding a new tenant?

- Give this flyer to the tenant.
- Encourage them to call **1-833-663-8428, press 4.**
- If the tenant qualifies, an EDP Representative will contact both the landlord and tenant to proceed.

The EDP is designed to benefit both parties.

Participation Requires the Landlord's Agreement. If not, the case will be handled in the usual manner.



To see if the EDP is right for you, call
1-833-663-8428, press 4



as soon as possible before the court date, and leave a message.

The Eviction Diversion Program is Available **ONLY**:

- To tenants renting in the **City of Richmond**.
- **AFTER** an unlawful detainer (eviction lawsuit) has been filed against the tenant.
- **BEFORE** a judgment of possession (court order) has been made in that lawsuit.
- If the **SOLE ISSUE** between landlord and tenant is nonpayment of rent.
- If the landlord and tenant agree on the amount due as of the court date.

