



Welcome to the VAMA Chapter Network



The Virginia Apartment Management Association
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2015 End of Session Legislative Update

Once again, VAMA's advocacy program has produced meaningful results on behalf of multifamily property owners and managers in Virginia, that will reduce regulatory burdens and produce a net positive effect for your bottom line.

In the course of this year's short 45-day session:

- The General Assembly considered and took action upon nearly 3,000 individual pieces of proposed legislation, ultimately passing just under half of those measures into law.
- VAMA's Legislative Committee was charged with reviewing all 2,761 bills introduced for consideration for their potential impact on multifamily property owners and managers.
- VAMA's advocacy team continued to actively monitor nearly 250 individual pieces of legislation
- Lobbied for the passage or defeat of a large percentage of those bills
- Took positions on legislation
- Educated key General Assembly members and staff
- Built coalitions
- Testified in committee meetings
- Submitted official statements for the record

Through these efforts, VAMA was able to stave off numerous bills and initiatives, which would have layered administrative and financial burdens on its members. We are also pleased to report that we successfully supported several measures that will benefit our industry going forward, and maintain Virginia's strong position as a great state in which to do business. Ultimately, VAMA notched an extremely successful session on your behalf, with nearly 100% of the measures supported having achieved passage into law, and all bills opposed either defeated or amended in our favor.

Working with a coalition of other real property organizations, VAMA carried an aggressive agenda into the 2015 session with four bills introduced on the industry's behalf. All four were successfully passed by the General Assembly and await action by the Governor to be signed into law.

- **H.B. 1767** - Delegate Manoli Loupassi (R-Richmond) served as patron for H.B. 1767. This bill will ensure that unlawful detainers may be amended at the request of the plaintiff to include all rent due at the date of a hearing, precluding a housing provider from having to endure the judicial process multiple times to recover all money owed. The bill further amends recordation deadlines for satisfaction of judgments to better align with bankruptcy provisions.
- **H.B. 1451**, introduced by Delegate Jackson Miller (R-Manassas), represented the annual amendments to Virginia's Rental Housing Act. Among other provisions, this year's bill provides clarifications to the code to allow housing providers to accept prepaid rent from a tenant that may otherwise not meet financial requirements, allow for inclusion of utilities in rent billing, enable a prorated share of self-insurance programs to be passed on to tenants and eliminate liability of housing providers for breach of tenant information stored by cloud-based contractors.
- **S.B. 868**, introduced by Senator Ben Chafin (R-Lebanon), repeals a provision in current code which allows municipal water/sewer companies to place a lien on a property for the delinquent payments of a tenant.



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- **H.B. 1849** was carried by Delegate Danny Marshall (R-Danville). This bill levels the playing field for property owners in the process of appealing a decision of a Zoning Administrator or Board of Zoning Appeals and seeking a variance.

VAMA's lobbying efforts are consistently successful and represent a crucial part of your membership. The VAMA legislative committee oversees the lobbying process, provides direction to the VAMA Lobbyist and supports the lobbyist with testimony and real world examples of the impact of proposed legislation.

There is always more legislative work to be done and VAMA member support is crucial. For more information on VAMA's legislative efforts, call Patrick McCloud, CEO of VAMA at (804) 756-8262 or email: Patrick@vamaonline.org.

Thank you for your continued support of VAMA.



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