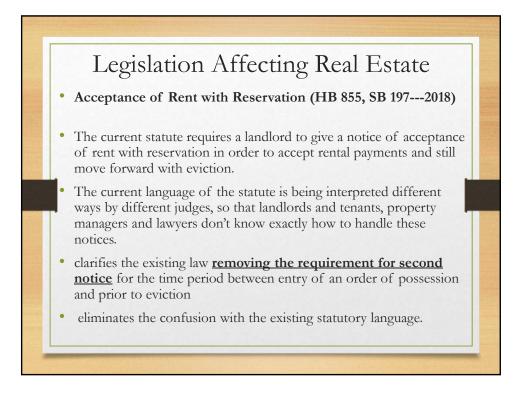
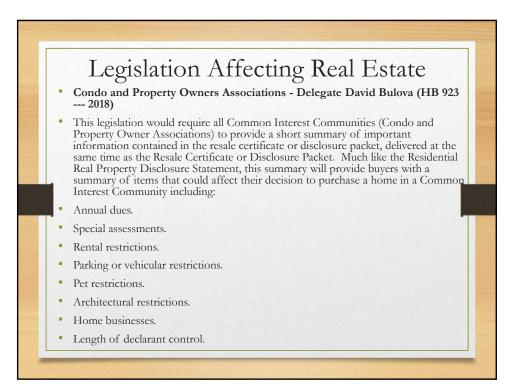


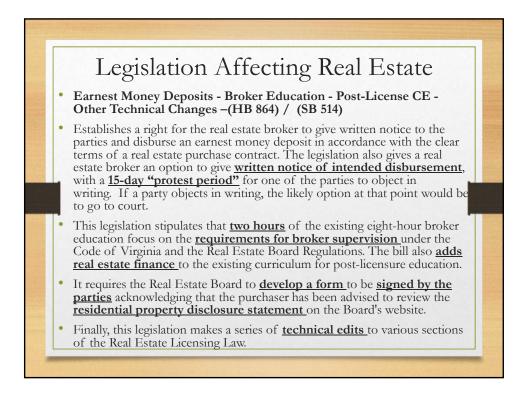
Lexington-Virginia Beach Short-Term Rental Ordinance – (HB 824---2018)

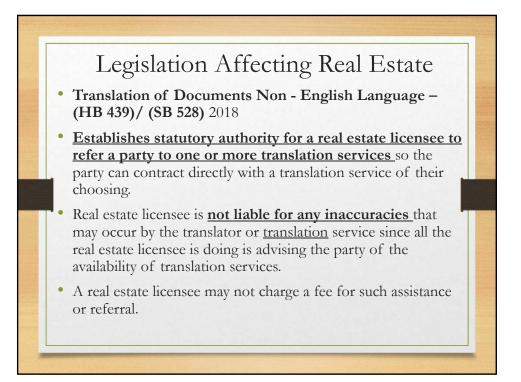
City of Lexington passed an ordinance to regulate short-term rentals that violates state law in a number of different ways. Among other items, the local ordinance prohibits individuals from owning more than one rental property, requires BPOL taxes, requires a business license, etc.

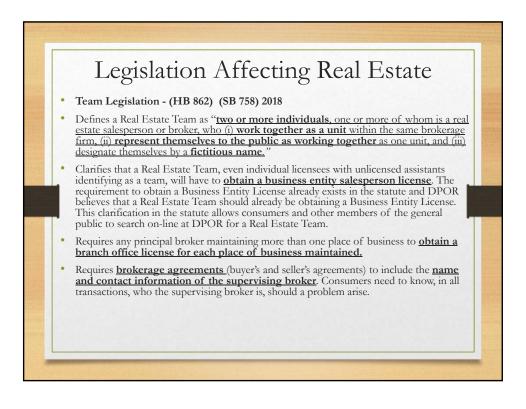
- Requires the City of Lexington to amend its ordinance to come into compliance with various provisions of state law.
- Additionally, the bill was amended in conference to add that any short-term rental located in the Sandbridge Special Service District in the City of Virginia Beach shall be a principal use subject to the City's regulations applicable to short-term rentals. \
- This amendment was added after Virginia Beach's planning commission proposed an ordinance for short-term rentals which required operators to obtain conditional use permits.



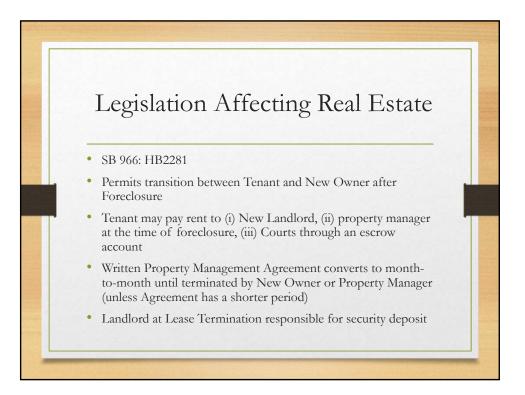














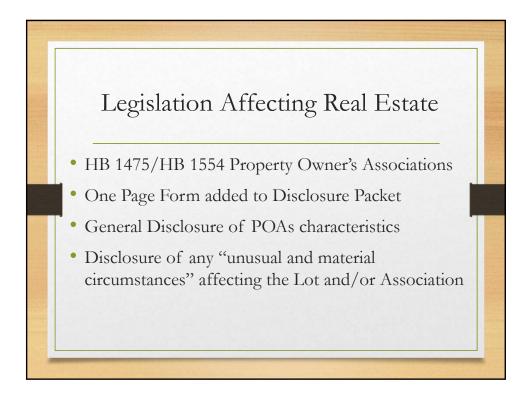










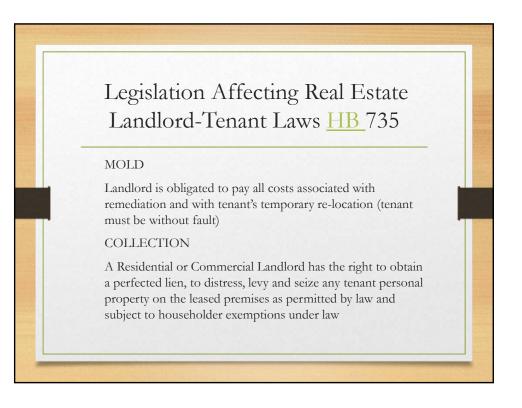










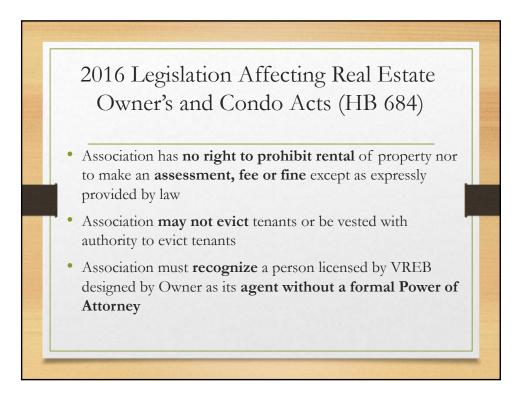


Legislation Affecting Real Estate Landlord-Tenant Laws <u>HB</u>735

- Collection Agency or 3rd party screening or service provider of Landlord may have access to tenant records
- Landlord may charge Tenant for its records (if provided in the rental agreement)
- Tenant must maintain carbon monoxide detectors
- Landlord entitled to damages, costs, atty fees where tenant unreasonably prohibits Landlord or Agent from exhibiting the **property for sale or lease**





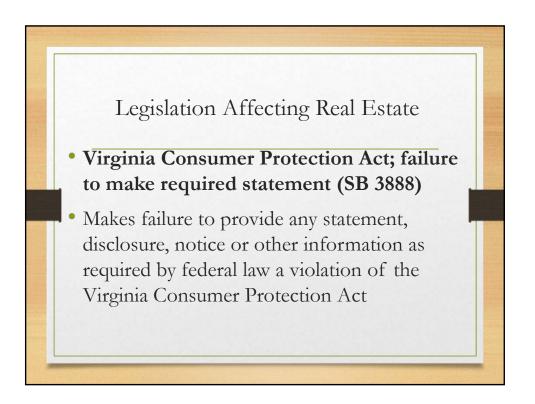


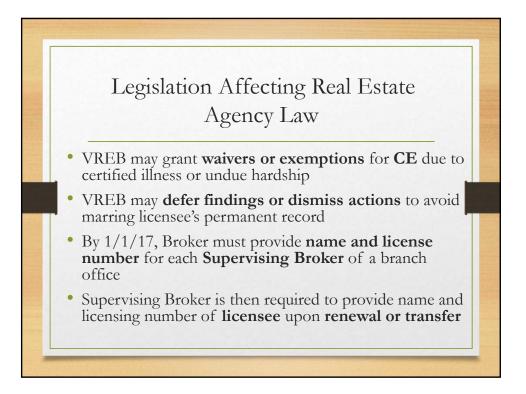
Legislation Affecting Real Estate Owner's and Condo Acts (HB 684)

- Associations may NOT mandate use of their Lease or Addendum
- Association may NOT require **copy of the Lease**. May require name of tenants, authorized occupants, authorized agents and vehicle information
- Sellers may obtain **Disclosure Packet** and defer payment until **settlement or 60 days**, whichever first occurs



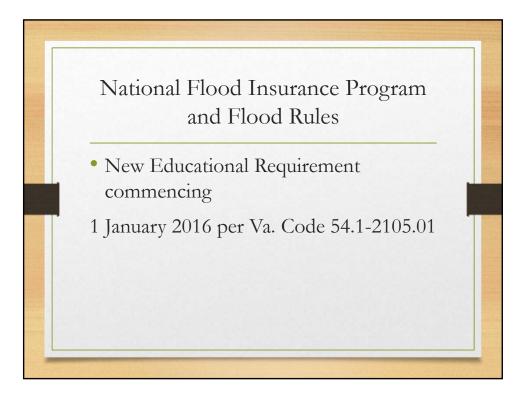


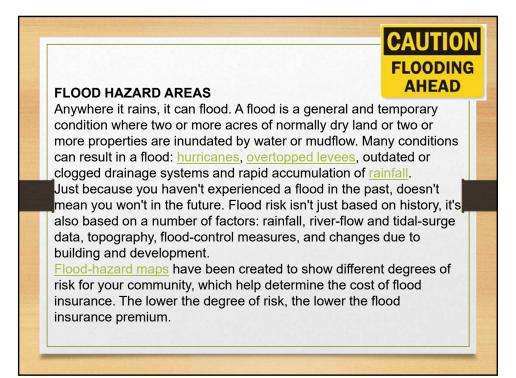




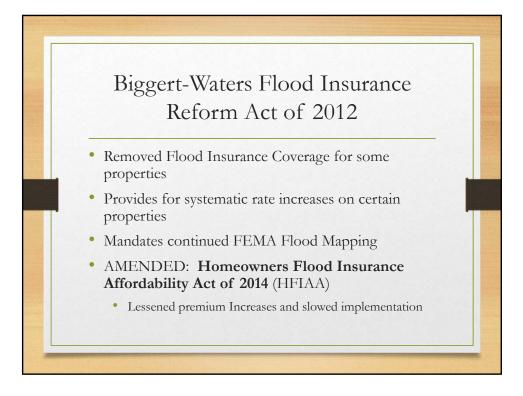






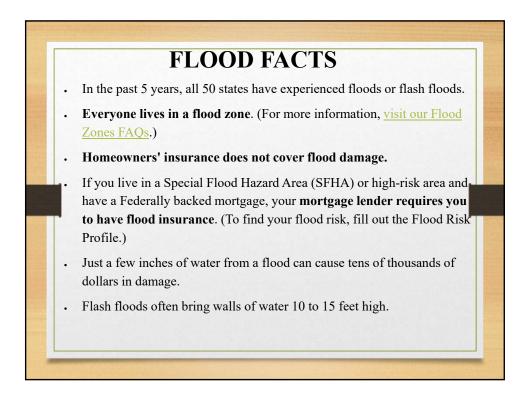


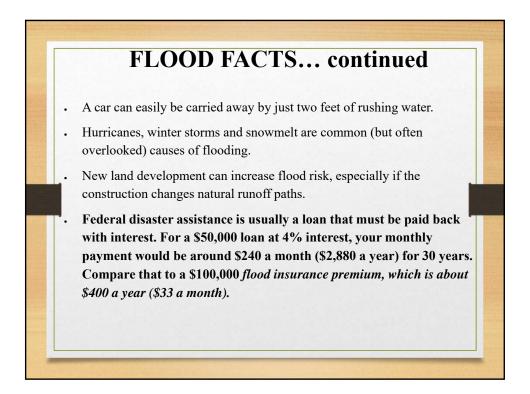


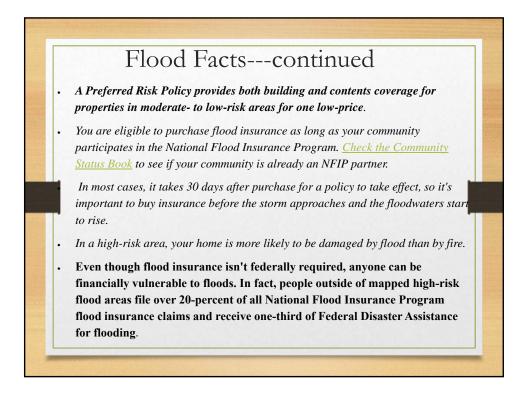


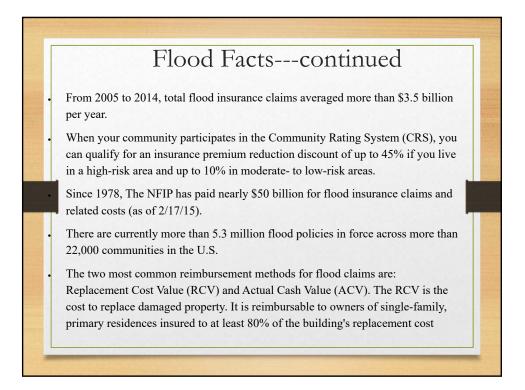


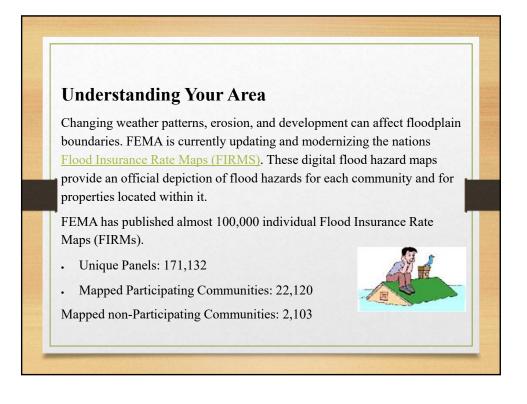








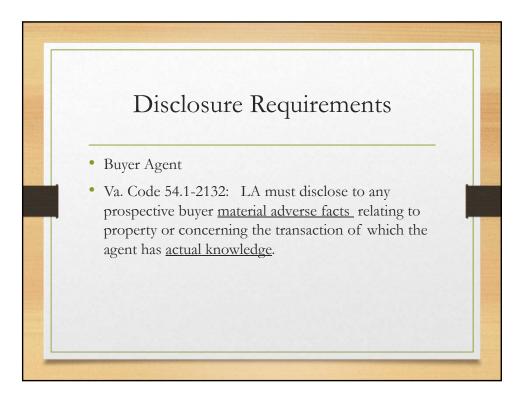


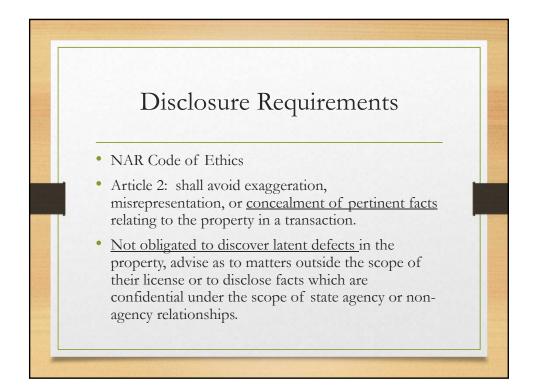


Project Table		
The table below	shows major meetings and milestones f the Loudo	un County Risk
MAP (Mapping,	Assessment and Planning) project.	
Date	Project Task or Milestone	More Information
1/20/11	Discovery Meeting	Click here.
4/3/14	Flood Risk Review Meetings (3 total)	Click here.
5/23/14	Preliminary Map and Report Issued	Click here.
7/11/14	Community Consultation & Outreach Meeting	Click here.
9/24/14	Community Open House Meetings (3 total)	Click here.
2/23/15	Revised Preliminary Map and Report Issued	Click here.
9/1/15	Public Notice of Map Revisions Published in Federal Register	Click here.
9/16/15 & 9/23/15	Public Notice of Map Revisions Published in Loudoun Times-Mirror	Click here.
9/23/15	Start 90-Day Appeals Period	Click here.
12/22/15	End Appeal Period (90 Days After Start)	Click here.
04/08/16	Resolve Appeals and Update Map Products	Click here.
08/17/16	Finalize Map Products; Letter of Final Determination Issued	Click here.
8/17/16-2/17/17	Six-Month Adoption Period and Related Activities	Click here.
11/15/16	Resilience Meeting	Click here.
02/17/17	Flood Insurance Rate Map Becomes Effective	



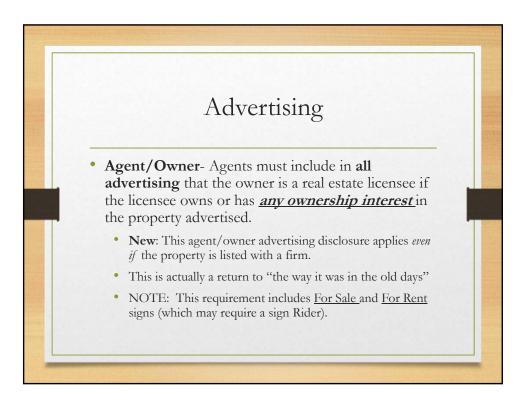












Escrow

- "The principal broker shall have **signatory authority** on all escrow accounts maintained by the firm."
- "If money is to be held in escrow, each firm or sole proprietorship shall maintain in the name by which it is licensed one or more federally insured separate escrow accounts in a federally insured depository.
- Application deposits are defined they must be placed in escrow by the end of the fifth business banking day following approval of the rental application by the landlord unless all principals to the lease have agreed otherwise in writing.

