



2019 Crossover Report

February 6, 2019

Thank your Delegates and Senators for supporting these important bills.

Virginia REALTORS® Legislative Agenda

Delivery of incomplete POA/COA packets

The Virginia REALTORS® is seeking legislation to clarify that the delivery of an “incomplete” packet in a Property Owners Association (POA) or resale certificate in a Condo Owners Association (COA) begins the three-day right of rescission for the buyer to withdraw from the contract. This standard will provide more certainty to both buyers and sellers by given both parties a firm deadline.

- **HB 2385 (Del. David Bulova)**– Passed the House 99-0. Will now be considered by the Senate.
- **SB 1580 (Sen. David Suetterlein)** - Passed the Senate 40-0. Will now be considered by the House.

Adding “mineral rights” to the Buyer Beware from

The Virginia REALTORS® is seeking legislation to add “mineral rights” to the Residential Property Disclosure Statement buyer beware form that each potential buyer receives in a real estate transaction. This notice will encourage buyers to perform due diligence regarding mineral rights associated with the property.

- **SB 1292 (Sen. Jill Vogel)** – Passed the Senate 40-0. Will now be considered by the House.

(Over)

Consumer Protection Act

The Virginia REALTORS® is seeking legislation to add unlicensed real estate activity to Virginia Consumer Protect Act to allow for greater consumer protection against this illegal activity. Under the Consumer Protection Act, entities such as local government attorneys or individual citizens could bring civil action against people participating in unlicensed activity.

- **HB 2218 (Del. Jeff Bourne)** – Passed the House 99-0. Will now be considered by the Senate.

Ensuring individuals can be hired as both independent contractors or employees

The Virginia REALTORS® is seeking legislation that will clarify that a real estate licensee can hire an unlicensed assistant as an employee or as an independent contractor. This legislation also allows the Virginia Real Estate Board to define what duties an unlicensed assistant can legally undertake, regardless of whether they are an independent contractor or an employee.

- **HB 2352 (Del. Jason Miyares)** – Passed the House 99-0. Will now be considered by the Senate.
- **SB 1061 (Sen. Monty Mason)** – Passed the Senate 40-0. Will now be considered by the House.

Health Insurance Legislation

The Virginia REALTORS® support legislation that will allow multi-member LLCs to access the small group health insurance market to obtain better and less expensive health insurance coverage. This legislation will greatly benefit Virginia REALTORS® and other Virginia small businesses.

- **HB 2719 (Del. Todd Pillion)** – Passed the House 99-0. Will now be considered by the Senate.
- **SB 1475 (Sen. Creigh Deeds)** – Passed the Senate 40-0. Will now be considered by the House.