## APPENDIX A—COMPARATIVE TABLE: PROPOSED TITLE 55.1 TO TITLE 55

TITLE 55. PROPERTY AND CONVEYANCES.	
SUBTITLE I. PROPERTY CONVEYANCES.	
CHAPTER 1. CREATION AND LIMITATION OF	
ESTATES.	
Article 1. Creation and Transfer of Estates.	
55.1-100. Aliens may acquire, hold, and transmit real estate;	55-1
when reciprocity required.	
55.1-101. When deed or will necessary to convey estate; no parol	55-2
partition or gift valid.	
55.1-102. When gift of personal property invalid.	55-3
55.1-103. Suicide or attainder of felony.	55-4
55.1-104. Estates to lie in grant as well as in livery.	55-5
55.1-105. Same estates may be created by deed as by will.	55-6
55.1-106. Power of disposal in life tenant not to defeat remainder	55-7
unless exercised; power of disposal held by fiduciary.	
55.1-107. Default or surrender of tenant for life not to prejudice	55-8
remainderman.	
55.1-108. Conveyance of estate or interest in property by grantor	55-9
to himself and another.	
55.1-109. Deed valid for grantor's right; operation of warranty.	55-10
55.1-110. Conveyance, devise, or grant without words of	55-11
limitation.	
55.1-111. Fee tail converted into fee simple.	55-12
55.1-112. Estate of freehold to one with remainder to heirs, etc.;	55-14
rule in Shelley's Case abolished.	
55.1-113. Doctrine of worthier title abolished.	55-14.1
55.1-114. When contingent remainder not to fail.	55-15
55.1-115. When remainders not defeated.	55-16
55.1-116. In what conveyances possession transferred to the use.	55-17
55.1-117. Land trusts not to fail because no beneficiaries are	55-17.1
specified by name and no duties laid on trustee; when interest of	
beneficiaries deemed personal property; liens.	77.10
55.1-118. Deeds of release effectual.	55-18
55.1-119. When person not a party, etc., may take or sue under	55-22
instrument.	77.00
55.1-120. Informalities in deeds made by attorneys-in-fact.	55-23
55.1-121. Time for objections to irregularities in advertising sales	55-24
made by trustees.	55.05
55.1-122. Recovery at death of life tenant of taxes paid on life	55-25
estate.	55 152
55.1-123. Removal of a cloud on title; nature of plaintiff's title.	55-153

Article 2. Rule Against Perpetuities.	
55.1-124. Uniform Statutory Rule Against Perpetuities.	55-12.1
55.1-125. When nonvested property interest or power of	55.1-12.2
appointment created.	
55.1-126. Reformation.	55-12.3
55.1-127. Exclusions from statutory rule against perpetuities.	55-12.4
55.1-128. Prospective application.	55-12.5
55.1-129. Uniformity of application and construction.	55-12.6
55.1-130. Certain limitations construed.	55-13
55.1-131. Employee trusts.	55-13.1
55.1-132. Determination of "lives in being" for purpose of rule	55-13.2
against perpetuities.	
55.1-133. Application of the rule against perpetuities to	55-13.3
nondonative transfers.	
Article 3. Joint Ownership of Real or Personal Property.	
55.1-134. Survivorship between joint tenants abolished.	55-20; 55-21
55.1-135. Joint ownership in real and personal property.	55-20.1
55.1-136. Tenants by the entirety in real and personal property;	55-20.2
certain trusts.	
Article 4. Virginia Solar Easements Act.	
55.1-137. Creation of solar easements.	55-353
55.1-138. Contents of solar easement agreements.	55-354
CHAPTER 2. PROPERTY RIGHTS OF MARRIED PERSONS.	
55.1-200. How married persons may acquire and dispose of	55-35
property.	
55.1-201. Contracts of, and suits by and against, married persons.	55-36
55.1-202. Spouse not responsible for other spouse's contracts,	55-37
etc.; mutual liability for necessaries; responsibility of personal	
representative.	
55.1-203. Spouse's right of entry into land not barred by certain	55-38
judgments; when a spouse may defend his right in lands that are	
his inheritance.	77.00
55.1-204. Rights of spouse not affected by other spouse's acts	55-39
only.	
55.1-205. Conveyance from married persons; effect on right of	55-41
either spouse.	55.40.1
55.1-206. How infant spouse may release interest in spouse's	55-42.1
property.	55.42
55.1-207. Appointment of attorney-in-fact by married person;	55-43
effect of writing executed by such attorney.	55.46
55.1-208. How estate of a married person to pass at death.	55-46
55.1-209. Equitable separate estates abolished.	55-47.01

55.1-210. Tangible personal property.	55-47.1
CHAPTER 3. FORM AND EFFECT OF DEEDS AND	
COVENANTS: LIENS.	
Article 1. Form and Effect of Deeds; Easements.	
55.1-300. Form of a deed.	55-48
55.1-301. How construed.	55-49
55.1-302. Construction of generic terms.	55-49.1
55.1-303. Appurtenances, etc., included in deed of land.	55-50
55.1-304. Relocation of easement.	55-50
55.1-305. Enjoyment of easement.	55-50.1
55.1-306. Utility easements.	55-50.2
55.1-307. Public road easements; maintenance and improvements.	55-50.3
55.1-308. Private roads; public use; maintenance and	55-50.4
improvements.	
55.1-309. Deeds good between parties.	55-51
55.1-310. Conveyance of property not owned by subsequently	55-52
acquired.	
55.1-311. Vendor's equitable lien abolished.	55-53
55.1-312. Certain deeds to county real estate validated.	55-54
55.1-313. Validation of sales, etc., by county courts prior to 1860.	55-55
55.1-314. Deeds and writing executed for persons in military	55-56
service, etc., under defective powers.	
55.1-315. Effect of option; recording.	55-57.2
Article 2. Form and Effect of Deeds of Trust; Sales	
Thereunder; Assignments; Releases.	
55.1-316. Form of deed of trust to secure debts, etc.	55-58
55.1-317. Requirements for trustees.	55-58.1
55.1-318. Credit line deeds of trust defined; relative priority of	55-58.2
credit line deeds of trust and other instruments of judgment.	
55.1-319. Priority of residential refinance mortgage over	55-58.3
subordinate mortgage.	
55.1-320. How deed of trust construed; duties, rights, etc., of	55-59
parties.	
55.1-321. Notices required before sale by trustee to owners,	55-59.1
lienors, etc.; if note lost.	
55.1-322. Advertisement required before sale by trustee.	55-59.2
55.1-323. Contents of advertisements of sale.	55-59.3
55.1-324. Powers and duties of trustee in event of sale under or	55-59.4
satisfaction of deed of trust.	
55.1-325. Meaning of phrases that may be included in deed of	55-60
trust.	55 60 1
55.1-326. Evidences of indebtedness placed on equal footing.	55-60.1
55.1-327. Sales under deeds of trust that contain no maturity date or provision authorizing sale.	55-61
of provision aumorizing sale.	

55.1-328. Validation of conveyance of real property under trust	55-61.1
instrument not authorizing sale.	
55.1-329. Permissible form for notice of sale under deed of trust.	55-62
55.1-330. Construction of deeds requiring notice by	55-63
advertisement in newspaper.	
55.1-331. Disposition of surplus from trustee's sale after death of	55-64
grantor.	
55.1-332. Title to real estate sold not affected by nonlisting of	55-64.1
secured notes for taxation.	
55.1-333. Validation of certain sales made under deeds of trust.	55-65
55.1-334. Validation of certain sales made under deeds of trust	55-65.1
prior to October 1, 1977.	
55.1-335. Validation of other sales under deeds of trust.	55-66
55.1-336. Protection of assignees or transferees of debts secured	55-66.01
by real estate; form of certificate of transfer.	
55.1-337. Required notice of foreclosure or repossession of	55-66.1:1
manufactured home.	
55.1-338. Release to person dead inures to successors.	55-66.2
55.1-339. Release of deed of trust or other lien.	55-66.3
55.1-340. Release by financial institution upon payment of debt	55-66.3:1
placed with it for collection.	
55.1-341. Partial satisfaction.	55-66.4
55.1-342. Permissible form for certificate of satisfaction or	55-66.4:1
certificate of partial satisfaction.	
55.1-343. Where certificates of satisfaction are to be indexed.	55-66.4:2
55.1-344. Releases made by court; costs and attorney fees.	55-66.5
55.1-345. Recordation of certificate of satisfaction, etc., required	55-66.6
when release of lien recorded.	
Article 3. Satisfaction of Security Interest in Real Property.	
55.1-346. Applicability.	55-66.8
55.1-347. Definitions.	55-66.9
55.1-348. Document of rescission; effect; liability for wrongful	55-66.10
recording.	
55.1-349. Secured creditor to submit satisfaction for recording;	55-66.11
liability for failure.	
55.1-350. Form and effect of satisfaction.	55-66.12
55.1-351. Relation to Electronic Signatures in Global and	55-66.13
National Commerce Act.	
55.1-352. Uniform standards.	55-352
Article 4. Effect of Certain Expressions on Deeds.	
55.1-353. Effect of word "covenants."	55-67
55.1-354. Effect of covenant of general warranty.	55-68
55.1-355. Covenant of special warranty.	55-59

55 1 256 W. ala llacida a constant de ll llacida a cal-l	55.70
55.1-356. Words "with general warranty," "with special	55-70
warranty," and "with English covenants of title" construed.	55.50.1
55.1-357. Implied warranties on new homes.	55-70.1
55.1-358. Effect of certain transfer fee covenants.	55-70.2
55.1-359. Covenant of "right to convey."	55-71
55.1-360. Covenant for "quiet possession" and "free from all	55-72
encumbrances."	
55.1-361. Covenant for "further assurances."	55-73
55.1-362. Covenant of "no act to encumber."	55-74
55.1-363. Effect of certain words of release in a deed.	55-75
CHAPTER 4. FRAUDULENT AND VOLUNTARY	
CONVEYANCES; WRITINGS NECESSARY TO BE	
RECORDED.	
55.1-400. Void fraudulent acts; bona fide purchasers not affected.	55-80
55.1-401. Voluntary gifts, conveyances, assignments, transfers, or	55-81
charges; void as to prior creditors.	
55.1-402. Creditors' suits to avoid such gifts, conveyance,	55-82.
assignment, transfer, or charge.	
55.1-403. Creditor's suits; attorney fees.	55-82.1
55.1-404. Authority of court to set aside.	55-82.2
55.1-405. Loans and reservations of a sue or property to be	55-87
recorded.	
55.1-406. Certain recorded contracts as valid as deeds.	55-95
55.1-407. Contracts, etc., void as to creditors and purchasers until	55-96
recorded; priority of credit line deed of trust.	
55.1-408. Where to be recorded.	55-97
55.1-409. Recordation of instruments affecting civil aircraft of	55-100
United States.	
55.1-410. Priority of writings when admitted to record same day.	55-101
55.1-411. When writings to be recorded in county, and when in	55-102
city.	
55.1-412. Words "creditors" and "purchasers," how construed.	55-103
55.1-413. Lien of subsequent purchaser for purchase money paid	55-104
before notice.	33 101
55.1-414. When purchaser not affected by record of deed or	55-105
contract.	33 103
contract.	
CHAPTER 5. COMMUTATION AND VALUATION OF	
CERTAIN ESTATES AND INTERESTS.	
55.1-500. Annuity table.	55-269.1
55.1-500. Amulty table.  55.1-501. Rule of calculation under § 55.1-500.	55-270
55.1-502. Table of uniform seniority.	55-272.1
55.1-503. Rules of calculation under § 55.1-502.	55-273
55.1-504. Makehamized morality table.	55-274
55.1-505. Commutation in case of persons under disability.	55-276

55.1-506. Commutation of certain life estates.	55-277
SUBTITLE II. REAL ESTATE SETTLEMENTS AND RECORDATION.	
CHAPTER 6. RECORDATION OF DOCUMENTS.	
Article 1. General Provisions.	
55.1-600. When and where writings recorded.	55-106
55.1-601. Recording and indexing of certain documents showing	55-106.1
changes of names.	33-100.1
55.1-602. Presumption that recorded writings are in proper form.	55-106.2
55.1-603. Deed of real estate investment trust.	55-106.4
55.1-604. When clerk may refuse document to be recorded.	55-106.5
55.1-605. Power of attorney; where recorded.	55-107
55.1-606. Standards for writings to be docketed or recorded.	55-108
55.1-607. When original of writing once recorded is lost, how	55-109
copy recorded elsewhere.	
55.1-608. Certifications of recordation upon copies of certain	55-109.1
instruments and subsequent recordation in other county or city.	
55.1-609. Correcting errors in deeds, deeds of trust, and	55-109.2
mortgages; affidavit.	
55.1-610. Recordation of copy of lost deed previously recorded in	55-110
what is now West Virginia.	
55.1-611. Continuing in force acts establishing Torrens system.	55-112
Article 2. Acknowledgments Generally.	
55.1-612. Acknowledgment within the United States or its	55-113
dependencies.	
55.1-613. Acknowledgments outside of the United States and its	55-114
dependencies.	
55.1-614. Acknowledgments by persons subject to Uniform Code	55-114.1
of Military Justice; validation of certain acknowledgments.	
55.1-615. Acknowledgments taken before commissioned officers	55-115
in military service.	
Article 3. Uniform Recognition of Acknowledgments Act.	
55.1-616. "Notarial acts" defined; who may perform notarial acts	55-118.1
outside the Commonwealth for use in the Commonwealth.	
55.1-617. Proof of authority of person performing notarial act.	55-118.2
55.1-618. What person taking acknowledgment shall certify.	55-118.3
55.1-619. When form of certificate of acknowledgment accepted.	55-118.4
55.1-620. Meaning of "acknowledged before me."	55-118.5
55.1-621. Statutory short forms of acknowledgment.	55-118.6
55.1-622. Application of article; article cumulative.	55-118.7
55.1-623. Uniform interpretation.	55-118.8

55.1-646. Acknowledgments of corporations taken by officers or	55-137
stockholders.	
55.1-647. Recordation certificate not signed by clerk.	55-137.1
55.1-648. Recordation certificate not signed by clerk; when clerk	55-137.2
has died.	
Article 6. United States Judgments; Bankruptcy.	55 120
55.1-649. Recordation of judgments affecting title to land.	55-138
55.1-650. Judgments of United States courts affecting realty.	55-140
55.1-651. Orders in bankruptcy.	55-141
55.1-652. Certificates of commencement of case in bankruptcy.	55-142.01
Auticle 7 Uniforms Federal Lieu Desistration Act	
Article 7. Uniform Federal Lien Registration Act.	55-142.1
55.1-653. Where notices and certificates affecting liens to be filed.	33-142.1
55.1-654. Certification of notices and certificates.	55-142.2
55.1-655. Duties of filing officers.	55-142.3
55.1-656. Fees of filing officers other than clerk of State	55-142.4
Corporation Commission.	33-142.4
55.1-657. Fees of clerk of State Corporation Commission.	55-142.5
55.1-658. Construction of article.	55-142.6
55.1-659. Certificates and notices affecting liens filed on or	55-142.8
before July 1, 1970.	33 112.0
55.1-660. No action to be brought against the State Corporation	55-142.9
Commission or its staff.	
Article 8. Uniform Real Property Electronic Recording Act.	
55.1-661. Definitions.	55-142.10
55.1-662. Validity of electronically filed and recorded land	55-142.11
records.	
55.1-663. Recording of electronic documents among the land	55-142.12
records.	
55.1-664. Uniform standards.	55-142.13
55.1-665. Uniformity of application and construction.	55-142.14
55.1-666. Relation to Electronic Signatures in Global and	55-142.15
National Commerce Act.	
CHAPTER 7. VIRGINIA RESIDENTIAL PROPERTY DISCLOSURE ACT.	
55.1-700. Definitions.	55-517.1
55.1-701. Applicability.	55-517
55.1-702. Exemptions.	55-518
55.1-703. Required disclosures for buyer to beware; buyer to	55-519
exercise necessary due diligence.	
55.1-704. Required disclosures pertaining to a military air	55-519.1
installation.	

55.1-705. Required disclosures; defective drywall.	55-519.2
55.1-706. Required disclosures; pending building or zoning	55-519.2:1
violations.	
55.1-707. Permissive disclosure; tourism activity zone.	55-519.3
55.1-708. Required disclosures; property previously used to	55-519.4
manufacture methamphetamine.	
55.1-709. Time for disclosure; termination of contract.	55-520
55.1-710. Owner liability.	55-521
55.1-711. Change in circumstances.	55-522
55.1-712. Duties of real estate licensees.	55-523
55.1-713. Actions under this chapter.	55-524
55.1-714. Real Estate Board to develop form; when effective.	55-525
-	
CHAPTER 8. EXCHANGE FACILITATORS ACT.	
55.1-800. Definitions.	55-525.1
55.1-801. Change in control.	55-525.2
55.1-802. Separately identified accounts, or qualified escrows or	55-525.3
qualified trusts.	
55.1-803. Errors and omissions insurance; cash or letters of credit.	55-525.4
55.1-804. Accounting for moneys and property.	55-525.5
55.1-805. Prohibited acts.	55-525.6
55.1-806. Penalty; attorney fees.	55-525.7
CHAPTER 9. REAL ESTATE SETTLEMENTS.	
55.1-900. Definitions.	55-525.8
55.1-901. Applicability; effect of noncompliance.	55-525.9
55.1-902. Duty of lender.	55-525.10
55.1-903. Duty of settlement agent.	55-525.11
55.1-904. Prohibition against payment or receipt of settlement	55-525.12
services kickbacks, rebates, commissions, and other payments;	
penalty.	
55.1-905. Disclosure of affiliated business by settlement service	55-525.13
providers.	
55.1-906. Disclosure of charges for appraisal or valuation using	55-525.14
automated or other valuation mechanism.	55 505 15
55.1-907. Penalty.	55-525.15
CHAPTER 10. REAL ESTATE SETTLEMENT AGENTS.	55.505.16
55.1-1000. Definitions.	55-525.16
55.1-1001. Limitation on applicability of chapter.	55-525.17
55.1-1002. Scope of chapter; lay real estate settlement agents.	55-525.18
55.1-1003. Persons who may act as a settlement agent.	55-525.19
55.1-1004. Duties of settlement agents.	55-525.20
55.1-1005. Persons prohibited from assisting or being employed	55-525.21
by settlement agents.	55 505 00
55.1-1006. Choice of settlement agent.	55-525.22

55.1-1007. Disclosure.	55-525.23
55.1-1008. Conditions for providing escrow, closing, or	55-525.24
settlement services and for maintaining escrow accounts.	
55.1-1009. Falsifying settlement statements prohibited.	55-525.25
55.1-1010. Separate charge for reporting transactions limited.	55-525.26
55.1-1011. Record retention requirements.	55-525.27
55.1-1012. Regulations and orders.	55-525.28
55.1-1013. Accounting by title insurance companies.	55-525.29
55.1-1014. Settlement agent registration requirements and	55-525.30
compliance with unauthorized practice of law guidelines; civil	33-323.30
penalty.	
55.1-1015. Penalties and liabilities.	55-525.31
55.1-1016. Confidentiality of information obtained by the	55-525.32
Commission.	33-323.32
Commission.	
CHAPTER 11. COMMERCIAL REAL ESTATE	
BROKER'S LIEN ACT.	
55.1-1100. Definitions.	55-526
55.1-1101. Broker's lien.	55-527
33.1-1101. Diokei s lieli.	33-321
SUBTITLE III. RENTAL CONVEYANCES.	
CHAPTER 12. VIRGINIA RESIDENTIAL LANDLORD	
AND TENANT ACT.	
Article 1. General Provisions.	
55.1-1200. Definitions.	55-248.4
55.1-1201. Applicability of chapter; local authority.	55-248.3:1; 55-248.3
55.1-1202. Notice.	55-248.6
	55-248.6:1
<ul><li>55.1-1203. Application deposit and application fee.</li><li>55.1-1204. Terms and conditions of rental agreement; payment of</li></ul>	55-248.7
rent; copy of rental agreement for tenant.	33-246.7
55.1-1205. Prepaid rent; maintenance of escrow account.	55-248.7:1
<u> </u>	55-248.7:2
55.1-1206. Landlord may obtain certain insurance for tenant.	
55.1-1207. Effect of unsigned or undelivered rental agreement.	55-248.8
55.1-1208. Prohibited provisions in rental agreements.	55-248.9
55.1-1209. Confidentiality of tenant records.	55-248.9:1
55.1-1210. Landlord and tenant remedies for abuse of access.	55-248.10:1
55.1-1211. Appointment of resident agent by nonresident	55-218.1
property owner; service of process, etc., on such agent or on	
Secretary of the Commonwealth.	55 226 2
55.1-1212. Energy submetering, energy allocation equipment,	55-226.2
sewer and water submetering equipment, and ratio utility billing	
systems; local government fees.	55 507
55.1-1213. Transfer of deposits upon purchase.	55-507
A 4' L 4 T H LOLP . 4'	
Article 2. Landlord Obligations.	55 249 11:1
55.1-1214. Inspection of dwelling unit; report.	55-248.11:1

55.1-1215. Disclosure of mold in dwelling units.	55-248.11:2
55.1-1216. Disclosure of sale of premises.	55-248.12
55.1-1217. Required disclosures for properties located adjacent to	
a military air installation; remedy for nondisclosure.	55-248.12:1
	55-248.12:2
55.1-1218. Required disclosures for properties with defective	55-248.12:2
drywall; remedy for nondisclosure.	55 249 12.2
55.1-1219. Required disclosures for property previously used to	55-248.12:3
manufacture methamphetamine; remedy for nondisclosure.	55 240 12
55.1-1220. Landlord to maintain fit premises.	55-248.13
55.1-1221. Landlord to provide locks and peepholes.	55-248.13:1
55.1-1222. Access to tenant to cable, satellite, and other television	55-248.13:2
facilities.	55.040.10.0
55.1-1223. Notice to tenants for insecticide or pesticide use.	55-248.13:3
55.1-1224. Limitation of liability.	55-248.14
55.1-1225. Tenancy at will; effective of notice of change of terms	55-248.15
or provisions of tenancy.	
55.1-1226. Security deposits.	55-248.15:1
Article 3. Tenant Obligations.	
55.1-1227. Tenant to maintain dwelling unit.	55-248.16
55.1-1228. Rules and regulations.	55-248.17
55.1-1229. Access; consent; correction of nonemergency	55-248.18
conditions; relocation of tenant; security systems.	
55.1-1230. Access following entry of certain court orders.	55-248.18:1
55.1-1231. Relocation of tenant where hold remediation needs to	55-248.18:2
be performed in the dwelling unit.	
55.1-1232. Use and occupancy by tenant.	55-248.19
55.1-1233. Tenant to surrender possession of dwelling unit.	55-248.20
Article 4. Tenant Remedies.	
55.1-1234. Noncompliance by landlord.	55-248.21
55.1-1235. Early termination of rental agreement by military	55-248.21:1
personnel.	
55.1-1236. Early termination of rental agreements by victims of	55-248.21:2
family abuse, sexual abuse, or criminal sexual assault.	
55.1-1237. Notice to tenant in event of foreclosure.	55-248.21:3
55.1-1238. Failure to deliver possession.	55-248.22
55.1-1239. Wrongful failure to supply an essential service.	55-248.23
55.1-1240. Fire or casualty damage.	55-248.24
55.1-1241. Landlord's noncompliance as defense to action for	55-248.25
possession for nonpayment of rent.	
55.1-1242. Rent escrow required for continuance of tenant's case.	55-248.25:1
55.1-1243. Tenant's remedies for landlord's unlawful ouster,	55-248.26
exclusion, or diminution of service.	
55.1-1244. Tenant's assertion; rent escrow.	55-248.27

55.1-1316. Right to sell manufactured home upon eviction.	55-248.50:2
55.1-1317. Transfer of deposits upon purchase.	55-507
	55-248.51
55.1-1318. Penalties for violation of chapter.	
55.1-1319. Injunctive relief.	55-248.52
CHAPTED 14 NONDEGIDENTHAL TENANGLEG	
CHAPTER 14. NONRESIDENTIAL TENANCIES.	
Article 1. General Provisions.	55.017
55.1-1400. Applicability; right to terminate tenant.	55-217
55.1-1401. Appointment of resident agent by nonresident	55-218.1
property owner; service of process, etc., on such agent or on	
Secretary of the Commonwealth.	
55.1-1402. Apportionment on purchase of part of land by holder	55-219
of rent.	
55.1-1403. Perfection of lien or interest in leases, rents, and	55-220.1
profits.	
55.1-1404. Energy submetering, energy allocation equipment,	55-226.2
sewer and water submetering equipment, ratio utility billings	
systems; local government fees.	
55.1-1405. Transfer of deposits upon purchase.	55-507
Article 2. Assignments.	
55.1-1406. Grantees and assignees have same rights against	55-217.1
lessees as lessors.	
55.1-1407. Lessees have same rights against grantees as against	55-218
lessors.	
55.1-1408. What powers to pass to grantee or devisee; when	55-220
attornment unnecessary.	
55.1-1409. When attornment void.	55-221
Article 3. Landlord Obligations.	
55.1-1410. Notice to terminate a tenancy in nonresidential rental	55-222
property; notice of change in sue of multifamily residential	
building.	
55.1-1411. Nonresidential buildings destroyed or lessee deprived	55-226
of possession; covenant to pay rent or repair; reduction of rent.	
55.1-1412. Security systems for nonresidential rental property.	55-226.1
both 11121 became systems for nonresidential femal property.	22 220.1
Article 4. Landlord Remedies.	
55.1-1413. Effect of failure of tenant in nonresidential rental	55-223
property to vacate premises at expiration of term.	
55.1-1414. Abandonment of nonresidential rental property.	55-224
55.1-1415. Failure to pay certain rents after five days' notice	55-225
	33-443
forfeits right of possession.	55 227 1
55.1-1416. Authority of sheriffs to store and sell personal	55-237.1
property removed from nonresidential premises; recovery of	
possession by owner; disposition or sale.	

55.1-1417. Who may recover rent or possession.	55-246.1
1	
Article 5. Miscellaneous Provisions.	
55.1-1418. Remedy when rent is to be paid in other thing than	55-238
money.	
55.1-1419. Proceedings to establish right of reentry; judgment.	55-239
55.1-1420. When defendant barred of relief.	55-240
55.1-1421. How trustee or mortgagee relieved from the forfeiture.	55-241
55.1-1422. How owner relieved in court.	55-242
55.1-1423. How judgment of forfeiture prevented.	55-243
55.1-1424. When suit for reentry brought.	55-244
55.1-1425. Written act of reentry to be returned and recorded and	55-245
certificate of reentry published.	
55.1-1426. Fee of clerk.	55-246
55.1-1427. How person entitled to lands may be restored to his	55-247
possession.	
55.1-1428. Limitation of action against person in possession by	55-248
reentry.	
CHAPTER 15. RESIDENTIAL GROUND RENT ACT.	
55.1-1500. Definitions.	55-79.01
55.1-1501. Form of instrument.	55-79.02
55.1-1502. Changes in amount of rent.	55-79.03
55.1-1503. Encumbrance on real property.	55-79.04
55.1-1504. Redemption rights.	55-79.05
55.1-1505. Incorporation of agreement into deed.	55-79.06
CHAPTER 16. DEEDS OF LEASE.	
55.1-1600. Form of a lease.	55-57
55.1-1601. Memoranda of leases and options.	55-57.1
55.1-1602. Certain covenants of lessee "to pay the rent" and "to	55-76
pay the taxes."	
55.1-1603. Certain covenants of lessee that "he will not assignee	55-77
without leave" and that "he will leave the premises in good	
repair."	
55.1-1604. Covenant of lessor "for lessee's quiet enjoyment."	55-78
55.1-1605. Effect of provision for reentry by lessor.	55-79
CHAPTER 17. EMBLEMENTS.	
55.1-1700. Law of emblements.	55-249
55.1-1701. What rent tenant entitled to emblements to pay.	55-250
55.1-1702. Compensation to outgoing tenant for preparation of	55-251
land for crop.	
55.1-1703. Lessee of life tenant may hold land through end of	55-252
year on death of tenant; apportionment of rent.	

SUBTITLE IV. COMMON INTEREST COMMUNITIES.	
CHAPTER 18. PROPERTY OWNERS' ASSOCIATION	
ACT.	
Article 1. General Provisions.	
55.1-1800. Definitions.	55-509
55.1-1801. Applicability.	55-508
55.1-1802. Developer to register and file annual report; payment	55-509.1
of real estate taxes attributable to the common area.	33 303.1
55.1-1803. Limitation on certain contracts and leases by	55-509.1:1
declarant.	
55.1-1804. Documents to be provided by declarant upon transfer	55-509.2
of control.	
55.1-1805. Association charges.	55-509.3
55.1-1806. Rental of lots.	55-509.3:1
55.1-1807. Statement of lot owner rights.	55-509.3:2
33.1 1007. Statement of lot owner rights.	33 307.3.2
Article 2. Disclosure Requirements; Authorized Fees.	
55.1-1808. Contract disclosure statement; right of cancellation.	55-509.4
55.1-1809. Contents of association disclosure packet; delivery of	55-509.5
packet.	33 307.3
55.1-1810. Fees for disclosure packet; professionally managed	55-509.6
associations.	33 307.0
55.1-1811. Fees for disclosure packets; associations not	55-509.7
professionally managed.	33 307.7
55.1-1812. Properties subject to more than one declaration.	55-509.8
55.1-1813. Requests by settlement agents.	55-509.9
55.1-1814. Exceptions to disclosure requirements.	55-509.10
33.1 1014. Exceptions to disclosure requirements.	33 307.10
Article 3. Operation and Management of Association.	
55.1-1815. Access to association records; association meetings;	55-510
notice.	33 310
55.1-1816. Meetings of the board of directors.	55-510.1
55.1-1817. Distribution of information by members.	55-510.2
55.1-1818. Common areas; notice of pesticide application.	55-510.3
55.1-1819. Adoption and enforcement of rules.	55-513
55.1-1820. Display of the flag of the United States; necessary	55-513.1
supporting structures; affirmative defense.	33-313.1
55.1-1821. Home-based businesses permitted; compliance with	55-513.2
local ordinances.	33-313.2
55.1-1822. Use of for sale signs in connection with sale.	55-509.4 (J) (1)
55.1-1823. Designation of authorized representative.	55-509.4 (J) (2)
55.1-1824. Assessments; late fees.	55-513.3
	55-514
55.1-1825. Authority to levy special assessments.	55-514.1
55.1-1826. Reserves for capital components.	
55.1-1827. Deposit of funds; fidelity bond.	55-514.2
55.1-1828. Compliance with declaration.	55-515

55.1-1829. Amendment to declaration and bylaws; consent of	55-515.1
mortgagee.	33-313.1
55.1-1830. Validity of declaration; corrective amendments.	55-515.2
55.1-1831. Reformation of declaration; judicial procedure.	55-515.2:1
55.1-1832. Use of technology.	55-515.3
55.1-1833. Lien for assessments.	55-516
55.1-1834. Notice of sale under deed of trust.	55-516.01
55.1-1835. Annual report by association.	55-516.1
55.1-1836. Condemnation of common area; procedure.	55-516.2
55.1-1850. Condemnation of common area, procedure.	33-310.2
CHAPTER 19. VIRGINIA CONDOMINIUM ACT.	
Article 1. General Provisions.	
55.1-1900. Definitions.	55-79.41
55.1-1901. Application and construction of chapter.	55-79.40
55.1-1902. Variation by agreement.	55-79.41:1
55.1-1903. Separate assessments, titles, and taxation.	55-79.42
55.1-1904. Association charges.	55-79.42:1
55.1-1905. Local ordinances; nonconforming conversion	55-79.43
condominiums; applicability of Uniform Statewide Building	
Code; other regulations.	
55.1-1906. Eminent domain.	55-79.44
2011 17001 Emment domain.	55 75.11
Article 2. Creation, Alteration, and Termination of	
Condominiums.	
55.1-1907. How condominium may be created.	55-79.45
55.1-1908. Release of liens.	55-79.46
55.1-1909. Description of condominium units.	55-79.47
55.1-1910. Execution of condominium instruments.	55-79.48
55.1-1911. Recordation of condominium instruments.	55-79.49
55.1-1912. Construction of condominium instruments.	55-79.50
55.1-1913. Complementarity of condominium instruments;	55-79.51
controlling construction.	
55.1-1914. Validity of condominium instruments; discrimination	55-79.52
prohibited.	
55.1-1915. Compliance with condominium instruments.	55-79.53
55.1-1916. Contents of declaration.	55-79.54
55.1-1917. Allocation of interests in the common elements.	55-79.55
55.1-1918. Reallocation of interests in common elements.	55-79.56
55.1-1919. Assignments of limited common elements; conversion	55-79.57
to common element.	
55.1-1920. Contents of plats and plans.	55-79.58
55.1-1921. Bond to insure completion of improvements.	55-79.58:1
55.1-1922. Preliminary recordation of plats and plans.	55-79.59
55.1-1923. Easement for encroachments.	55-79.60
55.1-1924. Conversion of convertible lands.	55-79.61
55.1-1925. Conversion of convertible spaces.	55-79.62
<u>r</u>	1

55.1.1026 E	55 70 62
55.1-1926. Expansion of condominium.	55-79.63
55.1-1927. Contraction of condominium.	55-79.64
55.1-1928. Easement to facilitate conversion and expansion.	55-79.65
55.1-1929. Easement to facilitate sales.	55-79.66
55.1-1930. Declarant's obligation to complete and restore.	55-79.67
55.1-1931. Alterations within units.	55-79.68
55.1-1932. Relocation of boundaries between units.	55-79.69
55.1-1933. Subdivision of units.	55-79.70
55.1-1934. Amendment of condominium instruments.	55-79.71
55.1-1935. Use of technology.	55-79.71:1
55.1-1936. Merger or consolidation of condominiums; procedure.	55-79.71:2
55.1-1937. Termination of condominium.	55-79.72:1
55.1-1938. Rights of mortgagees.	55-79.72:2
55.1-1939. Statement of unit owner rights.	55-79.72:3
Article 3. Management of Condominium.	
55.1-1940. Bylaws to be recorded with declaration; contents; unit	55-79.73
owners' association; executive board; amendment of bylaws.	
55.1-1941. Amendment to condominium instruments; consent of	55-79.73:1
mortgagee.	
55.1-1942. Reformation of declaration; judicial procedure.	55-79.73:2
55.1-1943. Control of condominium by declarant.	55-79.74
55.1-1944. Deposit of funds.	55-79.74:01
55.1-1945. Books, minutes, and records; inspection.	55-79.74:1
55.1-1946. Management office.	55-79.74:2
55.1-1947. Transfer of special declarant rights.	55-79.74:3
55.1-1948. Declarants not succeeding to special declarant rights.	55-79.74:4
55.1-1949. Meetings of unit owner's association and executive	55-79.75
board.	
55.1-1950. Distribution of information by members.	55-79.75:1
55.1-1951. Display of the flag of the United States; necessary	55-79.75:2
supporting structures; affirmative defense.	
55.1-1952. Meetings of unit owners' associations and executive	55-79.76
board; quorums.	
55.1-1953. Meetings of unit owners' association and executive	55-79.77
board; voting by unit owners; proxies.	
55.1-1954. Officers.	55-79.78
55.1-1955. Upkeep of condominiums; warrant against structural	55-79.79
defects; statute of limitations for warranty; warranty review	
committee.	
55.1-1956. Control of common elements.	55-79.80
55.1-1957. Common elements; notice of pesticide application.	55-79.80:01
55.1-1958. Tort and contract liability; judgment lien.	55-79.80:1
55.1-1959. Suspension of services for failure to pay assessments;	55-79.80:2
corrective action; assessment of charges for violations; notice;	33 17.00.2
hearing; adoption and enforcement of rules and regulations.	
nearing, adoption and emoteciment of rules and regulations.	

55.1-1960. Limitation of occupancy of a unit.	55-79.80:3
55.1-1961. Use of for sale sign in connection with resale.	55-79.97 (K) (1)
55.1-1962. Designation of authorized representative.	55-79.97 (K) (2)
55.1-1963. Insurance.	55-79.81
55.1-1964. Liability for common expenses; late fees.	55-79.83
55.1-1965. Reserves for capital components.	55-79.83:1
55.1-1966. Lien for assessments.	55-79.84
55.1-1967. Notice of sale under deed of trust.	55-79.84:01
55.1-1968. Bond to be posted by declarant.	55-79.84:1
55.1-1969. Restraints on alienation.	55-79.85
Article 4. Administration of Chapter; Sale, Etc., of Condominium Units.	
55.1-1970. Common Interest Community Board.	55-79.86
55.1-1971. General powers and duties of the Common Interest	55-79.98
Community Board.	33-17.70
55.1-1972. Exemptions from certain provisions of article.	55-79.87
55.1-1973. Rental of units.	55-79.87:1
55.1-1974. Limitations on dispositions of units.	55-79.88
55.1-1975. Application for registration; fee.	55-79.89
55.1-1976. Public offering statement; condominium securities.	55-79.90
55.1-1977. Inquiry and examination.	55-79.91
55.1-1978. Notice of filing and registration.	55-79.92
55.1-1979. Annual report by declarant.	55-79.93
55.1-1980. Annual report by unit owners' association.	55-79.93:1
55.1-1981. Termination of registration.	55-79.93:2
55.1-1982. Conversion condominiums; special provisions.	55-79.94
55.1-1983. Escrow of deposits.	55-79.95
55.1-1984. Declarant to deliver declaration to purchaser.	55-79.96
55.1-1985. Investigations and proceedings.	55-79.99
55.1-1986. Cease and desist orders.	55-79.100
55.1-1987. Revocation of registration.	55-79.101
55.1-1988. Judicial review.	55-79-102
55.1-1989. Penalties.	55-79.103
Article 5. Disclosure Requirements; Authorized Fees.	
55.1-1990. Resale by purchaser; contract disclosure; right of	55-79.97 (A, B, C (part),
cancellation.	and H)
55.1-1991. Contents of resale certificate; delivery.	55-79.97 (C (part), D, E, I, and J)
55.1-1992. Fees for resale certificate.	55-79.97:1
55.1-1993. Properties subject to more than one declaration.	55-79.97:2
55.1-1994. Requests by settlement agents.	55-79.97:3
55.1-1995. Exceptions to disclosure requirements.	55-79.97 (F and G)
•	

CHAPTER 20. HORIZONTAL PROPERTY ACT.	
Article 1. General Provisions.	
55.1-2000. Definitions.	55-79.2
55.1-2001. Property taxes assessed on individual apartments.	55-79.14
55.1-2002. Chapter additional and supplemental.	55-79.32
•	
Article 2. Creation and Alteration of Horizontal Property	
Regimes.	55.70.2
55.1-2003. Establishment of horizontal property regime.	55-79.3 55-79.34
55.1-2004. Partition.	33-19.34
Article 3. Management of Horizontal Property Regimes.	
55.1-2005. Apartments subject to individual titles and interests;	55-79.4
recording; transfer of garage unit.	
55.1-2006. Joint or common ownership.	55-79.5
55.1-2007. Exclusive and common rights of owners.	55-79.6
55.1-2008. Master deed or lease; recordation; particulars.	55-79.7
55.1-2009. Deeds of individual apartments.	55-79.8
55.1-2010. Regrouping or merger of estates with principal	55-79.9
property.	
55.1-2011. Merger not to bar subsequent condominium.	55-79.10
55.1-2012. Bylaws governing administration of buildings.	55-79.11
55.1-2013. Books and records; inspection; audit.	55-79.12
55.1-2014. Contributions by co-owners.	55-79.13
55.1-2015. Payment of assessments upon conveyance of	55-79.15
apartment; priority.	
55.1-2016. Liens or encumbrances.	55-79.35
55.1-2017. Rule against perpetuities; rule restricting unreasonable	55-79.36
restraints on alienation.	
55.1-2018. Liability of owner.	55-79.37
55.1-2019. Compliance by co-owner with bylaws and	55-79.38
administrative rules and regulations.	
Autists 4 Destantion of Dessales	
Article 4. Protection of Purchasers.	55 70 21 1
55.1-2020. Deposits to be held in escrow.	55-79.21:1
CHAPTER 21. VIRGINIA REAL ESTATE COOPERATIVE	
ACT.	
Article 1. General Provisions.	
55.1-2100. Definitions.	55-426
55.1-2101. Applicability.	55-425
55.1-2102. Variation by agreement.	55-427
55.1-2103. Property classification of cooperative interests;	55-428
taxation.	
55.1-2104. Applicability of local ordinances, regulations, and	55-429
building codes; local authority.	
<u> </u>	1

55.1-2105. Eminent domain.	55-430
55.1-2106. General principles of law applicable.	55-431
55.1-2107. Construction against implicit repeal.	55-432
55.1-2108. Uniformity of application and construction.	55-433
55.1-2109. Unconscionable agreement or term of contract.	55-434
55.1-2110. Obligation of good faith.	55-435
55.1-2111. Remedies to be liberally administered.	55-436
Article 2. Creation, Alteration, and Termination of	
Cooperatives.	
55.1-2112. Creation of cooperative ownership.	55-438
55.1-2113. Unit boundaries.	55-439
55.1-2114. Construction and validity of declaration and bylaws.	55-440
55.1-2115. Description of units.	55-441
55.1-2116. Contents of declaration.	55-442
55.1-2117. Leasehold cooperatives.	55-443
55.1-2118. Allocation of ownership interest, votes, and common	55-444
expense liabilities.	
55.1-2119. Limited common elements.	55-445
55.1-2120. Exercise of development rights.	55-446
55.1-2121. Alterations of units.	55-447
55.1-2122. Relocation of boundaries between adjoining units.	55-448
55.1-2123. Subdivision of units.	55-449
55.1-2124. Easement for encroachments.	55-450
55.1-2125. Use for sales purposes.	55-451
55.1-2126. Easement rights.	55-452
55.1-2127. Amendment of declaration.	55-453
55.1-2128. Termination of cooperative ownership.	55-454
55.1-2129. Rights of secured lenders.	55-455
55.1-2130. Master associations.	55-456
55.1-2131. Merger or consolidation of cooperatives.	55-457
Article 3. Management of Cooperatives.	
55.1-2132. Organization of the association.	55-458
55.1-2133. Powers of the association.	55-459
55.1-2134. Executive board members and officers.	55-460
55.1-2135. Transfer of special declarant rights.	55-461
55.1-2136. Termination of contracts and leases of declarant.	55-462
55.1-2137. Bylaws.	55-463
55.1-2138. Upkeep of cooperative.	55-464
55.1-2139. Common elements; notice of pesticide application.	55-464.1
55.1-2140. Meetings.	55-465
55.1-2141. Quorums.	55-466
55.1-2142. Voting; proxies.	55-467
55.1-2143. Tort and contract liability.	55-468

55.1-2144. Conveyance or encumbrance of the cooperative.	55-469
55.1-2145. Insurance.	55-470
55.1-2146. Assessments for common expenses.	55-471
55.1-2147. Reserves for capital components.	55-471.1
55.1-2148. Remedies for nonpayment of assessments.	55-472
55.1-2149. Other liens affecting the cooperative.	55-473
55.1-2150. Limitation of assumption of debt and encumbrances.	55-473.1
55.1-2151. Association records.	55-474
55.1-2152. Association as trustee.	55-475
Article 4. Protection of Cooperative Purchasers.	
55.1-2153. Applicability; waiver.	55-476
55.1-2154. Liability for public offering statement; requirements.	55-477
55.1-2155. Public offering statement; general provisions.	55-478
55.1-2156. Public offering statement; cooperatives subject to	55-479
development rights.	
55.1-2157. Public offering statement; time-shares.	55-480
55.1-2158. Public offering statement; cooperatives containing	55-481
conversion building.	
55.1-2159. Public offering statement; cooperative securities.	55-482
55.1-2160. Purchaser's right to cancel.	55-483
55.1-2161. Resales of cooperative interests.	55-484
55.1-2162. Escrow of deposits.	55-485
55.1-2163. Release of liens.	55-486
55.1-2164. Conversion buildings.	55-487
55.1-2165. Express warranties of quality.	55-488
55.1-2166. Implied warranties of quality.	55-489
55.1-2167. Exclusion or modification of implied warranties of	55-490
quality.	
55.1-2168. Statute of limitations for warranties.	55-491
55.1-2169. Effect of violation on rights of action; fees; arbitration	55-492
of disputes.	
55.1-2170. Labeling of promotional material.	55-493
55.1-2171. Declarant's obligation to complete and restore.	55-494
55.1-2172. Substantial completion of units.	55-495
Article 5. Administration and Registration of Cooperatives.	
55.1-2173. Common Interest Community Board.	55-496
55.1-2174. General powers and duties of the Common Interest	55-502
Community Board.	
55.1-2175. Registration required.	55-497
55.1-2176. Application for registration; approval of completed	55-498
unit.	
55.1-2177. Receipt of application; order or registration.	55-499
55.1-2178. Cease and desist order.	55-500

55.1-2179. Revocation of registration.	55-501
55.1-2180. Investigative powers of the Common Interest	55-503
Community Board.	33 303
55.1-2181. Annual report and amendments.	55-504
55.1-2182. Annual report by associations.	55-504.1
55.1-2183. Common Interest Community Board regulation of	55-505
public offering statement.	33 303
55.1-2184. Penalties.	55-506
2011 210 111 changes	
CHAPTER 22. VIRGINIA REAL ESTATE TIME-SHARE	
ACT. Article 1. General Provisions	
55.1-2200. Definitions.	55 262
	55-362
55.1-2201. Applicability.	55-361.1
55.1-2202. Administrative agency.	55-362.1
55.1-2203. Status of time-share estates with respect to real	55-363
property interests.	55.264
55.1-2204. Applicability of local ordinances, regulations, and	55-364
building codes.	55.264.1
55.1-2205. Use of terms.	55-364.1
55.1-2206. Severability provisions of time-share instruments.	55-365.1
Article 2. Creation, Termination, and Management.	
55.1-2207. Time-sharing permitted.	55-366
55.1-2208. Instruments.	55-367
55.1-2209. Time-share instrument for time-share estate project.	55-368
55.1-2210. Developer control in time-share estate program.	55-369
55.1-2211. Time-share estate owners' association control liens.	55-370
55.1-2212. Time-share owners' association books and records;	55-370.01
meetings; use of email.	
55.1-2213. Time-share estate owners' association annual report.	55-370.1
55.1-2214. Time-share instrument for project.	55-371
55.1-2215. Partition.	55-372
55.1-2216. Termination of certain time-shares.	55-373
Article 3. Protection of Purchasers.	
55.1-2217. Public offering statement.	55-374
55.1-2218. Certain advertising practices regulated.	55-374.1
55.1-2219. Exchange programs.	55-374.2
55.1-2220. Escrow of deposits; use of corporate surety bond or	55-375
irrevocable letter of credit.	
55.1-2221. Purchaser's rights of cancellation.	55-376
55.1-2222. Possibility of reverter.	55-376.1
55.1-2223. Recording and delivery of deed.	55-376.2
55.1-2224. Liability limited; liability actions prohibited.	55-376.3
55.1-2225. Warning required.	55-376.4
	1

55.1-2226. Buyer's Acknowledgment.	55-376.5
55.1-2227. Resale of time-shares.	55-380
55.1-2228. Required resale disclosures.	55-380.1
55.1-2229. Liens.	55-381
55.1-2230. Effect of violations on rights of action; attorney fees;	55-382
prior determination of Common Interest Community Board	
required for certain violations.	
55.1-2231. Statute of limitations; actions; limitation on rescission	55-383
rights.	
55.1-2232. Class actions.	55-384
55.1-2233. Financial records.	55-385
55.1-2234. Developer's obligation to complete.	55-386
Autiala 4 Einanaina	
Article 4. Financing.	55-387
55.1-2235. Financing of time-share programs.	
55.1-2236. Purchaser's rights under developer's foreclosure. 55.1-2237. Protection of lien holder.	55-388
55.1-2237. Protection of tien noider.	55-389
Article 5. Registration.	
55.1-2238. Registration of time-share program required.	55-390
55.1-2239. Application for registration.	55-391.1
55.1-2240. Filing fee.	55-392.1
55.1-2241. Receipt of application; effectiveness of registration.	55-393.1
55.1-2242. Annual report; amendments.	55-394.1
55.1-2243. Termination of registration.	55-394.2
55.1-2244. Registration required for time-share resellers;	
exemptions; prohibited practices.	
55.1-2245. Recordkeeping by resellers.	55-294.4
55.1-2246. Alternative purchase; registration.	55-394.5
Article 6. Administration.	
55.1-2247. General powers and duties of Board.	55-396
55.1-2248. Cancellation of cease and desist order; reinstatement	55-397
of registration of developer.	33-371
55.1-2249. Board regulation of public offering statement.	55-398
55.1-2250. Investigations.	55-399
55.1-2250. Hyestigations. 55.1-2251. Proceedings before the Board.	55-399.1
55.1-2252. Penalties.	55-400
CHAPTER 23. SUBDIVIDED LAND SALES ACT.	
55.1-2300. Definitions.	55-337
55.1-2301. Exemptions.	55-338
55.1-2302. Transfer of ownership.	55-341
55.1-2303. Blanket encumbrances.	55-342
55.1-2304. Restraints on alienation.	55-343

55.1-2305. Management, regulation, and control of subdivisions	55-344
with common facilities or property owners' associations.	
55.1-2306. Penalties.	55-347
SUBTITLE V. MISCELLANEOUS.	
CHAPTER 24. ESCHEATS.	
55.1-2400. Definitions.	55-170.1
55.1-2401. Appointment of escheators.	55-168
55.1-2402. Bond of escheator.	55-169
55.1-2403. Increase or reduction of penalty of escheator's bond;	55-170
effect.	
55.1-2404. Annual report to escheator; lands not liable.	55-171
55.1-2405. Escheator to hold inquest; notice of inquest.	55-172
55.1-2406. Jury or inquest; presentation of evidence.	55-173
55.1-2407. Attendance of jurors; compensation.	55-174
55.1-2408. How verdict signed; where returned and recorded.	55-175
55.1-2409. Proceedings to claim land escheated.	55-176
55.1-2410. Trial by jury; judgment of court.	55-177
55.1-2411. Facts or evidence to be certified.	55-178
55.1-2412. Lands may be committed to claimant while claim	55-179
pending.	
55.1-2413. Disposition of lands while claim is pending, if not	55-180
committed to claimant.	
55.1-2414. Escheator to notify State Treasurer of claim and	55-181
decision.	
55.1-2415. Escheators to certify lands escheated.	55-182
55.1-2416. Removal of parcels from the certificate.	55-182.1
55.1-2417. Escheat of property with hazardous materials.	55-182.2
55.1-2418. Publication of escheator's certificate.	55-183
55.1-2419. Order of sale by Governor.	55-184.1
55.1-2420. Form of sale agreement; notice of right to refund.	55-184.2
55.1-2421. When grant to issue to purchaser; reimbursable	55-186
expenses.	33 100
55.1-2422. Form of grant of escheated property.	55-186.1
55.1-2423. Governor to sign and seal grant; librarian of Virginia	55-186.2
to record it; delivery to and by State Treasurer.	33 100.2
55.1-2424. Recordation of certified copy of grant.	55-186.3
55.1-2425. Resale in case of default.	55-187
55.1-2426. Reports by escheators to State Treasurer.	55-189
55.1-2427. Reports by State Treasurer to the Governor; penalty	55-190
on escheators for failure of duty.	33-170
55.1-2428. State Treasurer may examine records of any escheator,	55-190.1
commissioner of the revenue, or treasurer.	33 170.1
55.1-2429. When State Treasurer to issue grant to purchaser.	55-191
55.1-2430. Escheator's pay.	55-192
55.1-2431. Escheat of estates in trust and equitable titles.	55-193
33.1-2431. Escribat of estates in trust and equitable titles.	JJ-173

55.1-2432. Provision in favor of tenant of escheated land.	55-194
55.1-2433. In favor of creditor of decedent.	55-195
55.1-2434. Escheators to defend on behalf of Commonwealth.	55-196
	55-197
55.1-2435. Recovery by escheator of decedent's escheated residue	33-197
and of property abandoned or derelict; fee.	55 100
55.1-2436. Publication of action; what to state and require.	55-198
55.1-2437. Order of the court.	55-199
55.1-2438. How money paid into state treasury from escheats may be recovered.	55-200
55.1-2439. Regulations of the State Treasurer.	55-200.1
55.1-2440. Continuation of certain statutes.	55-201
55.1-2441. Pendency of escheat proceedings no bar to	55-201.1
condemnation proceedings.	33 201.1
condemnation proceedings.	
CHAPTER 25. VIRGINIA DISPOSITION OF UNCLAIMED	
PROPERTY ACT.	
Article 1. Definitions; Property Abandoned or Assumed	
Abandoned.	
55.1-2500. Definitions.	55-210.2
55.1-2501. Property presumed abandoned; general rule.	55-210.2:1
55.1-2502. Taking custody of intangible unclaimed property;	55-210.2:2
general rules.	
55.1-2503. Bank deposits and fund in financial organizations.	55-210.3:01
55.1-2504. Traveler's checks and money orders.	55-210.3:02
55.1-2505. Checks, drafts, and similar instruments issued or	55-210.3:2
certified by banking and financial organizations.	
55.1-2506. Contents of safe deposit box or other safekeeping	55-210.3:3
repository.	
55.1-2507. Funds owing under life insurance policies.	55-210.4:01
55.1-2508. Intangible personal property held by insurance	55-210.4:1
corporation subject to § 55.1-2501.	
55.1-2509. Unclaimed demutualization proceeds.	55-210.4:2
55.1-2510. Deposits held by utilities.	55-210.5
55.1-2511. Intangible interest in business association.	55-210.6:1
55.1-2512. Refunds held by business associations.	55-210.6:2
55.1-2513. Property of business associations held in course of	55-210.7
dissolution.	
55.1-2514. Intangible personal property held in fiduciary	55-210.8
capacity.	
55.1-2515. Gift certificates and credit balances.	55-210.8:1
55.1-2516. Wages.	55-210.8:2
55.1-2517. Intangible property held for owner by public agency.	55-210.9
55.1-2518. Property held by courts.	55-210.9:1
55.1-2519. Responsibilities of general receiver and clerk.	55-210.9:2
55.1-2520. Employee benefit trust distribution.	55-210.10:1

55.1-2521. Holder of tangible personal property may voluntarily	55-210.10:2
report such property.	
Article 2 Designative for Property Programed Abandoned or	
Article 2. Reciprocity for Property Presumed Abandoned or Escheated under Laws of Another State.	
55.1-2522. Certain property not presumed abandoned in the	55-210.11
Commonwealth.	33 210.11
55.1-2523. Interstate agreements and cooperation.	55-210.11:01
terr 20 20 months and cooperation.	
Article 3. Procedural and Administrative Matters.	
55.1-2524. Report and remittance to be made by holder of funds	55-210.12
or property presumed abandoned; holder to exercise due diligence	
to locate owner.	
55.1-2525. Notices to be published by administrator.	55-210.13
55.1-2526. Holder relieved of liability for property paid or	55-210.15
delivered to administrator; payment to owner by holder;	
proceedings against prior holder; notice to administrator and	
Attorney General; reimbursement of holder.	
55.1-2527. Crediting of dividends, interest, or increments to	55-210.16:1
owner's account.	
55.1-2528. Periods of limitation.	55-210.17
55.1-2529. Sale of abandoned property by administrator.	55-210.18
55.1-2530. Securities received in name of owner.	55-210.18:1
55.1-2531. Disposition of funds received under chapter; records	55-210.19
to be kept by administrator.	
55.1-2532. Filing claim to property or proceeds of sale of such	55-210.20
property.	
55.1-2533. Consideration of and hearing on claim by	55-210.21
administrator; payment; interest.	
55.1-2534. Judicial review of decision of administrator.	55-210.22
55.1-2535. Election of administrator not to receive property or to	55-210.23
postpone taking possession of funds.	
55.1-2536. Requests for verified reports and examinations of	55-210.24
records.	
55.1-2537. Retention of records.	55-210.24:1
55.1-2538. Confidentiality of information and records.	55-210.24:2
55.1-2539. Enforcement of chapter.	55-210.25
55.1-2540. Interest and penalties.	55-210.26:1
55.1-2541. Determinations; appeal procedures; regulations of	55-210.27
administrator.	55.010.05.1
55.1-2542. Agreements to locate reported property; penalty.	55-210.27:1
55.1-2543. Property presumed abandoned or escheated under	55-210.28
laws of another state.	55 210 20 1
55 1 25 44 December hold on possible programme to Title 55 1	55-210.28:1
55.1-2544. Property held or payable pursuant to Title 55.1. 55.1-2545. Construction of chapter.	55-210.29

CHAPTER 26. PROPERTY LOANED TO MUSEUMS.	
55.1-2600. Definitions.	55-210.31
55.1-2601. Status of loaned property; statute of limitations on	55-210.32
recovery.	
55.1-2602. Notice to lenders of the provisions of this chapter.	55-210.33
55.1-2603. Status of title to property acquired from museum.	55-210.34
55.1-2604. Notice of termination of loan; content of notice.	55-210.35
55.1-2605. Procedure for giving notice of termination of a loan of	55-210.36
property; responsibility of owner of loaned property.	33 210.30
55.1-2606. Acquiring title to undocumented property.	55-210.37
55.1-2607. Status of property loaned to or deposited with museum	55-210.38
prior to July 1, 2002.	33-210.36
Freeze see and a see	
CHAPTER 27. DRIFT PROPERTY.	
55.1-2700. Who is entitled to drift property.	55-207
55.1-2701. Conditions on which owner may remove drift	55-208
property.	
55.1-2702. When owner of land may sell drift property; owner of	55-209
property entitled to proceeds after payment of expenses, etc.	
55.1-2703. Right of property to be proved.	55-210
CHAPTER 28. TRESPASSES; FENCES.	
Article 1. Electric Fences.	
55.1-2800. Definition.	55-298.4
55.1-2801. Unlawful to sell, distribute, construct, install,	55-298.1
maintain, or use certain electric fences upon agricultural land.	
55.1-2802. Unlawful to sell other controlling devices unless they	55-298.2, 55-298.3
meet certain standards.	
55.1-2803. Penalty.	55-298.5
•	
Article 2. What Constitutes Lawful Fence.	
55.1-2804. Description of lawful fence.	55-299
55.1-2805. Proceeding to declare stream of water or canal a	55-300, 55-301
lawful fence.	
55.1-2806. Boundary lines of certain law grounds on James River	55-302
a lawful fence.	
55.1-2807. Statutes declaring watercourses lawful fences	55-303
continued.	
Article 3. Cattle Guards and Gates Across Rights-of-Way.	
55.1-2808. Property owner may place cattle guards or gates	55-304
across right-of-way.	
55.1-2809. Persons having easement may replace gate with cattle	55-305
guard; maintenance and use thereof; deemed lawful gate.	

Article 4. Trespass in Crossing Lawful Fence.	
55.1-2810. Damages for trespass by animals; punitive and double	55-306
damages.	
55.1-2811. Lien on animals.	55-307
55.1-2812. Impounding animals.	55-308
55.1-2813. Duty to issue warrant when animal impounded.	55-309
2010 2 doj to 18800 warrant when annual impoundous	
Article 5. No-Fence Law.	
55.1-2814. How governing body of county may make local fence	55-310
law.	
55.1-2815. Effect of such law on certain fences.	55-311
55.1-2816. Application to railroad companies.	55-312
55.1-2817. No authority to adopt more stringent fence laws.	55-313
55.1-2818. Effect on existing fence laws or no-fence laws.	55-314
55.1-2819. Lands under quarantine.	55-315
55.1-2820. When unlawful for animals to run at large.	55-316
Article 6. Division Fences.	
55.1-2821. Obligation to provide division fences.	55-317
55.1-2822. When no division fence has been built.	55-318
55.1-2823. When division fence already built.	55-319
55.1-2824. Recovery of amount due in connection with division	55-320
fence.	
55.1-2825. Requirements for agreement to bind successors in	55-321
title; subsequent owners.	
55.1-2826. How notice given.	55-322
Article 7. Special Provisions for Unincorporated	
Communities.	
55.1-2827. Courts to fix boundaries of villages to prevent animals	55-323
from running at large.	33 323
55.1-2828. Petition for action to fix boundaries of village or	55-324
unincorporated community.	
55.1-2829. Entry of order if petition not contested.	55-325
55.1-2830. Procedure in case of contest.	55-326
55.1-2831. Order of court.	55-327
55.1-2832. Animals may not run at large after entry of order.	55-328
55.1-2833. Costs.	55-329
55.1-2834. Owner of domesticated livestock liable for trespasses.	55-330
Article 8. Cutting Timber.	
55.1-2835. Damages recoverable for timber cutting.	55-331
55.1-2836. Procedure for determination of damage.	55-332
55.1-2837. When person damages may proceed in court.	55-334
55.1-2838. Larceny of timber; penalty.	55-334.1
55.1-2839. Effect of article.	55-335

CHAPTER 29. VIRGINIA SELF-SERVICE STORAGE	
ACT.	
55.1-2900. Definitions.	55-417
55.1-2901. Lien on personal property stored within a leased	55-418
space.	
55.1-2902. Enforcement of lien.	55-419
55.1-2903. Other legal remedies may be used.	55-419.1
55.1-2904. Care, custody, and control of property.	55-420
55.1-2905. Savings clause.	55-421
55.1-2906. Effective date and application of chapter.	55-423