

Virginia

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Virginia. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 14 categories

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1. CORE LEASE REQUIREMENTS

- **1. Lease Formation & Disclosures** (Va. Code § 55.1-1204)
■ *Legal Reference:* [Va. Code § 55.1-1204](#) (click to view statute)
- **2. Written Lease Requirements** (Va. Code § 55.1-1204(B))
■ *Legal Reference:* [Va. Code § 55.1-1204\(B\)](#) (click to view statute)
- **3. Lease Language Requirements** (Va. Code § 55.1-1208)
■ *Legal Reference:* [Va. Code § 55.1-1208](#) (click to view statute)
- **4. Lease Addendums** (Various Va. Code § 55.1 sections)
■ *Legal Reference:* [Various Va. Code § 55.1 sections](#) (click to view statute)
- **5. Lease Renewal** (Va. Code § 55.1-1204(C), § 55.1-1204(K))
■ *Legal Reference:* [Va. Code § 55.1-1204\(C\), § 55.1-1204\(K\)](#) (click to view statute)
- **6. Lease Termination** (Va. Code § 55.1-1253)
■ *Legal Reference:* [Va. Code § 55.1-1253](#) (click to view statute)
- **7. Early Termination** (Va. Code § 55.1-1235, § 55.1-1236, § 55.1-1240)
■ *Legal Reference:* [Va. Code § 55.1-1235, § 55.1-1236, § 55.1-1240](#) (click to view statute)

2. ENTRY & ACCESS

- **1. Landlord Right of Entry** (Va. Code § 55.1-1229(A))
■ *Legal Reference:* [Va. Code § 55.1-1229\(A\)](#) (click to view statute)
- **2. Entry Notice Requirements** (Va. Code § 55.1-1229(A)(4))
■ *Legal Reference:* [Va. Code § 55.1-1229\(A\)\(4\)](#) (click to view statute)
- **3. Emergency Entry** (Va. Code § 55.1-1229(A)(4))
■ *Legal Reference:* [Va. Code § 55.1-1229\(A\)\(4\)](#) (click to view statute)
- **4. Tenant Remedies for Access Abuse** (Va. Code § 55.1-1210)
■ *Legal Reference:* [Va. Code § 55.1-1210](#) (click to view statute)
- **5. Key & Lock Policies** (Va. Code § 55.1-1209.1)
■ *Legal Reference:* [Va. Code § 55.1-1209.1](#) (click to view statute)

3. EVICTION PROCEDURES

- 1. Nonpayment of Rent (Va. Code § 55.1-1245, § 8.01-126)

■ *Legal Reference:* [Va. Code § 55.1-1245, § 8.01-126](#) (click to view statute)

- 2. Lease Violations (Va. Code § 55.1-1245)

■ *Legal Reference:* [Va. Code § 55.1-1245](#) (click to view statute)

- 3. No-Cause Termination (Va. Code § 55.1-1253)

■ *Legal Reference:* [Va. Code § 55.1-1253](#) (click to view statute)

- 4. Holdover Tenants (Va. Code § 55.1-1253(C))

■ *Legal Reference:* [Va. Code § 55.1-1253\(C\)](#) (click to view statute)

- 5. Unconditional Quit Notices (Va. Code § 55.1-1245)

■ *Legal Reference:* [Va. Code § 55.1-1245](#) (click to view statute)

- 6. Sheriff Eviction Procedures (Va. Code § 55.1-1247, § 55.1-1255)

■ *Legal Reference:* [Va. Code § 55.1-1247, § 55.1-1255](#) (click to view statute)

- 7. Tenant Right of Redemption (Va. Code § 55.1-1250)

■ *Legal Reference:* [Va. Code § 55.1-1250](#) (click to view statute)

- 8. Eviction Hearing Procedures (Va. Code § 8.01-126)

■ *Legal Reference:* [Va. Code § 8.01-126](#) (click to view statute)

- 9. Self-Help Eviction Prohibition (Va. Code § 55.1-1243.1, § 55.1-1252)

■ *Legal Reference:* [Va. Code § 55.1-1243.1, § 55.1-1252](#) (click to view statute)

4. FAIR HOUSING & DISCRIMINATION

- 1. Fair Housing Act Compliance (Federal Fair Housing Act, Va. Code § 36-96.1 et seq.)

■ *Legal Reference:* [Federal Fair Housing Act, Va. Code § 36-96.1 et seq.](#) (click to view statute)

- 2. Reasonable Accommodation (Federal Fair Housing Act, ADA)

■ *Legal Reference:* [Federal Fair Housing Act, ADA](#) (click to view statute)

- 3. Disability Modifications (Federal Fair Housing Act)

■ *Legal Reference:* [Federal Fair Housing Act](#) (click to view statute)

● **4. Service Animals & Emotional Support Animals (Federal Fair Housing Act, ADA, Va. Code § 36-96.1)**

■ *Legal Reference:* [Federal Fair Housing Act, ADA, Va. Code § 36-96.1](#) (click to view statute)

● **5. Familial Status Protections (Federal Fair Housing Act)**

■ *Legal Reference:* [Federal Fair Housing Act](#) (click to view statute)

● **6. Advertising & Marketing Compliance (Federal Fair Housing Act, Va. Code § 36-96.1)**

■ *Legal Reference:* [Federal Fair Housing Act, Va. Code § 36-96.1](#) (click to view statute)

● **7. Retaliation Prohibition (Va. Code § 55.1-1258)**

■ *Legal Reference:* [Va. Code § 55.1-1258](#) (click to view statute)

5. FINANCIAL TERMS

● **1. Rent Amount & Payment (Va. Code § 55.1-1204)**

■ *Legal Reference:* [Va. Code § 55.1-1204](#) (click to view statute)

● **2. Rent Increases (Va. Code § 55.1-1204(K), § 55.1-1225)**

■ *Legal Reference:* [Va. Code § 55.1-1204\(K\), § 55.1-1225](#) (click to view statute)

● **3. Late Fees (Va. Code § 55.1-1204(C)(5))**

■ *Legal Reference:* [Va. Code § 55.1-1204\(C\)\(5\)](#) (click to view statute)

● **4. NSF/Bounced Check Fees (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **5. Application Fees (Va. Code § 55.1-1203)**

■ *Legal Reference:* [Va. Code § 55.1-1203](#) (click to view statute)

● **6. Move-In Fees (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **7. Pet Fees & Deposits (No specific statute; Va. Code § 55.1-1226 applies to pet deposits)**

■ *Legal Reference:* [No specific statute; Va. Code § 55.1-1226 applies to pet deposits](#) (click to view statute)

● **8. Utilities (Va. Code § 55.1-1220(A)(7))**

■ *Legal Reference:* [Va. Code § 55.1-1220\(A\)\(7\)](#) (click to view statute)

6. LOCAL ORDINANCES

- **1. City-Specific Requirements (Various local ordinances)**
■ *Legal Reference:* [Various local ordinances \(click to view statute\)](#)
- **2. HOA Rules (No specific statute in VRLTA)**
■ *Legal Reference:* [No specific statute in VRLTA \(click to view statute\)](#)
- **3. Condo Association Rules (Va. Code § 55.1-1900 et seq. (Condominium Act))**
■ *Legal Reference:* [Va. Code § 55.1-1900 et seq. \(Condominium Act\) \(click to view statute\)](#)
- **4. Zoning Compliance (Local zoning ordinances)**
■ *Legal Reference:* [Local zoning ordinances \(click to view statute\)](#)

7. PROPERTY CONDITIONS & HABITABILITY

- **1. Landlord Maintenance Duties (Va. Code § 55.1-1220(A))**
■ *Legal Reference:* [Va. Code § 55.1-1220\(A\) \(click to view statute\)](#)
- **2. Mold Disclosure & Remediation (Va. Code § 55.1-1215, § 55.1-1220(A)(5))**
■ *Legal Reference:* [Va. Code § 55.1-1215, § 55.1-1220\(A\)\(5\) \(click to view statute\)](#)
- **3. Lead-Based Paint Disclosure (Federal requirement (42 USC 4852d))**
■ *Legal Reference:* [Federal requirement \(42 USC 4852d\) \(click to view statute\)](#)
- **4. Smoke Alarms & Detectors (Va. Code § 55.1-1220(A)(8))**
■ *Legal Reference:* [Va. Code § 55.1-1220\(A\)\(8\) \(click to view statute\)](#)
- **5. Carbon Monoxide Detectors (Virginia Uniform Statewide Building Code)**
■ *Legal Reference:* [Virginia Uniform Statewide Building Code \(click to view statute\)](#)
- **6. Locks & Security Devices (Va. Code § 55.1-1221)**
■ *Legal Reference:* [Va. Code § 55.1-1221 \(click to view statute\)](#)
- **7. Hot Water Requirements (Va. Code § 55.1-1220(A)(7))**
■ *Legal Reference:* [Va. Code § 55.1-1220\(A\)\(7\) \(click to view statute\)](#)
- **8. Heating Requirements (Va. Code § 55.1-1220(A)(7))**

■ **Legal Reference:** [Va. Code § 55.1-1220\(A\)\(7\)](#) (click to view statute)

● **9. Air Conditioning Requirements** (Va. Code § 55.1-1220(A)(7))

■ **Legal Reference:** [Va. Code § 55.1-1220\(A\)\(7\)](#) (click to view statute)

● **10. Pest Control Responsibilities** (Va. Code § 55.1-1227(A)(3), § 55.1-1220)

■ **Legal Reference:** [Va. Code § 55.1-1227\(A\)\(3\)](#), [§ 55.1-1220](#) (click to view statute)

● **11. Bedbug Regulations** (No specific state statute)

■ **Legal Reference:** [No specific state statute](#) (click to view statute)

● **12. Trash & Waste Removal** (Va. Code § 55.1-1220(A)(6), § 55.1-1227(A)(4))

■ **Legal Reference:** [Va. Code § 55.1-1220\(A\)\(6\)](#), [§ 55.1-1227\(A\)\(4\)](#) (click to view statute)

● **13. Common Area Maintenance** (Va. Code § 55.1-1220(A)(3))

■ **Legal Reference:** [Va. Code § 55.1-1220\(A\)\(3\)](#) (click to view statute)

● **14. Swimming Pools & Recreational Facilities** (Va. Code § 55.1-1220, local health codes)

■ **Legal Reference:** [Va. Code § 55.1-1220](#), [local health codes](#) (click to view statute)

● **15. Parking & Common Facilities** (Rental agreement, Va. Code § 55.1-1220(A)(3))

■ **Legal Reference:** [Rental agreement](#), [Va. Code § 55.1-1220\(A\)\(3\)](#) (click to view statute)

8. RENT & FEES

● **1. Rent Due Date** (Va. Code § 55.1-1204(C)(4))

■ **Legal Reference:** [Va. Code § 55.1-1204\(C\)\(4\)](#) (click to view statute)

● **2. Rent Payment Methods** (Va. Code § 55.1-1204(J))

■ **Legal Reference:** [Va. Code § 55.1-1204\(J\)](#) (click to view statute)

● **3. Rent Control** (No state statute)

■ **Legal Reference:** [No state statute](#) (click to view statute)

● **4. Prepaid Rent** (Va. Code § 55.1-1205)

■ **Legal Reference:** [Va. Code § 55.1-1205](#) (click to view statute)

● **5. Rent Grace Period** (Va. Code § 55.1-1204(C)(4))

■ **Legal Reference:** [Va. Code § 55.1-1204\(C\)\(4\)](#) (click to view statute)

● **6. Partial Rent Payment (No specific statute)**

■ *Legal Reference:* [No specific statute \(click to view statute\)](#)

9. REPAIRS & MAINTENANCE

● **1. Tenant Repair Requests (Va. Code § 55.1-1234)**

■ *Legal Reference:* [Va. Code § 55.1-1234 \(click to view statute\)](#)

● **2. Landlord Repair Timeframe (Va. Code § 55.1-1234)**

■ *Legal Reference:* [Va. Code § 55.1-1234 \(click to view statute\)](#)

● **3. Tenant Assertion (Rent Escrow) (Va. Code § 55.1-1244)**

■ *Legal Reference:* [Va. Code § 55.1-1244 \(click to view statute\)](#)

● **4. Repair & Deduct (Va. Code § 55.1-1244.1)**

■ *Legal Reference:* [Va. Code § 55.1-1244.1 \(click to view statute\)](#)

● **5. Landlord Remedy by Repair (Va. Code § 55.1-1248)**

■ *Legal Reference:* [Va. Code § 55.1-1248 \(click to view statute\)](#)

● **6. Emergency Repairs (Va. Code § 55.1-1248, § 55.1-1229)**

■ *Legal Reference:* [Va. Code § 55.1-1248, § 55.1-1229 \(click to view statute\)](#)

10. REPORTING & DOCUMENTATION

● **1. Record Retention (General business practice, Va. Code § 55.1-1226(F))**

■ *Legal Reference:* [General business practice, Va. Code § 55.1-1226\(F\) \(click to view statute\)](#)

● **2. Rent Payment Records (General business practice)**

■ *Legal Reference:* [General business practice \(click to view statute\)](#)

● **3. Maintenance Logs (General business practice, Va. Code § 55.1-1220)**

■ *Legal Reference:* [General business practice, Va. Code § 55.1-1220 \(click to view statute\)](#)

● **4. Inspection Reports (Va. Code § 55.1-1214, § 55.1-1226)**

■ *Legal Reference:* [Va. Code § 55.1-1214, § 55.1-1226 \(click to view statute\)](#)

● **5. Lead Registry (Federal requirement (42 USC 4852d))**

■ *Legal Reference:* [Federal requirement \(42 USC 4852d\)](#) (click to view statute)

● **6. Bedbug Registry (No Virginia requirement)**

■ *Legal Reference:* [No Virginia requirement](#) (click to view statute)

11. REQUIRED DISCLOSURES

● **1. Move-In Inspection Report (Va. Code § 55.1-1214)**

■ *Legal Reference:* [Va. Code § 55.1-1214](#) (click to view statute)

● **2. Statement of Tenant Rights (Va. Code § 55.1-1204(H))**

■ *Legal Reference:* [Va. Code § 55.1-1204\(H\)](#) (click to view statute)

● **3. Military Air Installation Disclosure (Va. Code § 55.1-1217)**

■ *Legal Reference:* [Va. Code § 55.1-1217](#) (click to view statute)

● **4. Defective Drywall Disclosure (Va. Code § 55.1-1218)**

■ *Legal Reference:* [Va. Code § 55.1-1218](#) (click to view statute)

● **5. Methamphetamine Contamination Disclosure (Va. Code § 55.1-1219)**

■ *Legal Reference:* [Va. Code § 55.1-1219](#) (click to view statute)

● **6. Sale of Property Disclosure (Va. Code § 55.1-1216)**

■ *Legal Reference:* [Va. Code § 55.1-1216](#) (click to view statute)

● **7. Property Manager/Owner Information (Va. Code § 55.1-1204(B))**

■ *Legal Reference:* [Va. Code § 55.1-1204\(B\)](#) (click to view statute)

● **8. Pesticide/Insecticide Use Notice (Va. Code § 55.1-1223)**

■ *Legal Reference:* [Va. Code § 55.1-1223](#) (click to view statute)

12. SECURITY DEPOSITS

● **1. Security Deposit Limits (Va. Code § 55.1-1226(A))**

■ *Legal Reference:* [Va. Code § 55.1-1226\(A\)](#) (click to view statute)

● **2. Security Deposit Storage (No specific statute (changed in 2014))**

■ *Legal Reference:* [No specific statute \(changed in 2014\)](#) (click to view statute)

● **3. Security Deposit Return (Va. Code § 55.1-1226(A))**

■ *Legal Reference: [Va. Code § 55.1-1226\(A\)](#) (click to view statute)*

● **4. Allowable Deductions (Va. Code § 55.1-1226(A))**

■ *Legal Reference: [Va. Code § 55.1-1226\(A\)](#) (click to view statute)*

● **5. Itemization Requirements (Va. Code § 55.1-1226(A), (F))**

■ *Legal Reference: [Va. Code § 55.1-1226\(A\), \(F\)](#) (click to view statute)*

● **6. Penalties for Wrongful Withholding (Va. Code § 55.1-1226(E))**

■ *Legal Reference: [Va. Code § 55.1-1226\(E\)](#) (click to view statute)*

● **7. Joint Tenancy Deposits (No specific statute)**

■ *Legal Reference: [No specific statute](#) (click to view statute)*

● **8. Deposit Transfer Upon Sale (Va. Code § 55.1-1213, § 55.1-1226(A))**

■ *Legal Reference: [Va. Code § 55.1-1213, § 55.1-1226\(A\)](#) (click to view statute)*

13. SPECIAL SITUATIONS

● **1. Foreclosure - Tenant Rights (Va. Code § 55.1-1237, Federal PTFA)**

■ *Legal Reference: [Va. Code § 55.1-1237, Federal PTFA](#) (click to view statute)*

● **2. Subsidized Housing (Federal HUD regulations, Va. Code § 55.1-1200 et seq.)**

■ *Legal Reference: [Federal HUD regulations, Va. Code § 55.1-1200 et seq.](#) (click to view statute)*

● **3. Student Housing (VRLTA applies generally)**

■ *Legal Reference: [VRLTA applies generally](#) (click to view statute)*

● **4. Senior Housing (55+) (Federal Fair Housing Act (55+ exemption))**

■ *Legal Reference: [Federal Fair Housing Act \(55+ exemption\)](#) (click to view statute)*

● **5. Short-Term Rentals (No specific state statute; check local ordinances)**

■ *Legal Reference: [No specific state statute; check local ordinances](#) (click to view statute)*

● **6. Commercial Property (VRLTA does not apply to commercial leases)**

■ *Legal Reference: [VRLTA does not apply to commercial leases](#) (click to view statute)*

14. TENANT RIGHTS & OBLIGATIONS

● 1. Tenant Maintenance Obligations (Va. Code § 55.1-1227(A))

■ Legal Reference: [Va. Code § 55.1-1227\(A\)](#) (click to view statute)

● 2. Occupancy Standards (Va. Code § 55.1-1232)

■ Legal Reference: [Va. Code § 55.1-1232](#) (click to view statute)

● 3. Guest Policies (Va. Code § 55.1-1246)

■ Legal Reference: [Va. Code § 55.1-1246](#) (click to view statute)

● 4. Subletting & Assignment (Va. Code § 55.1-1204(G))

■ Legal Reference: [Va. Code § 55.1-1204\(G\)](#) (click to view statute)

● 5. Tenant Alterations (Va. Code § 55.1-1227)

■ Legal Reference: [Va. Code § 55.1-1227](#) (click to view statute)

● 6. Pet Policies (No specific statute; rental agreement)

■ Legal Reference: [No specific statute; rental agreement](#) (click to view statute)

● 7. Noise & Nuisance (Va. Code § 55.1-1227, § 55.1-1228)

■ Legal Reference: [Va. Code § 55.1-1227, § 55.1-1228](#) (click to view statute)

● 8. Tenant's Right to Organize (No specific statute)

■ Legal Reference: [No specific statute](#) (click to view statute)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● 1. City-Specific Requirements (Various local ordinances)

■ Legal Reference: [Various local ordinances](#)

● **2. HOA Rules (No specific statute in VRLTA)**

■ *Legal Reference:* [No specific statute in VRLTA](#)

● **3. Condo Association Rules (Va. Code § 55.1-1900 et seq. (Condominium Act))**

■ *Legal Reference:* [Va. Code § 55.1-1900 et seq. \(Condominium Act\)](#)

● **4. Zoning Compliance (Local zoning ordinances)**

■ *Legal Reference:* [Local zoning ordinances](#)

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