

THE BEAVERS LAW BITE

Virginia’s Landlord-Tenant Law Overhaul!

By Sarah Saville

Our Legislature has been busy, and July 1st brings noteworthy changes to Virginia’s landlord-tenant laws.

Residential tenancies continue to be covered by one of two acts. Previously, the Virginia Residential Landlord Tenant Act (VRLTA) applied to property managers and “professional” residential landlords, while the Virginia Landlord Tenant Act (LTA) applied everyone else. Although the Legislature has slowly expanded who is a “professional” landlord, the LTA remained the default act unless VRLTA applied. In July, the reverse will be true: VRLTA will apply to all residential leases, but landlords with 2 or less units may opt out of VRLTA. It’s not clear there will be a benefit to “opting out” of VRLTA. The LTA will mirror VRLTA, minimizing, if not eliminating, the differences. The take-home lesson: all residential landlords should become well-versed in the VRLTA rights and responsibilities.

On the commercial side, the LTA will codify the non-residential landlord’s common law right to self-help eviction. This change answers the previously open question in the law—can a commercial landlords lock-out a delinquent tenant if the lease is silent on the issue?—with a big “yes.”

There are more changes than can fit in our newsletter. Additional landlord-tenant resources are coming soon to our website www.beaverslaw.com, so stay tuned for more information on the landlord-tenant law overhaul!

June Sudoku Puzzle: Medium #235

8				9	6	
2			6		5	7
		9				
	9			1		7
						1
7	4					5
	1					8
			4	2		
4	3		6			2

Last month’s answer on our website and Facebook page!

ADDITIONAL LANDLORD-TENANT
RESOURCES ARE COMING SOON TO
OUR WEBSITE
WWW.BEAVERSLAW.COM

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UPCOMING PRESENTATION:

BEAVERS LAW, P.C. to present Small Business Formation seminar!

What: Half-hour presentation with light hor d'oeuvres

When: Tuesday, August 29, 2017 at 5:30 p.m.

Where: Launchpad, Greater Williamsburg Business Incubator
4345 New Town Avenue, Suite 200
Williamsburg, VA 23188

Please RSVP by August 18, 2017 at 5:00 p.m. by calling (757) 234-4650!



Four-attorneys strong, Beavers Law, P.C. is comprised of attorneys Kristina Beavers, Jeremy Forrest, Shannon Forrest and Sarah Saville. At Beavers Law, P.C., we know that, at any moment, your legal situation can become one of the most important things in your life, and you want to make sure that you know what to expect at every step of the process. Contact our Office at **(757)-234-4650!**

Thank you for the referrals!

- Mark Matney, Attorney
- Chamie Riley, Attorney
- Kay Barre, Pastor

We appreciate the trust you have placed in us!

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REFERRAL LIST, SUDOKU, AND UPCOMING SEMINAR

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