

# Virginia Statement of Tenant Rights and Responsibilities as of July 1, 2020 and Renting During the COVID-19 Pandemic

## DID YOU KNOW?

Tenants and landlords have legal protections under the Virginia Residential Landlord and Tenant Act (VRLTA). The VRLTA applies to most residential rental properties in Virginia. Beginning July 1, 2020, all landlords who offer a lease agreement to prospective tenants, must provide with the lease agreement, the Statement of Tenant Rights and Responsibilities form.

*\*I have attached this form for your convenience to use with your clients lease*

## IMPORTANT POINTS

1. Both the landlord and tenants must sign at the end of the statement acknowledging that the tenant has received the Statement of Tenant Rights and Responsibilities.
2. The lease agreement will not be effective until the form is signed by both parties.
3. Landlords must provide a copy of the signed Statement of Tenant Rights and lease agreement within one month of the effective date of the lease agreement.
4. We find it is best practice to attach the form to the lease at lease signing.

## RENTING DURING THE COVID-19 PANDEMIC:

In accordance with Section §55.1-1204 of the Code of Virginia, a tenant not getting paid due to the state of emergency declared by the Governor for the COVID-19 virus can get an eviction lawsuit for nonpayment of rent postponed for 60 days by showing up on their court date and providing written proof within 90 days after the Governor ends the declaration of emergency (§44-209) <https://law.lis.virginia.gov/vacode/title55.1/chapter12/section55.1-1204/>

## FEDERAL CARES ACT

The Coronavirus Aid, Relief, and Economic Security (CARES) Act provides certain protections from eviction and late fees due to nonpayment of rent for most tenants in federally subsidized or federally backed housing. If the landlord is getting CARES Act relief from mortgage payments on the rental property, then a Tenant may be protected from eviction for a longer period.

Landlords should be informed of the changes due to COVID-19 and the impact of the changes.

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