

11. Extend from five days to 14 days the required notice by a landlord to a tenant for intended eviction due to nonpayment of rent

Background: During the COVID-19 pandemic, Virginia passed HB 5064, which amended the Virginia Residential Landlord Tenant Act (“VRLTA”) to require a landlord who owns four or less dwelling units to give the tenant a 14-day notice instead of a 5-day notice for nonpayment of rent. (Evictions - VPLC Housing Advocacy). HB 5064 ended on June 30, 2021.

The end of the pandemic eviction protections has resulted in a significant increase in eviction cases causing stress on the courts, law enforcement and the use of shelters and social services.

This is a legislative item.