

1 HOUSE BILL NO. 160
 2 AMENDMENT IN THE NATURE OF A SUBSTITUTE
 3 (Proposed by the House Committee on General Laws
 4 on _____)
 5 (Patron Prior to Substitute--Delegate Mundon King)

6 A BILL to amend the Code of Virginia by adding a section numbered 55.1-1209.1, relating to the Virginia
 7 Residential Landlord and Tenant Act; employees of the landlord; rental dwelling unit keys and
 8 electronic key codes.

9 **Be it enacted by the General Assembly of Virginia:**

10 **1. That the Code of Virginia is amended by adding a section numbered 55.1-1209.1 as follows:**

11 **§ 55.1-1209.1. Employees of the landlord; rental dwelling unit keys and electronic key codes;**
 12 **policies and procedures.**

13 A. As used in this section, "key" means any physical or electronic mechanism used to gain access
 14 to a rental dwelling unit.

15 B. Any landlord who owns (i) more than four rental dwelling units in the Commonwealth or (ii)
 16 more than a 10 percent interest, either individually or through a business entity, in more than four rental
 17 dwelling units in the Commonwealth shall establish:

18 1. A policy requiring any applicant for employment in any position that will have access to keys
 19 for each rental dwelling unit to be subject to a pre-employment criminal history records check; and

20 2. Written policies and procedures regarding the (i) storage, issuance and return, and security of;
 21 (ii) access to; and (iii) if applicable, usage and deactivation of rental dwelling unit keys and electronic key
 22 codes.

23 C. The provisions of this section shall not apply to (i) a financial institution, as defined in § 6.2-
 24 100, or (ii) any person who is a real estate licensee pursuant to Chapter 21 (§ 54.1-2100 et seq.) of Title
 25 54.1.