

SENATE BILL NO. _____ HOUSE BILL NO. _____

1 A BILL to amend and reenact § 55.1-1236 of the Code of Virginia, relating to Virginia Residential
 2 Landlord and Tenant Act; early termination of rental agreement; victims of family abuse, sexual
 3 abuse or criminal sexual assault, or stalking.

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

5 **1. That § 55.1-1236 of the Code of Virginia is amended and reenacted as follows:**

6 **§ 55.1-1236. Early termination of rental agreements by victims of family abuse, sexual abuse**
 7 **or other criminal sexual assault, or stalking.**

8 A. Any tenant who is a victim of (i) family abuse as defined by § 16.1-228, (ii) sexual abuse as
 9 defined by § 18.2-67.10; or ~~(iii)~~ other criminal sexual assault under Article 7 (§ 18.2-61 et seq.) of Chapter
 10 4 of Title 18.2, or (iii) stalking pursuant to § 18.2-60.3 may terminate such tenant's obligations under a
 11 rental agreement under the following circumstances:

12 1. The victim has obtained an order of protection pursuant to § 16.1-253.1, 16.1-253.4, or 16.1-
 13 279.1 and has given written notice of termination in accordance with subsection B during the period of
 14 the protective order or any extension thereof;

15 2. The victim has obtained an emergency protective order pursuant to § 19.2-152.8, a preliminary
 16 protective order pursuant to § 19.2-152.9, or a permanent protective order pursuant to § 19.2-152.10 and
 17 has given written notice of termination in accordance with subsection B during the period of the protective
 18 order or any extension thereof; ~~or~~

19 3. ~~A court has entered an order convicting a perpetrator of~~ A magistrate, law enforcement agency,
 20 grand jury, special grand jury, or court has issued a warrant, summons, information, or indictment,
 21 charging any crime of sexual assault under Article 7 (§ 18.2-61 et seq.) of Chapter 4 of Title 18.2, sexual
 22 abuse as defined by § 18.2-67.10, ~~or~~ family abuse as defined by § 16.1-228, or stalking pursuant to § 18.2-
 23 60.3 against the victim and the victim gives written notice of termination in accordance with subsection

24 B. A victim may exercise a right of termination under this section to terminate a rental agreement in effect
 25 when the conviction order is entered and one subsequent rental agreement based upon the same conviction.

