

Landlord's Rights & Responsibilities

As a landlord or property manager in the Commonwealth of Virginia, you need to be aware of your roles and responsibilities as it relates to the Virginia Residential Landlord and Tenant Act (VRLTA), Code of Virginia's Chapter 13-Landlord and Tenant, and Fair Housing.

Virginia Residential Landlord and Tenant Act

The [Virginia Residential Landlord and Tenant Act \(VRLTA\)](#) establishes the rights and responsibilities of tenants and landlords. The VRLTA applies to all single-family and multifamily residential dwelling units located in Virginia. Landlords who own no more than two single-family residential dwelling units subject to a rental agreement may opt out of the VRLTA by stating so in the rental agreement.

Code of Virginia's Chapter 13 - Landlord and Tenant

Code of Virginia's Chapter 13 applies if the landlord is exempt from the Virginia Residential Landlord and Tenant Act (VRLTA) *and* expressly opts out of the VRLTA by stating it in the rental agreement. Section Codes 55-225.01 through 55-225.48 of Chapter 13 will apply.

Fair Housing Law

Federal and state [fair housing law](#) protects people from discrimination when trying to rent an apartment, buy a house, obtain a mortgage, or purchase homeowner's insurance. Fair housing requirements apply to all housing providers: property managers, owners, landlords, real estate agents, banks, savings institutions, credit unions, insurance companies, mortgage lenders, and appraisers.