

2023 legislative changes to the Virginia Property Owners Association Act

The recent Virginia legislative session made significant changes to the Property Owners Association Act that governs the operations of home owner associations such as Oldhouse Run (OHR). We are now registered with the Common Interest Community Board (CICB). Registration requires the filing of an annual report and associated fee. More importantly, the CICB establishes regulations for the issuance of disclosure packages, now called resale certificates. The OHR Association is charged with providing these certificates to current owners when they sell their homes so they may provide them as required by law to the new owners. The certificates, significantly more detailed than the former disclosure packages, consist of thirty items and documents arranged in a specified order and attached to a standard form established by the CICB. Please visit the CICB web site <https://dpor.virginia.gov/boards/cic-board/> to learn more.

The CICB allows associations to charge for certificate preparation according to a set maximum fee schedule. If you need a resale certificate, please contact Allie Keefe at secretary@oldhouserun.com.

This next item can affect the resale of your property. The CICB requires that if the board has

(a) given or received a written notice that any existing uses, occupancies, alterations or improvements in or to the property being sold violate a provision of the governing documents or rules and regulations, or

(b) received a written notice from a governmental agency of a violation of environmental, health, or building regulation that has not been cured,

then these notices must be attached to the certificates. We are researching whether or not this will require presale inspections of the affected properties.

The CICB requires that associations have in place a formal complaint form and process that residents can use to make a complaint about association board actions. The Oldhouse Run Complaint Form and Process is now on the OHR web site under the Documents tab. You can still make an informal complaint to any OHR Association Director via email or phone.