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HOUSE BILL NO. 1671

Offered January 13, 2025

Prefiled January 3, 2025

A BILL to amend and reenact § 55.1-2245 of the Code of Virginia, relating to Virginia Real Estate Time-Share Act; recordkeeping by resellers.

Patron—Wright

Referred to Committee on General Laws

Be it enacted by the General Assembly of Virginia:

1. That § 55.1-2245 of the Code of Virginia is amended and reenacted as follows:

§ 55.1-2245. Recordkeeping by resellers.

A. If contact information has been obtained by a reseller from any source, including a lead dealer, the reseller and lead dealer shall maintain the following records for a period of five years from the last date of contact between the reseller and the owner:

1. The name; home address; work address, if different; telephone number; *and* email address; ~~if any; and a copy of a current government-issued photographic identification (e.g., driver's license, passport, or military identification card)~~ of the lead dealer who provided the contact information;

2. The date, time, and place of the transaction at which the contact information was obtained, along with the amount of consideration paid and a signed receipt from the lead dealer or copy of a canceled check; and

3. A copy of the contact information obtained in the exact form and media in which received.

B. A reseller shall maintain records for at least five years after each transaction involving resale service including resale transfer agreements and resale purchase agreements.

C. In any civil or criminal action based on a violation of this section, there shall be a presumption that contact information was wrongfully obtained if a reseller or lead dealer fails to produce the records required by this section.

D. Any person who establishes that a reseller or lead dealer wrongfully obtained or wrongfully used contact information with respect to time-share owners or members of an exchange program shall, in addition to any other remedies that may be available in law or equity, be entitled to recover from such reseller or lead dealer an amount equal to \$1,000 for each time-share owner or member about whom contact information was wrongfully obtained or used. The prevailing person in any such action shall also be entitled to recover reasonable attorney fees and costs.

INTRODUCED

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