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## 1 SENATE BILL NO. 985

## 2 AMENDMENT IN THE NATURE OF A SUBSTITUTE

3 (Proposed by the Senate Committee on General Laws and Technology  
4 on January 22, 2025)

5 (Patron Prior to Substitute—Senator Williams Graves)

6 *A BILL to amend and reenact § 35.1-15.1 of the Code of Virginia, relating to short-term rental properties;*  
7 *human trafficking awareness training.*8 **Be it enacted by the General Assembly of Virginia:**9 **1. That § 35.1-15.1 of the Code of Virginia is amended and reenacted as follows:**10 **§ 35.1-15.1. Required human trafficking training.**

11 A. As used in this section:

12 "Accommodations" means the same as that term is defined in § 58.1-602.

13 "Accommodations intermediary" means the same as that term is defined in § 58.1-602.

14 "Accommodations provider" means the same as that term is defined in § 58.1-602. No person licensed as  
15 a real estate licensee pursuant to Article 1 (§ 54.1-2100 et seq.) of Chapter 21 of Title 54.1 who manages a  
16 short-term rental property shall be considered an accommodations provider.17 "Employee" means any person employed by a hotel an accommodations provider that (i) has frequent or  
18 regular interactions with guests, such as front desk staff, hotel porters, hotel concierge, restaurant waiting and  
19 bartending staff, or room service staff; (ii) is in a management position; or (iii) has access to the guest's room,  
20 including housekeeping staff.

21 "Hotel" does not include a short-term rental property as that term is defined in § 58.1-3510.4 15.2-983.

22 B. 1. Every hotel proprietor shall require its employees to complete a training course on recognizing and  
23 reporting instances of suspected human trafficking. Such training course shall be an online course provided  
24 by the Department of Criminal Justice Services at no cost to the hotel proprietor and its employees pursuant  
25 to § 9.1-102 or an alternative online or in-person training course approved by the Department of Criminal  
26 Justice Services. The Department of Criminal Justice Services shall approve or disapprove of the use of any  
27 alternative online or in-person training course within 60 days of the submission of such training course for  
28 approval.29 2. Every accommodations provider listing accommodations on an accommodations intermediary shall  
30 complete an approved training course on recognizing and reporting instances of suspected human  
31 trafficking. The Department of Criminal Justice Services shall approve or disapprove of the use of any online  
32 or in-person training course within 60 days of the submission of such training course for approval.33 C. Every accommodations provider shall require its employees to complete the training course required  
34 by this section. Each hotel such employee shall complete the required training course described in subsection  
35 B required by this section within six months of being employed by a hotel an accommodations provider and  
36 thereafter at least once during each consecutive period of two calendar years commencing with the date on  
37 which he last completed the required training course, for as long as he is employed by a hotel such  
38 accommodations provider.39 D. If an accommodations provider is using an accommodations intermediary, the accommodations  
40 intermediary shall comply with all of the following requirements:

41 1. Notify the accommodations provider of the training requirements of this section;

42 2. Allow accommodations providers listed on its platform to certify digitally or in writing that they have  
43 completed an approved training course required by this section. For any preexisting listing on July 1, 2026,  
44 an accommodations provider shall have until January 1, 2027, to complete the training; and45 3. Provide information on the methods used to notify accommodations providers of the requirements of  
46 this section upon request of the Department of Health.47 E. In the event an accommodations provider is found by a court of competent jurisdiction to have been the  
48 site of human trafficking, the court may order the closure of such accommodations for a period not to exceed  
49 six months.