

VIRGINIA ACTS OF ASSEMBLY — CHAPTER

An Act to amend the Code of Virginia by adding a section numbered 55.1-303.1, relating to property under common ownership; creation of easements.

[H 2477]

Approved

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding a section numbered 55.1-303.1 as follows:

§ 55.1-303.1. *Property under common ownership; creation of easements.*

A private appurtenant easement may be created for any purposes by the owner of the dominant and servient estate by the recordation of an instrument that grants or reserves such easement. The rule of property law known as the doctrine of merger shall not prevent such grant or reservation.

2. The provisions of this act shall only apply to instruments recorded on or after July 1, 2025.