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HOUSE BILL NO. 733

Offered January 14, 2026

Prefiled January 13, 2026

A BILL to amend the Code of Virginia by adding a section numbered 55.1-305.1, relating to owner of a servient estate; reasonable rules of use for easement.

Patron—Leftwich

Committee Referral Pending

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding a section numbered 55.1-305.1 as follows:

§ 55.1-305.1. Owner of servient estate; reasonable rules of use for easement.

A. The owner of a servient estate upon which an easement lies may establish reasonable rules of use of such easement, including establishing a reasonable speed limit.

B. A servient estate owner may bring a civil action alleging a violation of subsection A and may recover actual damages or \$500, whichever is greater, and reasonable attorney fees and costs and may seek injunctive relief.

INTRODUCED

HB733