

2026 SESSION

INTRODUCED

26105001D

1 **HOUSE BILL NO. 733**

2 Offered January 14, 2026

3 Prefiled January 13, 2026

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

6 Patron—Leftwich

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8 Committee Referral Pending
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10 **Be it enacted by the General Assembly of Virginia:**

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

12 **§ 55.1-305.1. Owner of servient estate; reasonable rules of use for easement.**

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

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

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