

26102262D

1 **HOUSE BILL NO. 803**

2 Offered January 14, 2026

3 Prefiled January 13, 2026

4 A BILL to amend the Code of Virginia by adding a section numbered 55.1-304.1, relating to repairs or
5 maintenance of property; entering adjoining property; petition for entry.

6 Patron—Carr

7 Committee Referral Pending

8 **Be it enacted by the General Assembly of Virginia:**9 **1. That the Code of Virginia is amended by adding a section numbered 55.1-304.1 as follows:**10 **§ 55.1-304.1. Repairs or maintenance of property; entering adjoining property; petition for entry.**11 *When an owner of real property seeks to repair or maintain the exterior of his property and the property
12 is so situated that it is impossible to perform the repairs or maintenance without entering adjoining property
13 and permission to enter the adjoining property has been denied, or unreasonable conditions have been
14 placed upon the entry, the owner seeking to make the repairs or maintenance may petition the circuit court
15 for a right of entry to the adjoining property for the purpose of performing the repairs or maintenance. The
16 petition and affidavits, if any, shall state the facts making such entry necessary, the date on which entry is
17 sought, and who or what service provider will be accessing the adjoining property to perform such repairs or
18 maintenance. Any such service provider shall be properly licensed and insured. Upon a finding that an owner
19 has made a good faith effort to obtain permission to enter the adjoining property, such right of entry may be
20 granted by the court in an appropriate case upon such terms as justice requires, including a requirement that
21 the owner file a bond. No such entry shall be deemed a trespass. The petitioner shall be required to return the
22 adjoining property to its previous condition and shall be liable to the adjoining owner or his lessee for actual
23 damages occurring as a result of the entry.*

INTRODUCED

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