

Subject Areas:	Statutory Citations:	Regulatory Citations:
A. ADA/Fair Housing Issues:		
1. ADA/Fair Housing Accessibility Laws (Also See Building Code Regulations)	36-97 et seq.	13 VAC 5-61
2. Fair Housing Law	36-96.1 et seq.	13 VAC 135-50
B. Building Code Issues:		
1. General Building Code Law (USBC):	36-97 et seq.	13 VAC 5-61
a. New Construction Code		
b. Existing Building Code		
c. Property Maintenance Code		
d. Electrical Code		
e. Mechanical Code		
f. Plumbing Code		
g. Elevator Safety Code		
2. Fire Prevention Code Law	27-94 et seq.	13 VAC 5-51
3. Elevator Inspection Law	36-105.01	13 VAC 5-61
4. Industrialized Building Safety Law	36-70 et seq.	13 VAC 5-91
5. Certification Standards	36-137	13 VAC 21-10 et seq.
6. Boiler Pressure Vessel Act	40.1-51 et seq.	16 VAC 25-50
7. Professional & Occupational Licensing & Standards:	54.1-300 et seq.	13 VAC 91
a. Fair Housing Education/Certification	54.1-2343 et seq.	18 VAC 135-50
b. Real Estate licensing & Education	54.1-2100 et seq.	18 VAC 135-20
c. Tradesman Licensing	54.1-1100 et seq.	18 VAC 50-30
d. Certification Standard	54.1-1100 et seq.	18 VAC 50-60 et seq.
e. Contractors Licensing	54.1-1100 et seq.	18 VAC 50-22
f. Architects & Prof. Engineers Licensing	56.1-400	18 VAC 10-20
g. Soil Scientists & Surveyors Licensing	56.1-200 et seq.	18 VAC 145-20
h. Asbestos & Lead Based-Paint Workers	56.1-500 et seq.	18 VAC 20-10 et seq. & 18 VAC 30-10 et seq.
i. Private Security Services Businesses	56.1-1900 et seq.	
7. Building Code Technical Review Board	36-108 et seq.	
8. Department of Housing & Community Development	36-132 et seq.	
9. Board of Housing & Community Development	36-55.7	
C. Building Infrastructure Security:		
1. Private Building Security Information Protection	2.2-3705.A.39	
2. Responsibilities of Local Governments	36-98	
3. Va. Emergency Services and Disasters	44-146.13 et seq.	19 VAC 10-10 et seq.
D. Economic Development Issues:		
1. Virginia Consumer Protection Act	59.1-196 et seq.	
2. Enterprise Zone Act	59.1-270 et seq.	13 VAC 5-111
3. Personal Information Privacy Act	59.1-442 et seq.	

E. Employment Issues:		
1. Recruitment & Retention:		
a. Employment-At-Will Rule		
b. Prohibition Against Employment of Illegal Immigrants	40.1-11.1	
c. Prohibition to Require Applicant to Pay For Medical Exam	40.1-28	
2. Hours of Work (<i>See Federal Fair Labor Standards Act</i>)		
3. Protected Rights:		
a. Prohibition of Polygraph Use in Certain Cases	40.1-51.4:4	
b. Prohibition ON Questions Re Sexual Activities/Polygraph Test	40.1-51.4:3	
c. Employee Immunity/Reporting Threatening Conduct	40.1-51.4:5	
d. Protection Against Employer Preventing Other Employment	40.1-27	
e. Discharge for Absence for Work-related Injury	40.1-27.1	
f. Days of Rest	40.1-28.1 to 28.5	
g. Discrimination Against Exercising Protected Rights & Remedy	40.1-51.2:1 & 2:2	
h. Prohibition on Genetic Testing As Condition of Employment	40.1-28.7:1	
i. Restriction on Child Labor	40.1-78 et seq.	
j. Limit on Amount Subject to Garnishment	34-29	
4. Health & Safety:		
a. Safety	40.1-44.1 et seq	
b. Safety & Health Codes (<i>See "F. Environmental Protection", Item "9. Safety & Health Codes" below</i>)		
c. Duty of Employees to Follow All Occupational & Safety Rules	40.1-51.2	
5. Pay & Benefits:		
a. Equal Pay	40.1-28.6	
b. Virginia Minimum Wage Act	40.1-28.8 et seq.	
c. Pay & Assignment of Wages	40.1-29 et seq.	
d. Unemployment Compensation	60.2 et seq. & 65.2 et seq.	
e. Workers' Compensation	40.1-49.3 et seq.	
6. Labor Management & Employee Relations:		
a. Virginia Right To Work Law	40.1-58 et seq.	
b. Penalty for Making False Statements	40.1-51.4:2	
c. Mediation & Conciliation of Labor Disputes	40.1-70 et seq.	
d. Illegal Picketing & Injunctions	40.1-53	
e. Apprenticeships	40.1-117 et seq.	
F. Environmental Protection Issues:		
1. Department of Environmental Quality	10.1-1183	
2. Clean Water Laws:	62.1-44.2 et seq.	
a. Underground Storage Tanks	62.1-44.34:10 et seq.	9 VAC 25-580 & 5909
b. Above-Ground Storage Tanks	62.1-44.34:15.1 et seq.	9 VAC 25-91, 130, 140 & 640
c. Storage Tank Fiscal Responsibility	62.1-44:34:16 et seq.	9 VAC 25-100 & 650
d. Storage Tank Fund	62.1-44:34.11 et seq.	
e. Storage Tank Inspection & Notification	33-99.6	9 VAC 25-101
f. Chesapeake Bay Protection	10.1-1307 et seq.	9 VAC 10-20
g. Water Quality Permits	62.1-44.15:6 et seq.	9 VAC 25-20
h. VPDES Permit (<i>Also, see Federal Clean Water Act</i>)		9 VAC 25-210
i. Cooling Tower Permits	(<i>Also, see</i>	9 VAC 25-196

j. New Construction		9 VAC 25-180
k. Water Quality Standards	Clean	9 VAC 25-260
l. Oil Discharge	Water	9 VAC 25-10
m. Water Pollution		9 VAC 25-90 & 120
n. Corps of Engineers Wetland Certification	Act)	9 VAC 25-380
o. Corps of Engineers Wetland Permit		9 VAC 25-400
p. Storm Water Discharges		9 VAC 25-151
q. Water Quality Improvement Act	10.1-2117 et seq.	9 VAC 25-260
r. State Water Control Board	10.1-1184	
2. Asbestos Laws	36-99.7 & 40.1-51.20 to 51.41	18 VAC 15-20 & 16 VAC 25-30, 40 & 50
3. Lead-Based Paint	54.1-501	18 VAC 15-30
4. Mold—no existing law other than VRLTA obligations of		
a. "landlord to maintain fit premises" and	55-248.13	
b. "tenant to maintain dwelling unit")	55-248.16	
5. Laws & Regulations:		
a. Landlord Notification of Tenant	55-248.13:3	
b. Worker Protection & Property Owner Right To Use Pesticides	3.1-249.53 E	2 VAC 20-51-60
6. Clean Indoor Air Act	15.2-2800 et seq.	
7. Clean Air Laws:	(See Federal Clean Air Act)	
a. Ambient Air Quality		9 VAC 5-30
b. Air pollution		9 VAC 5-20 & 70
c. New/Modified Stationary Source		9 VAC 5-50
d. Hazardous Pollutants		9 VAC 5-60
e. Existing Stationary Source		9 VAC 5-40
f. General Regulations		9 VAC 5-90
g. General Conformity		9 VAC 5-150 & 160
h. Operating Permit		9 VAC 5-80
i. Emissions Trading		9 VAC 5-140
j. Episodic Protection		9 VAC 5-70
k. Mobile Source		9 VAC 5-90-119
l. Vehicle Emissions		9 VAC 5-120 & 121
m. NOX Trading		9 VAC 5-140
n. State Air Pollution Control Board	10.1-1184 & 10.1-1300	
8. Sanitation Districts	21-224 et seq.	
9. Safety & Health Codes:	40.1-22 et seq.	
a. Occupational Health		16 VAC 25-60
b. Confined Space - Telecommunications		16 VAC 25-70
c. Access to Employee Medical Health Records		16 VAC 25-80
d. Records of Occupational Injuries		16 VAC 25-85
e. Federal General Industry Standards		16 VAC 25-90
f. Confined Space - Construction		16 VAC 25-140
g. Underground Construction		16 VAC 25-150
h. Construction Sanitation		16 VAC 25-160
i. Construction Evacuation		16 VAC 25-170
j. Federal Identical Construction		16 VAC 25-175

G. General Business Issues:

- 1. Va. Debt Collection Act 2.2-4800 et seq.
- 2. Va. Limited Liability Company Act 13.1-600 et seq.
- 3. Va. Stock Corporation Act 13.1-601 et seq.
- 4. Statute of Frauds 11.1 et seq.
- 5. Insurance Laws & Regulations:
 - a. UST Insurance 62.14-4.34:12 14 VAC 5-380
 - b. AGST Insurance 62.1-44.34:12, 12.1-13 & 38.2-2233 14 VAC 5-385
 - c. Fire Insurance 38.2-2100 et seq. 14 VAC 5-340
 - d. Liability/Prop. Damage/Carbon Monoxide Exclusion 38.2-235
 - e. Commercial Liability Insurance 38.2-2200 et seq.
- 6. Garnishment 8.01-511 et seq. 23 VAC 10-380

H. Housing Issues:

- 1. Affordable Dwelling Unit Law 15.2-2304 & 2305 et seq.
- 2. Conservation Districts 36-49 et seq.
- 3. Rehabilitation Districts 36-55.30:02 et seq.
- 4. Spot & Other Blight 36-48 et seq.
- 5. Housing Revitalization Zone Act 36-157 et seq.
- 6. Neighborhood Assistance Act 63.2-2000 et seq.
- 7. Virginia Housing Development Authority 36-24
- 8. Local Housing Rehabilitation 36-55.30:24 13 VAC 5-120
- 9. Multi-Family Housing Loans 36-55.30:24 13 VAC 5-130
- 10. Removal/Rehabilitation of Derelict Structures 36-152 et seq.

I. Land Use/Zoning Issues:

- 1. Conditional (Proffer) Zoning 15.2-2210 et seq.
- 2. Conditional (Proffer) Zoning 15.2-2296 et seq.
- 3. Comprehensive Plan 15.2-2303 et seq.
- 4. Zoning Ordinances 15.2-2223 et seq.
- 5. Official (Transportation) Map 15.2-2280 et seq.
- 6. Capital Improvement Programs 15.2-2233 et seq.
- 7. Land Subdivision & Development 15.2 2239
- 7. Land Subdivision & Development 15.2-2240 et seq.

J. Landlord Tenant Issues:

- 1. Residential Landlord Tenant Act: 55-248.1 et seq.
 - a. Security Deposits 55-248.11
 - b. Security Deposit Interest Rates (Historical) 55-248.15:2
 - c. Notice to Tenants for Pesticide Application 55-248-13.3
 - d. Prohibition on Rent Control 55-248.
 - e. Residential Rental Inspections 36-105
 - f. Notice to Tenants for Pesticide Application 55-248-13.3
 - g. Trigger Number for Applicability of Law 55-248.5

2. General Landlord Tenant Act:	55-217 et seq.	
a. Appointment of Resident Agent, etc	55-218.1	
b. Who May Recover Rent and Possession	55-246.1	
c. Commercial Real Estate Brokers' Lien	55-526 et seq.	
3. Civil Procedures:		
a. Notice of Motion for Judgment	Rule 3.3	
b. Eviction/Unlawful Detainer	8.01-124 et seq.	
c. Judgments and Possession	8.01-128	
d. Removal of Cases to Circuit Court/Removal Bonds	8.01-127.1	
e. Appeals from General District Court/Appeal Bonds	8.01-129	
f. Sheriff's Storage of Property	8.01-156	
g. Motion to Set Aside Judgment	8.01-428	
h. Judgment Liens	8.01-458	
i. Writs of Possession	8.01-470 et seq.	
j. Levy and Seizure	8.01-478	
k. Garnishment	8.01-511 et seq.	
l. Jurisdiction of General District Court	16.1-77	
m. Warrant in Debt	16.1-79	
n. Who May Sign a Civil Action	16.1-88.03	
o. Who May File a Civil Action or Appear in Court	16.1-88.03	
p. Petition to Rehear Case	16.1-97.1	
4. Criminal Statutes:		
a. Trespass	18.2-23 et seq.	
b. Assault & Battery	18.2-57 et seq.	
c. Larceny	18.2-96	
d. Intentional Damage to Private Property	18.2-137	
e. Bad Checks	18.1-181 et seq.	
f. False Representation	18.1-184.4	
g. Defrauding Utility	18.1-187.1	
h. Illegal Drugs	18.1-258 et seq.	
i. Firearms	18.1-279 et seq.	
j. Disorderly Conduct	18.1-415	
k. Intoxication/Cursing/Abuse	18.1-388 et seq.	
5. Civil Statutes:		
a. Utility Metering/Submetering/Energy Allocation	56-245.2 & 226.2	20 VAC 5-305
b. Age of Majority	1-13.42	
c. Va. Human Rights Act	2.2-3900	
d. Legal & Judgment Rates of Interest	6.1-330.53	
e. Liability of Parents for Acts of Minors	8.01-44	
f. Statute of Frauds	11.1 et seq.	
g. Liability/Prop. Dam. Insur./Carbon Monoxide Exclusion	38.2-235	
h. Uniform Statewide Building Code:	36-97 et seq.	13 VAC 5-61
i. Building Code Technical Review Board	36-108 et seq.	
ii. Elevator Inspections	36-105.01	
iii. Fire Prevention Code	27-94 et seq.	13 VAC 5-51
iv. Boiler Vessel Act	40.1-51 et seq.	13 VAC 5-50
v. Specialty Code Supplements	(See Building Code)	
i. Abandoned Vehicles/Towing	46.20-1200	
j. Conservation Districts	36-49 et seq.	

k. Rehabilitation Districts	36-55.30:02 et seq.	
l. Spot and Other Blight	36-48 et seq.	
m. Premises Liability	8.01-226	
n. Sanitation District Act	21-224 et seq.	
o. Parking for Disabled	46.2-1240 et seq.	
p. Assumed Name Certification	59.1-69-7	
q. Service Districts	15.2-2400 et seq.	
6. Civil Statutes:		
a. Affordable Dwelling Units	15.2-2304 et seq. & 2305 et seq.	
b. Residential Rental Inspections	36-105	
c. Neighborhood Assistance Act	63.2-2000 et seq.	
d. Housing Revitalization Zone Act	36-157 et seq.	
e. Va. Housing Development Authority Act	36-24 et seq.	
7. Civil Statutes:		
a. Industrial Building Safety Law	36-70 et seq.	
b. Trans. Tax Improvement District Acts	15.2 4600 et seq. & 15.2-4700 et seq.	
c. Security Systems	55-226.1	
K. Local Governmental Plans & Forms:		
1. Urban County Executive Plan (Fairfax County)	15.2-800 et seq.	
2. County Board Plan (Arlington County)	15.2-400 et seq.	
3. County Executive Plan (Prince William County)	15.2-500 et seq.	
4. County Manager Plan (Loudoun County)	15.2-700 et seq.	
5. County Manager Form	15.2-600 et seq.	
6. Powers of Cities and Towns (plus powers granted by charters)	15.2-1100 et seq.	
7. General Powers of Local Governments	15.2- 900 et seq.	
8. General Powers & Procedures of Counties	15.2-1200 et seq.	
9. Local Government Charters	15.2-200 et seq.	
L. Taxation Issues:		
1. Appeal of Real Estate Tax Assessments	15.2-717 et seq. & 58.1-3256 et seq.	
2. Reciprocal Historic Rehabilitation Tax Credits	58.1-339.2	17 VAC 20 & 30
3. Intangible Personal Property Tax	58.1-1100 et seq.	23 VAC 10-340
4. Tangible Personal Property Tax Tax Credits	58.1-3600 et seq. 58.1-55.30:26	5. Low-Income Housing 13 VAC 5-170 & 175
6. Taxes, Generally	58.1-1 et seq.	
7. Real Property Tax	58.1-3200 et seq.	
M. Telecommunications Issues:		
1. Compensation/Residential Bldg. Access/TV Service Providers	55-248.13:2	
2. Cable & Satellite TV Providers Are Not Public Service Companies	56-1.2	
3. Telecommunication Rules Re U.S. Telecommunications Act of 1996	12.1-13	20 VAC 5-419
N. Transportation Issues:		
1. Transportation Tax Improvement Districts	15.2-4600 et seq. & 15.2-4700 et seq.	
2. Transportation District Act of 1964	15.2-4500 et seq.	
3. No. Va. Transportation Authority Act	15.2-4815 et seq.	

4. Highway Transportation:	33.1-1 et seq.	
a. General Rules & Regulations		24 VAC 30-30-10
b. Minimum Stds./Entrance to State Highway		24 VAC 30-70 & 71
c. Noise Abatement		24 VAC 30-80
d. Subdivision Street Standards		24 VAC 30-90
e. Hauling Permits		24 VAC 30-111
f. Land Use Permits		24 VAC 30-150
g. Cut-Through Traffic		24 VAC 30-590-10
h. Underground Utilities		24 VAC 30-210-10
i. Federal Manual on Uniform Traffic Control Devices (UTDC)		24 VAC 30-380-10
j. Virginia Supplement on UTCD		24 VAC 30-310
O. Utility Issues:		
1. Submetering/RUBS & Energy Allocation Systems	56-245.2 & 56-226	20 VAC 5-305
2. Electric Utility Deregulation:	56-576 et seq.	
a. Functional Separation	56-590	20 VAC 5-202
b. Separation of regulatory Function	56-590	20 VAC 5-203
c. Energy Regulation	56-581	20 VAC 5-300
d. Transfer of Transmission Assets	56-590	20 VAC 5-320
e. Access to Competitive Energy Market	56-596	20 VAC 5-312
f. Net Energy Metering	56-594	20 VAC 5-315
g. Interim Rules - Pilot Program	56-577	20 VAC 5-311
h. Enforcement	20 VAC 5-325	
i. Licensing of Aggregators	56-588	
j. Competitive Retail Metering & Billing	56-558	
k. Rate Caps	56-582	
l. Wires Charges	56-583	
m. Stranded Costs	56-584	
n. Default Service	56-585	
o. Emergency Service Providers	56-586	
p. Electric Energy Emergencies	56-586.1	
q. Retail Customer Right of Action	56-593	
3. Retail Supply Choice for Natural Gas Customers	56-235.8	
4. Master Meter Safety – Natural Gas	56-257.2	20 VAC 5-307
5. Underground Utility Damage Act	56-265.14 et seq.	
6. Installation of Underground Utilities	56-265 et seq.	
P. Other Miscellaneous Issues:		
1. Political Campaign Financing	24.2-900 et seq.	
2. Va. Administrative Process Act	2.2-3400 et seq.	