

Virginia HOA Laws: Boards, Records, Assessments and Rentals

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/virginia-hoa-laws>

Virginia homeowner associations follow the Property Owners' Association Act and condominiums follow the Virginia Condominium Act, with the Common Interest Community Board overseeing association registration and complaints.

Key points

- Homeowner associations follow the Property Owners' Association Act, and condominiums follow the Virginia Condominium Act.
- Owners may examine and copy association books and records after a written request, subject to listed exceptions for privileged or personal information.
- Board meetings are generally open to owners, with notice given in advance and closed sessions allowed for limited topics.
- Unpaid assessments can become a lien on the lot once the association records a memorandum of lien within the time the statute allows.

Virginia at a glance

Rule	Virginia	Law
Governing law	Homeowner associations follow the Property Owners' Association Act, and condominiums follow the Virginia Condominium Act.	Va. Code 55.1-1800 et seq. and 55.1-1900 et seq.
Owner access to records	Owners may examine and copy association books and records after a written request, subject to listed exceptions for privileged or personal information.	Property Owners' Association Act
Board meeting notice	Board meetings are generally open to owners, with notice given in advance and closed sessions allowed for limited topics.	Property Owners' Association Act
Assessments and liens	Unpaid assessments can become a lien on the lot once the association records a memorandum of lien within the time the statute allows.	Property Owners' Association Act

Mistakes to avoid

- Holding board decisions without the notice owners are entitled to.
- Not keeping records ready for owner requests.
- Fining owners without the notice and hearing steps in the governing documents.
- Enforcing rental rules that are not in the recorded documents.

Verify current law

Laws named in this summary:

- Va. Code 55.1-1800 et seq. and 55.1-1900 et seq.
- Property Owners' Association Act

Official sources:

- Code of Virginia (Virginia Legislative Information System):
<https://law.lis.virginia.gov/vacode/title55.1/chapter12/>
- Virginia Department of Housing and Community Development: tenant rights statement:
<https://www.dhcd.virginia.gov/>
- Virginia's Judicial System: <https://www.vacourts.gov/>

General information, not legal advice. Check current law and talk to a Virginia attorney before you act. Last reviewed October 29, 2026.