

WEST VIRGINIA LEGISLATURE

2020 REGULAR SESSION

Introduced

House Bill 4838

BY DELEGATES S. BROWN AND PYLES

[Introduced February 11, 2020; Referred to the
Committee on the Judiciary]

1 A BILL to amend the Code of West Virginia, 1931, as amended, by adding thereto a new section,
 2 designated §31-18-30; and to amend said code by adding thereto a new section,
 3 designated §37-6-31, all relating to requiring an owner to offer tenant right to purchase
 4 housing accommodations before selling to others; and requiring Housing Development
 5 Fund to create a program to assist tenants purchasing the property.

Be it enacted by the Legislature of West Virginia:

CHAPTER 31. CORPORATIONS.

ARTICLE 18. WEST VIRGINIA HOUSING DEVELOPMENT FUND.

§31-18-30. Program to assist tenants purchase housing accommodations.

1 The Housing Development Fund shall create a funding and technical assistance program
 2 to assist tenants attempting to purchase their housing accommodations under §37-6-31 of this
 3 code. The program may require tenant-purchasers to participate in limited equity agreements with
 4 a commitment to community or collective ownership and resale restrictions.

CHAPTER 37. REAL PROPERTY.

ARTICLE 6. LANDLORD AND TENANT.

§37-6-31. Opportunity for tenant to purchase.

1 Before an owner of a housing accommodation may sell the housing accommodation or
 2 issue a notice to vacate for purposes of demolition or discontinuance of housing use, the owner
 3 shall give the tenant an opportunity to purchase the housing accommodation at a price and terms
 4 that represent a *bona fide* offer of sale.

NOTE: The purpose of this bill is to require an owner to offer tenant right to purchase housing accommodations before selling to others. The bill also requires the Housing Development Fund to create a program to assist tenants purchasing the property.

Strike-throughs indicate language that would be stricken from a heading or the present law and underscoring indicates new language that would be added.