

From the Code of Virginia. Virginia Condominium Act.

§ 55-79.97. Resale by purchaser.

F. The unit owners' association shall furnish the resale certificate upon the written request of any unit owner within 14 days of the receipt of such request. Payment of the actual costs of preparing the resale certificate may be required of the unit owner requesting it as a prerequisite to its issuance, but the total fee shall not exceed \$0.10 per page in copying costs or a total of \$100, including and not in addition to, any fee charged pursuant to subsection H of § [55-79.84](#) and § [55-79.85](#), for all costs incurred in preparing the resale certificate. **However, the unit owners' association may:**

1. Upon mutual agreement with the seller, collect for actual costs incurred, in addition to any fee charged pursuant to this subsection:

a. A rush fee, not to exceed \$25, for furnishing the resale certificate within three business days from the actual receipt of the request;

b. The actual cost of any mailing or delivery requested by the seller pursuant to this subsection; and

c. Any actual cost incurred at the request and with the consent of the purchaser; and

2. Collect a reasonable fee for preparing the resale certificate, not to exceed \$325, if the amount of the fee (i) reflects actual cost, (ii) is established in the contract between the unit owners' association and any managing agent, and (iii) is disclosed on the unit owners' association's website or the website of its managing agent. Neither the unit owners' association nor its management agent, if any, shall require cash or certified funds unless the unit owner is delinquent in any payments due to the unit owners' association in excess of 30 days or if a check of the unit owner made payable to the unit owners' association was returned for insufficient funds within the last six months...