

ORDINANCE NO. 2496

AN ORDINANCE to amend and reordain Sections 9A-1 and 9A-2 and to amend Chapter 9A by adding a new section numbered 9A-2.1, Chapter 9A of The Code of the City of Alexandria, Virginia, 1963, as amended; which Chapter 9A relates to CONDOMINIUM, which Section 9A-1 relates to GENERALLY, which Section 9A-2 relates to PLANNING COMMISSION TO ADOPT RULES AND REGULATIONS and which new Section 9A-2.1 relates to FILING OF DOCUMENTS AND INFORMATION.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 9A-1, Chapter 9A of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended and reordained to read as follows:

Sec. 9A-1. Generally.

Any building or structure erected or proposed to be erected within the city which is subject to the "Horizontal Property Act" or "Condominium Act" of the state or any amendments thereto or the land on which they may be proposed or situated shall be treated as though it be a building, structure or land without the feature of horizontal property or condominium ownership, except where such treatment would be inconsistent with the general law governing a horizontal property or condominium regime established under such Horizontal Property Act or Condominium Act.

Section 2. That Section 9A-2, Chapter 9A of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended and reordained to read as follows:

Sec. 9A-2. Planning commission to adopt rules and regulations.

The city planning commission is hereby directed and authorized to adopt supplemental rules and regulations not inconsistent with general law governing any horizontal property or condominium regime established under the state Horizontal Property Act or Condominium Act, not inconsistent with the intention expressed in section 9A-1, and subject to the approval of the city council.

Section 3. That Chapter 9A of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended by adding thereto a new section numbered 9A-2.1 to read as follows:

Sec. 9A-2.1. Filing of documents and information.

The developer of a conversion condominium as defined in the Condominium Act shall at the time of registration of the condominium with the Virginia Real Estate Commission, simultaneously file in the office of the clerk of the city council all the information which is required by the commission under section 55-79.89 of the Code of Virginia (1950), as amended. There shall be no fee for such filing.

No developer of a conversion condominium may offer or dispose of any interest in a condominium unit located in the City of Alexandria prior to the time the information regarding the condominium which includes such unit is filed in accordance with this section.

Section 4. This ordinance shall be effective July 1, 1980.

Section 5. That the title of and informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective the date of its final passage.

CHARLES E. BEATLEY, JR.
Mayor

Final Passage: June 14, 1980