**Be it enacted by the General Assembly of Virginia:**

**1. That § 55-2 of the Code of Virginia is amended and reenacted as follows:**

§ 55-2. When deed or will necessary to convey estate; no parol partition or gift valid.

*A.* No estate of inheritance or freehold ~~or for a term of more than five years~~ in lands shall be conveyed unless by deed or will, nor shall any voluntary partition of lands by coparceners, having such an estate therein, be made, except by deed; nor shall any right to a conveyance of any such estate ~~or term~~ in land accrue to the donee of the land or those claiming under him, under a gift or promise of gift of the same not in writing, although such gift or promise be followed by possession thereunder and improvement of the land by the donee or those claiming under him.

*B. Any lease agreement or other written document conveying a nonfreehold estate in land, which was entered into before (and which remains in effect as of) the effective date of this Act, or which is entered into after the effective date of this Act, shall not be invalid, unenforceable, or subject to repudiation by the tenant or landlord on account of, or otherwise affected by, the fact that the conveyance of the estate was not in the form of a deed.*

§ 55-57. Form of a lease.

A ~~deed of~~ lease may be made in the following form, or to the same effect: "This ~~deed~~ *lease*, made the \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_, in the year \_\_\_\_\_, between (herein insert the names of parties), witnesseth: that the said \_\_\_\_\_\_\_\_\_\_ doth (or do) demise unto the said \_\_\_\_\_\_\_\_\_\_, his personal representative and assigns, all (here describe the property) from the \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_, for the term of \_\_\_\_\_\_\_\_\_\_, thence ensuing, yielding therefor during the said term the rent of (here state the rent and mode of payment). Witness the following signature ~~and seal~~ (or signatures ~~and seals~~)."

**2. That an emergency exists and this act is in force from its passage.**