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1	CHAPTER-14 <u>XX</u> . <b>[8]</b>
2	EMBLEMENTS.
3	Drafting note: Existing Chapter 14 is relocated to Chapter XX [8] of proposed Title
4	55.1.
5	§-55-249 55.1-xxx. Law of emblements.
6	In all cases, the right to emblements shall be as at common law; provided, however, that
7	in any sale of land under a deed of trust or mortgage, such sale shall be made subject to the right
8	and interest of a tenant in any crop planted by him under a bona fide-contract of lease for-not
9	exceeding no more than one year, entered into by him with the mortgagor after the execution of
10	such deed of trust or mortgage, but during such time as the mortgagor-shall be is allowed to
11	remain in possession of the mortgaged premises and before the premises shall have been is
12	advertised for sale under such deed of trust, or under a decree in a suit brought for the
13	foreclosure of such deed of trust or mortgage.
14	Drafting note. Technical changes.
	<b>Drafting note. Technical changes.</b> § 55-250 55.1-xxx. What rent tenant entitled to emblements to pay.
14	
14 15	§-55-250 55.1-xxx. What rent tenant entitled to emblements to pay.
14 15 16	§-55-250 55.1-xxx. What rent tenant entitled to emblements to pay.  The tenant who is entitled to emblements, or his personal representative, shall pay a
<ul><li>14</li><li>15</li><li>16</li><li>17</li></ul>	§-55-250 55.1-xxx. What rent tenant entitled to emblements to pay.  The tenant who is entitled to emblements, or his personal representative, shall pay a reasonable rent for so much the land as occupied by the emblements shall occupy, in the same
14 15 16 17 18	§-55-250 55.1-xxx. What rent tenant entitled to emblements to pay.  The tenant who is entitled to emblements, or his personal representative, shall pay a reasonable rent for so much the land as occupied by the emblements shall occupy, in the same proportion as it shall bear such land bears in quantity and value to the entire premises; and such.
14 15 16 17 18 19	§-55-250 55.1-xxx. What rent tenant entitled to emblements to pay.  The tenant who is entitled to emblements, or his personal representative, shall pay a reasonable rent for-so-much the land-as occupied by the emblements-shall-occupy, in the same proportion as it shall bear such land bears in quantity and value to the entire premises; and such.  Such rent shall be apportioned among the owners of the reversion, if there-be is more than one,
14 15 16 17 18 19 20	§-55-250 55.1-xxx. What rent tenant entitled to emblements to pay.  The tenant who is entitled to emblements, or his personal representative, shall pay a reasonable rent for-so-much the land-as occupied by the emblements-shall-occupy, in the same proportion as it shall bear such land bears in quantity and value to the entire premises; and such.  Such rent shall be apportioned among the owners of the reversion, if there-be is more than one, according to their respective interests.
14 15 16 17 18 19 20 21	§ 55-250 55.1-xxx. What rent tenant entitled to emblements to pay.  The tenant who is entitled to emblements, or his personal representative, shall pay a reasonable rent for-so-much_the land-as_occupied by the emblements-shall occupy, in the same proportion as it shall bear such land bears in quantity and value to the entire premises; and such.  Such rent shall be apportioned among the owners of the reversion, if there-be_is more than one, according to their respective interests.  Drafting note. Technical changes.
14 15 16 17 18 19 20 21 22	§-55-251_55.1-xxx. What rent tenant entitled to emblements to pay.  The tenant who is entitled to emblements, or his personal representative, shall pay a reasonable rent for-so-much the land-as occupied by the emblements-shall occupy, in the same proportion as it shall bear such land bears in quantity and value to the entire premises; and such.  Such rent shall be apportioned among the owners of the reversion, if there-be_is more than one, according to their respective interests.  Drafting note. Technical changes.  §-55-251_55.1-xxx. Compensation to outgoing tenant for preparation of land for crop.
14 15 16 17 18 19 20 21 22 23	§ 55-250 55.1-xxx. What rent tenant entitled to emblements to pay.  The tenant who is entitled to emblements, or his personal representative, shall pay a reasonable rent for so much the land as occupied by the emblements shall occupy, in the same proportion as it shall bear such land bears in quantity and value to the entire premises; and such.  Such rent shall be apportioned among the owners of the reversion, if there be is more than one, according to their respective interests.  Drafting note. Technical changes.  § 55-251 55.1-xxx. Compensation to outgoing tenant for preparation of land for crop.  If any land has been prepared by the tenant previous to the expiration of the lease, for the

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In the case of an outgoing tenant, those who succeed to the land shall pay such outgoing tenant reasonable compensation for any preparation of such land by the tenant for the purpose of planting a crop if the outgoing tenant, or his personal representative, would have been entitled to emblements had the crop been planted by him.

## Drafting note. Language rewritten or modern usage.

§-55-252 55.1-xxx. Lessee of life tenant, etc., to may hold-to land through end of year on death of tenant; apportionment of rent.

If there-be is a tenant for life or other uncertain interest in land-which that is-let leased to another, upon the-termination of such life death of such tenant for life or termination of such other uncertain interest, the lessee may hold the land-to-through the end of the current year of the tenancy, paying rent-therefor; the. The rent, if it-be is reserved in money, shall be apportioned between the tenant for life or other uncertain interest, or his personal representative, and those who succeed to the land. If rent-be is reserved in kind, it shall be paid to the tenant for life or other uncertain interest, or his personal representative, and the tenant or his personal representative, as the case may be, shall pay to those who succeed to the land a reasonable rent, in money, from the expiration of the life estate or other uncertain interest to the end of the current year of the tenancy. The rent to be paid to those who succeed to the land shall be a charge in preference to other claims on the rent received in kind by such tenant or his personal representative.

## **Drafting note. Technical changes.**

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