## WEST VIRGINIA CODE: §55-21-4

## §55-21-4. Scope; exclusions.

- (a) Except as otherwise provided in subsection (b) or (c) of this section, this article applies to a receivership for an interest in real property and any personal property related to or used in operating the real property.
- (b) This article does not apply to a receivership for an interest in real property improved by one to four dwelling units unless:
- (1) The interest is used for agricultural, commercial, industrial, or mineral-extraction purposes, other than incidental uses by an owner occupying the property as the owner's primary residence;
- (2) The interest secures an obligation incurred at a time when the property was used or planned for use for agricultural, commercial, industrial, or mineral-extraction purposes;
- (3) The owner planned or is planning to develop the property into one or more dwelling units to be sold or leased in the ordinary course of the owner's business; or
- (4) The owner is collecting or has the right to collect rents or other income from the property from a person other than an affiliate of the owner.
- (c) This article does not apply to a receivership authorized by law of this state other than this article in which the receiver is a governmental unit or an individual acting in an official capacity on behalf of the unit except to the extent provided by that law.
- (d) This article does not limit the authority of a court to appoint a receiver under law of this state other than this article.
- (e) Unless displaced by a particular provision of this article, the principles of law and equity supplement this article.