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## AOBA Virginia Legislative Report Reconvened Session – April 22, 2026

The 2026 Virginia General Assembly session saw active legislation across issues affecting AOBA's members. Legislators patroned bills on rent, eviction, fees, fair housing, habitability, zoning, affordability, parking, utilities, data centers, taxes, and more. The volume of legislation was amongst the largest in recent memory.

Once again, we defeated the introduction of rent control into the Commonwealth of Virginia. We also defeated bills restricting the use of software in the leasing process and provisions limiting the ability of housing providers to charge fees for services provided. We expect the Virginia Housing Commission to discuss these subjects, and we look forward to sharing your insights there.

We secured key amendments to avoid impeding or adding risk to operations. Amongst these victories were removing a requirement to accept rent payment in cash and striking limits on prospective resident screening criteria. Balcony solar bills were amended to allow housing providers to set reasonable restrictions, to remove their liability, and to prohibit property alterations by residents.

Our success continued, as Governor Spanberger amended a bill that required housing providers to offer payment plans to delinquent residents merely to say that housing providers *may* offer such plans, which providers already can do when they choose. The General Assembly rejected this amendment, so AOBA will now renew our request of the Governor to veto the bill. She has until May 22 to sign or veto bills with unadopted recommendations; these actions will be final.

Your AOBA Virginia Advocacy team has sought optimal outcomes on all relevant legislation, communicating AOBA's positions with legislators, and testifying at hearings in key committees. Thank you to all the members who joined us in Richmond, sharing your experience and good work with the General Assembly.

This report contains a summary of the action at the General Assembly and bills on which AOBA has engaged. Bills that the Governor vetoed or recommended to amend are highlighted in a box with a star symbol in the top right. You may access a comprehensive list of bills our advocacy team has monitored [here](#).

**Member Action:** As always, AOBA welcomes member feedback that will help inform our positions. Please contact our advocacy team directly with your insights on the following, proposed, legislation and its potential impacts on your business.

**Bismah Ahmed**

*Vice President of Government Affairs, VA-State*  
[bahmed@aoba-metro.org](mailto:bahmed@aoba-metro.org)  
(202) 999-0590

**Scott E. Pedowitz**

*Vice President of Government Affairs, VA-Local*  
[spedowitz@aoba-metro.org](mailto:spedowitz@aoba-metro.org)  
(917) 623-6835

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**Apartment and Office Building Association of Metropolitan Washington**

1025 Connecticut Avenue, NW, Suite 1005, Washington, DC 20036  
(202) 296-3390 · [www.aoba-metro.org](http://www.aoba-metro.org)














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

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## Rent Control and Restrictions



### Allowing Localities to Adopt Rent Control

<b>DEFEATED</b>	<a href="#">HB 278</a>	Del. Nadarius E. Clark (D – Portsmouth)
Last Action:	1/23/2026	House Continued to next session in Counties, Cities and Towns committee
<b>DEFEATED</b>	<a href="#">HB 1177</a>	Del. Nicole Cole (D – Spotsylvania)
Last Action:	1/29/2026	House Stricken from docket by General Laws committee (21-Y 0-N)
<b>DEFEATED</b>	<a href="#">SB 355</a>	Sen. Jennifer B. Boysko (D – Fairfax)
Last Action:	2/2/2026	Senate Continued to next session in Local Government committee (11-Y 4-N)

Delegate Clark and Senator Boysko once again filed bills to allow local governments to adopt rent control ordinances. Maintaining the brand of “anti-rent gouging authority,” this bill allows localities to limit rent increases to a set cap of not more than 3%. The bill exempts new construction built within the previous 10 years, rental complexes with fewer than 10 units, and certain 501(c)(3) nonprofit and recovery facilities. Localities are directed to create an “anti-rent gouging board” to develop criteria for housing providers to apply for exceptions and adjudicate those applications, including allowing rent increases commensurate with housing providers receiving a “fair return” sufficient to maintain a stable net operating income.

Delegate Cole’s bill was similar, but limited rent increases to CPI inflation, exempted units constructed in the past 15 years, and dispensed with the “anti-rent gouging” nomenclature. The bill also directed localities to establish a civil penalty for violations. The bill was stricken from the docket at the request of the patron.

These bills would have a devastating effect on housing in Virginia, impeding housing providers’ capacity to maintain existing housing as the costs of providing housing are rising faster than consumer inflation. They would also deter investment in new rental housing, exacerbating Virginia’s housing shortage, much as recent actions by the Montgomery and Prince George’s County Councils to adopt rent control have already led to investors pulling funding from potential new construction in Maryland, leading to a 96% decrease in new multifamily construction permits in Montgomery County.

Responding to opposition from AOBA and others, the House of Delegate Counties, Cities, and Towns and Senate Local Government Committees “continued” HB 278 and SB 355, respectively, to 2027 and referred them to the Virginia Housing Commission for study. These actions defeat the bills for this year and ensure that rent control will not come to Virginia in 2026.





Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests




Legislation which the Governor vetoed or recommended to amend


**30-day Decision Period for Rent Increases**


<b>AMENDED</b>	<a href="#">HB 678</a>	Del. Michelle Lopes Maldonado (D – Prince William)
	2/16/2026	House Read third time and passed House (79-Y 19-N 0-A)
	3/10/2026	Senate Passed Senate with amendment (22-Y 18-N 0-A)
	3/11/2026	House Senate amendment agreed to by House (73-Y 25-N 0-A)
	4/11/2026	Gov Governor's recommendation received by House
	4/22/2026	House Concurred in Governor's recommendation (69-Y 27-N 0-A)
Last Action:	4/22/2026	Senate Concurred in Governor's recommendation (22-Y 17-N 0-A)

HB 678 requires a housing provider to allow residents at least 30 days to decide whether to renew their rental agreement or to vacate if the renewal offer includes an increase in rent for the subsequent rental term. The law also maintains the requirement to give notices of non-renewal at least 60 days before the end of the rental term and makes clear that the 30 and 60-day periods are consecutive (so, 90 days in total). The goal of this bill is to give residents time to decide whether to accept the offer or to move. The Senate added a delayed effective date of January 1, 2027. Governor Spanberger further delayed the effective date to July 1, 2027, and made a nonsubstantive line edit to clean up some repeated language.


**Limitations on Rent-Setting Algorithms**

<b>DEFEATED</b>	<a href="#">HB 1252</a>	Del. Bonita G. Anthony (D – Norfolk)
Last Action:	2/3/2026	House Continued to next session in General Laws committee
<b>DEFEATED</b>	<a href="#">SB 585</a>	Sen. Saddam Azlan Salim (D – Fairfax)
Last Action:	2/4/2026	Senate Passed by indefinitely in General Laws and Technology committee with letter (15-Y 0-N)

HB 1252 and SB 585 required providers who own more than 10 units or more than a 10% interest in more than 10 units, whether individually or through a business entity, in the Commonwealth, who use an algorithmic pricing device to establish the advertised rent, renewal rent, or rent offered to a prospective resident to disclose such use in writing, including a plain-language summary of the general factors considered by the algorithmic pricing device in determining rent, and that prospective residents are entitled to a human review of any rent determination or renewal increase generated or recommended by an algorithmic pricing device. The bills allowed the Attorney General to seek an injunction and civil penalties to restrain any violations of the bill.

Both bills were continued to 2027 for future study during the legislative interim.

## Eviction Processes and Prevention



### Extending Pay-or-Quit Timeline to 14 Days

**PASSED**

[HB 15](#)

Del. Marcia S. "Cia" Price (D – Newport News)

2/2/2026

House Read third time and passed House (63-Y 36-N 0-A)

3/10/2026

Senate Passed Senate (21-Y 19-N 0-A)

Last Action:

4/8/2026

Gov Approved by Governor-Chapter 353 (effective 7/1/2026)

**PASSED**

[SB 48](#)

Sen. Aaron R. Rouse (D – Virginia Beach)

2/3/2026

Senate Read third time and passed Senate (21-Y 18-N 0-A)

2/24/2026

House Passed House (64-Y 34-N 0-A)

Last Action:

4/8/2026

Gov Approved by Governor-Chapter 354 (effective 7/1/2026)

Legislators have again introduced bills to extend the time which a resident has to pay rent to 14 days after receiving a past-due notice. The current notice period is 5 days. The 14-day policy was in effect temporarily during the COVID-19 pandemic. AOBA previously engaged in a good-faith effort to balance this change with a shorter court hearing timeline to offset the nine added days. The compromise was then stripped from the bill following opposition from the Virginia Courts' Office of Executive Secretary. Governor Youngkin vetoed these bills in previous years at our request, but Governor Spanberger expressed support for them in her address to the General Assembly.




Legislation impacting members with multifamily residential interests


Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend

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## Mandatory Rent Payment Plans



**AMENDED**    [HB 95](#)    Sen. Elizabeth B. Bennett-Parker (D – Alexandria)

	2/2/2026	House	Read third time and passed House (64-Y 35-N 0-A)
	3/10/2026	Senate	Passed Senate with amendment (20-Y 19-N 0-A)
	3/11/2026	House	Senate amendment agreed to by House (64-Y 33-N 0-A)
	4/12/2026	Gov	Governor's recommendation received by House
	4/22/2026	House	Governor's amendments nos. 2-4, 7-9, 11, 12 agreed to (64-Y 36-N 0-A)
Last Action:	4/22/2026	Senate	Concurred in Governor's recommendation nos. 2-4, 7-9, 11, 12 (21-Y 18-N 0-A)

HB 95 originally stipulated that a housing provider must allow a resident who falls behind in payments by up to one month's rent to pay off the debt in as many as six monthly installments, though not beyond the remaining lease term. HB 95 addressed concerns we raised with versions of this bill in previous years that would have allowed payment plans to outlive the lease. But, notwithstanding this change, AOBA remained opposed to this bill as it still forced the housing provider to give the resident as much as half a year to pay past-due rent whilst the provider must continue paying in real time for the maintenance and service of their home. Moreover, the bill did not provide any flexibility for individualized analysis of the resident's likelihood or ability to make these payments.

In response to advocacy from AOBA, Governor Spanberger changed the requirement ("shall") to a provision allowing housing providers to extend payment plans ("may"). She also delayed the effective date until July 1, 2027. Since housing providers may already offer such plans, and many members already do so for residents who demonstrate that they will be able to catch up, the amended bill would have had limited impact on members' operations, making the Governor's amendment is as good as a veto for operational purposes.

The House rejected the "shall"-to-"may" amendments (accepting some other technical amendments), meaning that we the bill returns to the Governor with the "shall" language intact. We will, once again, seek a veto of this bill.

Senator Bennett-Parker introduced HB 95 as a member of the House of Delegates prior to winning a special election for the Senate seat vacated by former Senator Adam Ebbin.



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



## Limit on Compensation for Attorney's Fees

**DEFEATED** [HB 1093](#) Del. Phil M. Hernandez (D – Norfolk)  
 2/9/2026 House Read third time and passed House (74-Y 24-N 0-A)  
 Last Action: 3/11/2026 Senate Recommended to General Laws and Technology  
 committee

HB 1093 limits attorney fees to \$100 when, prior to the initial court date on an action for unlawful detainer, a resident makes full payment of all money due for rent as of the date of payment, any late fees authorized by law and the rental agreement, any damages, and court costs. The introduced version limited attorney fees to \$50 if the resident paid in full before the first court date; AOBA pointed out that the housing provider's attorney's costs are often larger even if the case is never argued before a judge. The Senate added a delayed effective date of July 1, 2027, but then defeated the bill by recommitting it to committee after the deadline, with Senators expressing concerns that AOBA shared.



## Bifurcation of Unlawful Detainer Cases

**PASSED** [HB 845](#) Del. Rae C. Cousins (D – Richmond)  
 2/17/2026 House Read third time and passed House (74-Y 23-N 0-A)  
 3/11/2026 Senate Passed Senate (21-Y 19-N 0-A)  
 Last Action: 4/8/2026 Approved by Governor-Chapter 432 (effective 7/1/2026)

HB 845 prohibits the court from bifurcating an unlawful detainer case if, at the initial hearing, the defendant contests the amount of rent and damages alleged to be due and owing to the plaintiff. Under current law, the court is required to bifurcate the unlawful detainer case upon request of the plaintiff at the initial hearing, and to set a continuance date no later than 120 days from the initial hearing to determine final rent and damages.





Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



	<b>Anti-Retaliation Protection for Residents</b>		
<b>AMENDED</b>	<a href="#"><u>HB 329</u></a>	Del. Adele Y. McClure (D – Arlington)	
	2/2/2026	House Read third time and passed House (85-Y 13-N 0-A)	
	3/9/2026	Senate Passed Senate with amendment (25-Y 15-N 0-A)	
	3/10/2026	House Senate amendment agreed to by House (79-Y 20-N 0-A)	
	4/13/2026	Gov Governor's recommendation received by House	
	4/22/2026	House Concurred in Governor's recommendation (70-Y 29-N 0-A)	
Last Action:	4/22/2026	Senate Concurred in Governor's recommendations nos 1, 2 (25-Y 14-N 0-A) Governor's recommendation no 3 passed by	
<p>HB 329 prohibits a housing provider from increasing rent or fees, selectively decreasing services, bringing or threatening an action for possession, terminating or declining to renew a lease following a resident complaining to a government agency or the media about the conditions of a unit, attempting to exercise a right of remedy, or becoming a member of or trying to organize a tenants' association. This bill retains an amendment that AOBA added to a previous version to ensure that the housing provider must have actual knowledge of the resident's action to be accused of retaliation. The bill maintains safe harbors in existing code, such as terminating due to nonpayment or tenant lease violation, or decreasing services or imposing a rule change for all residents. The Senate added a delayed effective date of January 1, 2027. The Governor removed the provision, but the Senate rejected the amendment. The Governor can now either sign or veto the bill with the January 1, 2027, enactment date.</p>			



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend

	<b>Escrow Payments for Tenants' Assertions</b>		
<b>AMENDED</b>	<a href="#">HB 281</a>	Del. Katrina Callsen (D – Albemarle)	
	2/9/2026	House Read third time and passed House (64-Y 34-N 0-A)	
	3/11/2026	Senate Passed Senate with amendments (21-Y 19-N 0-A)	
	3/12/2026	House Senate amendment agreed to by House (63-Y 35-N 0-A)	
	4/11/2026	Gov Governor's recommendation received by House	
	4/22/2026	House Concurred in Governor's recommendation (64-Y 36-N 0-A)	
Last Action:	4/22/2026	Senate Concurred in Governor's recommendation (21-Y 18-N 0-A)	
<b>AMENDED</b>	<a href="#">HB 848</a>	Del. Rae C. Cousins (D – Richmond)	
	2/9/2026	House Read third time and passed House (73-Y 25-N 0-A)	
	3/10/2026	Senate Passed Senate with amendment (20-Y 19-N 0-A)	
	3/11/2026	House Senate amendment agreed to by House (70-Y 29-N 0-A)	
	4/11/2026	Gov Governor's recommendation received by House	
	4/22/2026	House Concurred in Governor's recommendation (67-Y 33-N 0-A)	
Last Action:	4/22/2026	Senate Passed by for the day	
<b>PASSED</b>	<a href="#">SB 373</a>	Del. Jennifer B. Boysko (D – Fairfax)	
	2/10/2026	Senate Read third time and passed Senate (21-Y 19-N 0-A)	
	2/24/2026	House Passed House with substitute (63-Y 34-N 0-A)	
	2/26/2026	Senate House substitute agreed to by Senate (21-Y 19-N 0-A)	
Last Action:	4/13/2026	Gov Approved by Governor-Chapter 959 (effective 7/1/2026)	
<p>Under current law a resident filing a “tenant’s assertion of material noncompliance” by the housing provider must pay rent into an escrow account, which the court distributes to the provider or resident based on its determination of the case. These bills remove the requirement that residents pay into escrow rent due under their rental agreement prior to the granting of any relief. HB 848 retains the requirement that residents pay into escrow rent that becomes due during the pendency of the action, though failure to make timely payments shall not be grounds for dismissal. HB 281 and SB 373 also limit the discretion of the courts in adjudicating actions for possession for nonpayment of rent.</p> <p>AOBA worked to amend previous versions of this legislation because escrow is the only way to guarantee that the provider will receive the rent owed if the court rules in its favor. The Senate added delayed effective dates of January 1, 2027, to HB 281 and HB 848, but Governor Spanberger deleted them. Both chambers concurred with the deletion in HB 281, so it, along with SB 373, which had passed before the Senate added the delayed effective dates and was signed, will go into effect on July 1, 2026. The Senate rejected the amendment to HB 484, which the Governor can now either sign or veto with the January 1, 2027, enactment date.</p>			



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend

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## Indigent Residents' Appeal Bond Exemption

<b>PASSED</b>	<a href="#">HB 221</a>	Del. Patrick A. Hope (D – Arlington)
	2/3/2026	House Read third time and passed House (62-Y 35-N 0-A)
	2/23/2026	Senate Passed Senate (21-Y 17-N 0-A)
Last Action:	4/13/2026	Gov Approved by Governor-Chapter 579 (effective 7/1/2026)

HB 221 exempts indigent defendants from having to post an appeal bond in unlawful detainer actions appealed from the general district court. AOBA worked to restore a compromise version from a previous session tying the definition of indigency to the one used for determining entitlement to public defenders in criminal cases, which is a stricter standard than the originally proposed eligibility for fee-free services.



## Eviction Diversion Program Eligibility Criteria

<b>PASSED</b>	<a href="#">HB 837</a>	Del. Adele Y. McClure (D – Arlington)
	2/9/2026	House Read third time and passed House (62-Y 35-N 0-A)
	3/10/2026	Senate Passed Senate (21-Y 19-N 0-A)
Last Action:	4/6/2026	Gov Approved by Governor-Chapter 230 (effective 7/1/2026)
<b>PASSED</b>	<a href="#">SB 273</a>	Sen. Mamie E. Locke (D – Hampton)
	2/10/2026	Senate Read third time and passed Senate (31-Y 9-N 0-A)
	2/24/2026	House Passed House (65-Y 33-N 0-A)
Last Action:	4/13/2026	Gov Approved by Governor-Chapter 818 (effective 7/1/2026)

These bills amend the eligibility criteria for the Eviction Diversion Pilot Program to ensure that they are not a barrier to entry for residents for whom the program can help them get back on track and avoid eviction. Specifically, HB 837 reduces the upfront payment requirement to 10% from 25% and streamlines criteria around previous late payments to prohibit participation for residents who are delinquent or have defaulted on a rent payment plan in the past year. SB 273 is the same but originally had a provision allowing local governments to set alternative requirements. AOBA worked with Del. McClure to ensure that the bill would not allow residents to stack payment plans with eviction diversion to avoid payment for prolonged periods.

We worked with patrons to remove the local option provision from the Senate version and to fix a math error caused by the initial payment reduction leaving 15% of the balance unpaid; under the bills, participants will have to pay 30% in each of the three remaining installments, instead of the previous 25%.



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



## Eviction Reduction Program

**PASSED**

[HB 527](#)

Del. Adele Y. McClure (D – Arlington)

2/17/2026

House Read third time and passed House (64-Y 33-N 0-A)

3/10/2026

Senate Passed Senate (21-Y 19-N 0-A)

Last Action:

4/6/2026

Gov Approved by Governor-Chapter 164 (effective 7/1/2026)

**PASSED**

[SB 628](#)

Sen. Mamie E. Locke (D – Hampton)

2/13/2026

Senate Read third time and passed Senate (21-Y 17-N 0-A)

2/24/2026

House Passed House (65-Y 32-N 0-A)

Last Action:

3/31/2026

Gov Approved by Governor-Chapter 33 (effective 7/1/2026)

HB 527 and SB 628 establish the Eviction Reduction Program within the Department of Housing and Community Development to promote housing stability, identify barriers that contribute to eviction filings, and provide interventions to prevent or divert evictions. The bills direct the Department to develop criteria and guidelines necessary to administer the Program and to work in collaboration with the Eviction Diversion Program. The bills require the Department to report annually to the General Assembly.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend



## Providing Debit Records with Unlawful Detainer

<b>AMENDED</b>	<a href="#">HB 616</a>	Del. Bonita G. Anthony (D – Norfolk)
	2/9/2026	House Read third time and passed House (64-Y 34-N 0-A)
	3/10/2026	Senate Passed Senate with amendments (21-Y 19-N 0-A)
	3/11/2026	House Senate amendments agreed to by House (65-Y 33-N 0-A)
Last Action:	4/13/2026	Gov Approved by Governor-Chapter 640 (effective 7/1/2026)
<b>AMENDED</b>	<a href="#">HB 1361</a>	Del. Michelle Lopes Maldonado (D – Prince William)
	2/17/2026	House Read third time and passed House (79-Y 18-N 0-A)
	3/10/2026	Senate Passed Senate with amendment (21-Y 19-N 0-A)
	3/11/2026	House Senate amendment agreed to by House (71-Y 28-N 0-A)
Last Action:	4/13/2026	Gov Approved by Governor-Chapter 783 (effective 7/1/2026)
<b>AMENDED</b>	<a href="#">SB 294</a>	Sen. Lashrecse D. Aird (D – Portsmouth)
	2/10/2026	Senate Read third time and passed Senate (21-Y 19-N 0-A)
	3/6/2026	House Passed House with substitute (75-Y 23-N 0-A)
	3/10/2026	Senate House substitute agreed to by Senate (21-Y 19-N 0-A)
Last Action:	4/13/2026	Gov Approved by Governor-Chapter 784 (effective 7/1/2026)

HB 616 requires housing providers to give residents upon request a statement of all fees, credits, and payments incurred over the duration of the tenancy or the past 12 months, whichever is shorter. The bill originally specified that such statement itemize separately rent and each utility; as amended, it requires itemizing fees, deposits, rent, and “additional charges that comprise rent in accordance with the rental agreement.” The bill directs the Department of Housing and Community Development to develop a standardized template for these statements, considering AOBA’s input, amongst others’.

HB 1361 and SB 294 require housing providers to furnish records and a written statement identifying all debits and credits incurred by a resident when serving a written notice of termination due to the resident’s material noncompliance with the terms of the agreement or certain violations materially affecting health and safety. If the rental agreement provides for use of submetering equipment, energy allocation equipment, or a ratio utility billing system, the provider shall identify debits and credits incurred by the resident for energy and utility bills and any permitted additional charges. The bills require housing providers to maintain adequate records indicating how residents’ monthly energy and utility billing fees are calculated, including a history of billing fee payments for each resident for the tenancy or past 12 months, whichever is shorter.

The Senate added a delayed effective date of July 1, 2027, to HB 616 and HB 1361. The House added the same delay to SB 294.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend

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## Providing Information with Unlawful Detainer

**PASSED**

[HB 593](#)

Del. Shelly A. Simonds (D – Newport News)

2/17/2026

House Read third time and passed House Block Vote (97-Y 0-N 0-A)

3/11/2026

Senate Passed Senate with amendments (24-Y 16-N 0-A)

3/12/2026

House Senate amendments agreed to by House (83-Y 15-N 0-A)

Last Action: 4/13/2026

Gov Approved by Governor-Chapter 635 (effective 7/1/2026)

HB 593 provides that any summons for an unlawful detainer issued may include additional information attached, prepared by the Commonwealth, the locality in which the unlawful detainer hearing is to be held, or a nonprofit organization serving the jurisdiction in which such hearing is to be held, regarding legal resources available to the plaintiff and defendant, a plain-language overview of the unlawful detainer process, and the Eviction Diversion Program eligibility and applicability.



## Courthouse Electronic Device Policies



[HB 872](#)

Del. Rae Cousins (D – Richmond)

2/10/2026

House Read third time and passed House Block Vote (98-Y 0-N 0-A)

3/2/2026

Senate Passed Senate with substitute (23-Y 17-N 0-A)

3/4/2026

House Senate substitute agreed to by House (88-Y 6-N 0-A)

4/11/2026

Gov Governor's recommendation received by House

Last Action:

4/22/2026

House Governor's recommendation passed by

[SB 83](#)

Sen. Saddam Azlan Salim (D – Fairfax)

2/13/2026

Senate Read third time and passed Senate (26-Y 13-N 0-A)

3/4/2026

House Passed House with amendments Block Vote (99-Y 0-N 0-A)

3/6/2026

Senate House amendments agreed to by Senate (26-Y 14-N 0-A)

4/11/2026

Senate Governor's recommendation received by Senate

Last Action:

4/22/2026

Senate Passed by for the day

These bills require the chief judge of each general district court, juvenile and domestic relations district court, and circuit court to set a policy regarding the use and possession of portable electronic devices by members of the public who are not authorized to use or possess such portable electronic devices. The bills also require that any such policy be conspicuously posted at the entrance of the courthouse and online. The House version requires courthouses that do not allow visitors to carry these devices to store them for free. The bills address device storage concerns by people who travel to the courthouse by public transit and the use of electronic devices for presenting evidence. Governor Spanberger added a reenactment clause, which the General Assembly did not adopt. The Governor may now sign or veto the bill as passed during the regular session.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend

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## Leasing



### Prospective Resident Screening Limits



AMENDED

[HB 379](#)

Sen. Elizabeth B. Bennett-Parker (D – Alexandria)

2/16/2026

House Read third time and passed House (63-Y 34-N 0-A)

3/9/2026

Senate Passed Senate with substitute (25-Y 15-N 0-A)

3/10/2026

House Senate substitute agreed to by House (62-Y 35-N 0-A)

4/12/2026

Gov Governor's recommendation received by House

4/22/2026

House Concurred in Governor's recommendation  
(65-Y 35-N 0-A)

Last Action:

4/22/2026

Senate Concurred in Governor's recommendation  
(23-Y 16-N 0-A)

HB 379 requires that housing providers give prospective residents certain details about the application process, prior to requesting or collecting any payment or information. Providers must notify applicants in writing or by posting in an accessible manner the amount of any fees or application deposit that may be charged, whether such fee or deposit is refundable; the selection criteria applicable to the unit, any criteria that will result in an automatic denial, and additional criteria that may result in a denial. If the housing provider uses a consumer report, they must share the name and address of the consumer reporting agency, the applicant's right to obtain a free copy of the consumer report in the event of a denial or other adverse action, and the applicant's right to dispute the accuracy of information appearing in the consumer report. Senator Bennett-Parker introduced HB 379 as a member of the House of Delegates prior to her winning a special election for the Senate seat vacated by former Senator Adam Ebbin.

The original bill limited application fees to the actual out-of-pocket expenses paid for third-party background or credit checks and required housing providers to refund any application fees within 14 days if they fail to review an application. Housing providers were also required to use a single application for all "comparable dwelling units" that they own in the Commonwealth; they may have requested updated information if more than 60 days elapsed but may have required a new application and charged a fee only after one year. The original version also contained a requirement for housing providers to give an applicant with a written notice stating the reasons for any adverse actions and a copy of any consumer reports on which the provider relied has been removed.

This bill has had an adventurous path through the Virginia General Assembly. Facing opposition from AOBA, it had been recommended in its first subcommittee hearing for continuation to 2027, which generally means defeat, but the full committee kept the bill alive and moved it forward to pass the House in a reduced format (e.g., without the adverse action provision and with some changes to the fee requirements).

AOBA continued to work hard to secure the best possible outcome for our membership once the political pressure to pass it became clear. We continued to engage in discussions when the bill moved to the Senate. In the Senate subcommittee, Senator Bennet-Parker agreed to remove everything except the pre-application notice requirements in the first paragraph of this report. The full Senate committee added a delayed effective date of January 1, 2027, which the Governor amended to July 1, 2027.

The material on fees will be referred to the Virginia Housing Commission for study, along with SB 349 and HB 1409, which had already been continued with a study referral.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend

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## Limits on Fees and Security Deposits

**DEFEATED**

[SB 349](#)

Sen. Schuyler T. VanValkenburg (D – Henrico)

Last Action:

2/11/2026

Senate Continued to 2027 in General Laws and Technology committee (15-Y 0-N)

SB 349 originally prohibited a housing provider from charging any fee to a prospective tenant prior to exhibiting a unit, reduced from two months of rent to one month of rent the maximum security deposit amount, and decreased from 45 days to 30 days the amount of time after the termination date of the tenancy or the date the resident vacates the unit. The bill allowed pet deposits separate from security deposits, but restricted the use of both deposits, and required a written itemization of charges deducted from the security or pet deposit. The bill also prohibited building owner, manager, or operator from charging a tenant for utilities that are supplied directly to the tenant.

The patron offered amendments removing the one-month restriction on security deposit, restoring the 45-day timeline for returning the deposit, and other edits, and worked with AOBA up to the morning of the final committee hearing to resolve differences. But, we were unable to resolve all of them, and so the patron suggested to the committee that the bill be continued to next year with a letter to the Housing Commission so that we can work on the remaining issues in the legislative interim with an eye to having a, hopefully more streamlined and focused, bill in 2027 on which all stakeholders can agree.



## Prohibition on Maintenance, Trash, Pest Fees

**DEFEATED**

[HB 1409](#)

Del. Charlie Schmidt (D – Richmond)

Last Action:

2/12/2026

House Continued to 2027 in General Laws committee (Voice Vote)

HB 1409 prohibited a rental agreement from containing any maintenance fee, including the maintenance or provision of heating and cooling systems, pest control, trash disposal, common area utilities, and mail or package delivery. The bill also prohibited fees for internet, cable, or any other utilities or services that are more than the cost paid by the housing provider, or charges for the maintenance or security of the common areas. The bill also repealed the provision allowing the providers and resident to agree in writing that the resident may perform certain duties typically assigned to the provider.

After much back and forth over amendments, carving out telecommunication provisions and offering other exceptions, AOBA remained opposed to this bill because of its limits on the ability of housing providers to recoup the costs for services provided to residents. Seeing the lack of consensus hindering the bill's prospects, the patron recommended that the bill be continued to 2027 and referred to the Housing Commission, where we can have a fuller discussion on the role of utility and service fees in rental housing.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend

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## Accepting Any Form of Payment; Fee Prohibitions

<b>AMENDED</b>	<a href="#">HB 1005</a>	Del. Kathy K.L. Tran (D – Fairfax)
	2/9/2026	House Read third time and passed House (62-Y 35-N 0-A)
	3/10/2026	Senate Passed Senate with substitute (21-Y 19-N 0-A)
	3/14/2026	House Conference report agreed to by House (62-Y 35-N 0-A)
	3/14/2026	Senate Conference report agreed to by Senate (21-Y 18-N 0-A)
Last Action:	4/13/2026	Gov Approved by Governor-Chapter 722 (effective 7/1/2026)
<b>AMENDED</b>	<a href="#">SB 313</a>	Sen. Adam P. Ebbin (D – Alexandria)
	2/10/2026	Senate Read third time and passed Senate (21-Y 19-N 0-A)
	2/27/2026	House Passed House with substitute (62-Y 34-N 0-A)
	3/14/2026	House Conference report agreed to by House (62-Y 35-N 0-A)
	3/14/2026	Senate Conference report agreed to by Senate (21-Y 18-N 0-A)
Last Action:	4/13/2026	Gov Approved by Governor-Chapter 723 (effective 7/1/2026)

HB 1005 originally required housing providers to accept payment of periodic rent and any security deposit by any lawful means, including check, electronic funds transfer, debit or credit card, and money order. After AOBA raised concerns about the security risk to leasing office staff and residents from carrying and holding large amounts of cash, the requirement to accept cash and money order was removed. The bill also requires a housing provider to furnish a written receipt after receiving payment in the form of cash or money order; currently law only requires a receipt upon request by the resident. The bill prohibits housing providers from requiring a resident to pay any fee for maintenance or repair unless necessitated by the tenant's violation. Under current law such prohibition applies only if the landlord is a public housing authority.

Additionally, SB 313 prohibits the requiring residents to pay a fee to submit periodic rent payments or other amounts due, in excess of the actual out-of-pocket cost to the provider for card or electronic payment processing. The introduced version of the bill prohibited passing along any payment fees, but AOBA worked hard to ensure that housing providers would not have to absorb those costs. Former Senator Ebbin introduced SB 313 prior to resigning his seat to join the Spanberger Administration.



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend

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## Pet Policy Advertising, Insurance, and Limitations

**DEFEATED** [HB 1415](#) Del. Charlie Schmidt (D – Richmond)  
 2/17/2026 House Read third time and passed House (60-Y 34-N 0-A)  
 Last Action: 3/4/2026 Senate Passed by indefinitely in General Laws and Technology  
 committee (14-Y 1-N)

HB 1415 originally required any housing development provided a mortgage loan by the Virginia Housing Development Authority to authorize occupants to have at least one pet within the unit, prohibited insurers from inquiring, refusing to issue, canceling, refusing to renew, or increasing a rate of any homeowner's insurance policy based on the breed or mixture of breed of any dog at the property, and required all rental housing providers to provide a disclosure with any application of any pet terms and conditions, and to publish those terms and conditions on the property's website, if one exists.

A substitute has limited the provisions to the requirements for housing developments funded with public dollars and the pet policy disclosure requirements on application, but expanded the definition of pet to include any dog, cat, bird, rodent including a rabbit, fish, or turtle, which raised concerns as stakeholders had not seen the definition until it had already been adopted. The House General Laws Committee added a reenactment clause which would require the bill to be adopted again next year to go into effect, unless a suitable amendment can be made in the Senate to warrant removal of the clause and passage this year. Delegate Schmidt brought a new substitute to the Senate General Laws and Technology committee, but the bill received a motion skepticism from subcommittee members, and was ultimately passed by indefinitely.



## Limits on Considering Past Rental History

**DEFEATED** [HB 1078](#) Del. Phil M. Hernandez (D – Norfolk)  
 2/9/2026 House Read third time and passed House (62-Y 35-N 0-A)  
 Last Action: 3/11/2026 Senate Recommitted to General Laws and Technology  
 committee

HB 1078 prevented a housing provider from denying a rental application, increasing the security deposit or rent, or imposing more restrictive lease terms if the prospective resident either had a previous unlawful detainer dismissed or non-suited. As introduced, it precluded consideration of an unlawful detainer case that could be eligible for expungement, which raised concerns about considering an active case against an applicant because of the possibility that the case could later be expunged. That provision was amended out of the bill in response to concerns raised by AOBA, and the statutory damages were reduced to \$250 from \$1,000.

The patron added a clause that the bill should not preclude "lawful consideration of an applicant's rental payment history." The Senate added a delayed effective date of July 1, 2027, but then defeated the bill by recommitting it to committee after the deadline, with Senators expressing concerns about how this bill would interact with other VRLTA legislation. Governor Youngkin vetoed a previous version of this bill at AOBA's request.



Legislation impacting members with multifamily residential interests





Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend

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	<b>Quid Pro Quo Harassment in Fair Housing</b>	
<b>AMENDED</b>	<a href="#">SB 803</a>	Sen. R. Creigh Deeds (D – Charlottesville)
	2/10/2026	Senate Read third time and passed Senate (23-Y 17-N 0-A)
	3/3/2026	House Passed House with substitute (64-Y 34-N 0-A)
	3/5/2026	Senate House substitute agreed to by Senate (23-Y 16-N 0-A)
	4/11/2026	Gov Governor's recommendation received by Senate
	4/22/2026	Senate Concurred in Governor's recommendation (22-Y 17-N 0-A)
Last Action:	4/22/2026	House Concurred in Governor's recommendation (64-Y 34-N 0-A)

SB 803 originally added quid pro quo harassment, defined in the bill, as a discriminatory housing practice under the Virginia Fair Housing Law. A House substitute instead directs the Fair Housing Board to promulgate regulations defining quid pro quo and hostile environment harassment, prohibited interference, coercion, and intimidation conduct. Governor Spanberger added that the Real Estate Board shall also work with the Fair Housing Board on these issues.



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend

## Resident Concerns



### Local Enforcement of Habitability

**PASSED**

[HB 14](#)

Del. Marcia S. "Cia" Price (D – Newport News)

2/2/2026

House Read third time and passed House (66-Y 33-N 0-A)

3/10/2026

Senate Passed Senate (21-Y 19-N 0-A)

Last Action: 4/13/2026

Gov Approved by Governor-Chapter 542 (effective 7/1/2026)

**PASSED**

[SB 290](#)

Sen. Lashrecse D. Aird (D – Portsmouth)

2/3/2026

Senate Read third time and passed Senate (21-Y 18-N 0-A)

2/24/2026

House Passed House (65-Y 32-N 0-A)

Last Action: 4/13/2026

Gov Approved by Governor-Chapter 543 (effective 7/1/2026)

HB 14 and SB 290 authorize localities to initiate an action to enforce a housing provider's duty to maintain a fit and habitable condition if conditions of material noncompliance exist related to fire hazards, serious threats to life, health, or safety, rodent infestation, lack of heat, running water, electricity, or sewage disposal. Housing providers are already required to maintain fit and habitable conditions and local governments already have vehicles for enforcing the building code; as such, AOBA has historically supported this legislation. Notwithstanding, Governor Youngkin vetoed previous version of these bills.



### Mold Remediation Requirements

**DEFEATED**

[HB 79](#)

Del. Marcia S. "Cia" Price (D – Newport News)

Last Action: 2/12/2026

House Continued to 2027 in General Laws committee (Voice Vote)

**DEFEATED**

[HB 1259](#)

Del. Tony O. Wilt (R – Rockingham)

Last Action: 2/5/2026

House Tabled in General Laws committee (15-Y 6-N)

HB 79 originally provided that a resident, authorized occupant, or their guest or invitee may bring a personal injury or wrongful death action for exposure to mold arising from the condition within the interior of a dwelling unit or for any property damage claims to recover compensatory damages, including medical bills, lost wages, and injury to personal property; punitive damages; and reasonable attorney fees and costs, if the mold is caused solely by the gross negligence or willful misconduct of the housing provider. As substituted, HB 79 authorized lawsuits for suffering effects from poor maintenance or failure to maintain a fit and habitable premises and prescribed at least \$500 damages for unintentional acts and \$1,000 for willful acts. Absent consensus on the bill, the patron requested that it be continued to 2027.

HB 1259 required housing providers to utilize mold inspectors and remediators certified by a nationally or internationally recognized certifying body for mold remediation that comply with the American National Standards Institute (ANSI) and the Institute of Inspection Cleaning and Restoration Certification S520 Standard for Professional Mold Remediation, or any other equivalent ANSI-accredited mold remediation standard, Although stakeholders worked on the details, differences remained and it was tabled.





Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend

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	<b>Allowing “Balcony Solar” Generators</b>		
Last Action:	<a href="#">HB 289</a> 1/29/2026	Del. Jessica L. Anderson (D – James City) House Incorporated by Labor and Commerce committee (HB395-Krizek)	
	<b>AMENDED</b>		
	<a href="#">HB 395</a> 2/4/2026 3/5/2026 3/9/2026 4/11/2026 4/22/2026	Del. Paul E. Krizek (D – Fairfax) House Passed House Block Vote (98-Y 0-N 0-A) Senate Passed Senate with substitute (30-Y 8-N 1-A) House Senate substitute agreed to by House (93-Y 4-N 0-A) Gov Governor's recommendation received by House House Concurred in Governor's recommendation Block Vote (99-Y 0-N 0-A)	
Last Action:	4/22/2026	Senate Concurred in Governor's recommendation (28-Y 11-N 0-A)	
	<b>DEFEATED</b>		
Last Action:	<a href="#">HB 779</a> 1/23/2026	Del. Delores Oates (R – Warren) House CCT Subcommittee #3 recommends laying on the table (6-Y 0-N)	
	<a href="#">HB 928</a> 1/29/2026	Del. Alfonso H. Lopez (D – Arlington) House Incorporated by Labor and Commerce committee (HB395-Krizek)	
	<b>AMENDED</b>		
	<a href="#">SB 250</a> 2/13/2026 3/11/2026 3/12/2026 4/11/2026 4/22/2026	Sen. Scott A. Surovell (D – Fairfax) Senate Read third time and passed Senate (30-Y 7-N 1-A) House Passed House with substitute (96-Y 0-N 0-A) Senate House substitute agreed to by Senate (29-Y 11-N 0-A) Gov Governor's recommendation received by Senate Senate Concurred in Governor's recommendation (27-Y 12-N 0-A)	
Last Action:	4/22/2026	House Concurred in Governor's recommendation (93-Y 3-N 0-A)	
<p>These bills permit any customer to own and operate a nationally certified, plug-in solar photovoltaic device with a maximum power output of no more than 1,200 watts to offset part of the customer's electricity consumption. They prohibit an investor-owned utility, municipal utility, or electric cooperative from imposing interconnection requirements, charging any fee related to the device, or requiring that the customer obtain the utility's approval, and no electric utility or cooperative shall be liable for damage or injury caused by a small portable solar generation device. These devices are excluded under the bills from the provisions of net metering programs applicable to eligible agricultural customer-generators, eligible customer-generators, or small agricultural generating facilities.</p> <p>HB 395 and SB 250, as substituted, also restrict housing providers owning more than four rental dwelling units from prohibiting a resident from installing a small portable solar generation device on the exterior of the resident's premises, provided that reasonable restrictions may be established concerning size, manner, and placement. The resident must notify the housing provider of the plan to install the device, and the provider may prohibit or restrict the installation of such devices elsewhere on the premises. The provider must also provide express, written approval if alterations are necessary. The</p>			



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend





## Utility Fee and Disconnection Limits

<b>PASSED</b>	<a href="#">HB 828</a>	Del. Charniele L. Herring (D – Alexandria)
	2/4/2026 2/26/2026	House Passed House Block Vote (98-Y 0-N 0-A) Senate Passed Senate with substitute Block Vote (40-Y 0-N 0-A)
Last Action:	3/2/2026	House Senate substitute agreed to by House (98-Y 0-N 0-A)
	4/13/2026	Gov Approved by Governor-Chapter 676 (effective 7/1/2026)
<b>PASSED</b>	<a href="#">HB 898</a>	Del. Charniele L. Herring (D – Alexandria)
	2/11/2026 3/9/2026	House Read third time and passed House (84-Y 14-N 0-A) Senate Passed Senate (39-Y 0-N 0-A)
Last Action:	4/13/2026	Gov Approved by Governor-Chapter 697 (effective 7/1/2026)

HB 898 amends a provision authorizing utilities to recover costs related to disconnection suspensions for residential customers for nonpayment of bills or fees on certain days and during extreme temperatures to require such costs to be recovered through the utility's base rates. The bill also prohibits utilities from charging disconnection or reconnection fees to residential customers disconnected due to the nonpayment.

HB 828 requires investor-owned utilities and electric cooperatives to provide a monthly report on residential customer disconnections to the State Corporation Commission.



## Energy Efficiency and Weatherization Task Force

<b>PASSED</b>	<a href="#">HB 3</a>	Del. Destiny LeVere Bolling (D – Henrico)
	1/28/2026 3/4/2026	House Read third time and passed House (78-Y 18-N 0-A) Senate Passed Senate (38-Y 2-N 0-A)
Last Action:	4/13/2026	Gov Approved by Governor-Chapter 540 (effective 7/1/2026)
	<b>PASSED</b>	<a href="#">SB 5</a>
	2/13/2026	Senate Read third time and passed Senate Block Vote (39-Y 0-N 0-A)
	2/27/2026	House Passed House with amendment (72-Y 24-N 0-A)
Last Action:	3/3/2026	Senate House amendment agreed to by Senate (40-Y 0-N 0-A)
	4/13/2026	Gov Approved by Governor-Chapter 5419 (effective 7/1/2026)



HB 3 and SB 5 establish the Income Qualified Energy Efficiency and Weatherization Task Force to evaluate coordinating government and utility services and resources to deliver energy efficiency and weatherization resources and upgrades for low-income households in multifamily, single-family, and manufactured homes.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend

	<b>Energy Assistance and Weatherization Pilot</b>		
Last Action:	<a href="#">HB 634</a> 2/3/2026	Del. Terry G. Kilgore (R – Scott) House Incorporated by Labor and Commerce committee (HB1393-LeVere Bolling)	
<b>AMENDED</b>	<a href="#">HB 1393</a> 2/17/2026 3/10/2026 3/14/2026 3/14/2026 4/14/2026 4/22/2026	Del. Destiny LeVere Bolling (D – Henrico) House Read third time and passed House (66-Y 31-N 0-A) Senate Passed Senate with substitute (23-Y 17-N 0-A) House Conference report agreed to by House (61-Y 35-N 0-A) Senate Conference report agreed to by Senate (21-Y 18-N 0-A) Gov Governor's recommendation received by House House Governor's amendments nos. 7, 9, 10 agreed to (70-Y 29-N 0-A) Governor's amendments nos. 1-6, 8, 11 passed by Senate Concurred in Governor's recommendations nos. 7, 9, 10 (34-Y 5-N 0-A)	
Last Action:	4/22/2026		
<b>AMENDED</b>	<a href="#">SB 253</a> 2/17/2026 3/3/2026 3/14/2026 3/14/2026 4/13/2026 4/22/2026	Sen. L. Louise Lucas (D – Portsmouth) Senate Read third time and passed Senate (39-Y 0-N 0-A) House Passed House with substitute (66-Y 32-N 0-A) House Conference report agreed to by House (73-Y 23-N 0-A) Senate Conference report agreed to by Senate (21-Y 18-N 0-A) Gov Governor's recommendation received by Senate Senate Concurred in Governor's recommendations nos. 7, 9, 10 (37-Y 2-N 0-A) Governor's recommendations nos. 1-6, 8, 11 passed by House Governor's amendments nos. 7, 9, 10 agreed to (73-Y 25-N 0-A)	
Last Action:	4/22/2026		
<p>These bills amend annual funding commitments for the low-income, elderly, and disabled individuals' energy assistance and weatherization pilot program conducted by Dominion Energy and Appalachian Power. The bills also provide that Dominion Energy may recover costs associated with certain electrical facilities that have been approved by the State Corporation Commission as of December 1, 2033, in the House version or 2038 in the Senate version. The 2033 sunset was retained in the conference reports.</p> <p>SB 253 included a provision allowing the SCC to allocate costs for distribution of additional power purchased from other states to large-load customers, predominantly data centers, but the conference reports moved the rate-making provisions to the SCC's regular rate case. The conference reports allow for a review of Dominion's fuel costs and for a financing order for them. The passed version of HB 1393 also for a prevailing wage and apprenticeship requirement; these provisions are not in SB 253.</p> <p>Governor Spanberger amended the bills to grant the SCC power to deny projects under \$900,000 per mile (with higher-cost projects automatically denied), raises the opt-out threshold for non-data center customers to those with at least 10,000 employees, and caps Dominion's return on equity at 9.3% (vs. 9.8% in a recent SCC decision), but the General Assembly rejected these amendments. The Governor may now sign or veto the bill as passed and with some other technical amendments that were adopted.</p>			





Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend




 **Heating Cost Reduction Through Efficiency** 

**PASSED** [SB 72](#) Sen. Kannan Srinivasan (D – Loudoun)

2/17/2026	Senate	Read third time and passed Senate (21-Y 19-N 0-A)
3/3/2026	House	Passed House (64-Y 34-N 0-A)
4/13/2026	Gov	Governor's recommendation received by Senate
4/22/2026	Senate	Concurred in Governor's recommendation (21-Y 18-N 0-A)

Last Action: 4/22/2026 House Concurred in Governor's recommendation (65-Y 33-N 0-A)

SB 72 states that it is the policy of the Commonwealth to reduce, when feasible and cost-effective, heating-related costs for low-income residents. The bill requires Dominion Energy Virginia and Appalachian Power to make best, reasonable efforts to provide by prescriptive efficiency measures and related efficiency improvements to at least 30% of the qualifying households by 2031. Governor Spanberger added a line amendment to clarify that the SCC should not penalize a utility that is unable to meet any of the targets included in the bill, not just the 30% of qualifying households.

  **Incorporating EnergyStar into Virginia Code** 

**PASSED** [HB 672](#) Del. Michelle Lopes Maldonado (D – Prince William)

2/17/2026	House	Read third time and passed House (62-Y 35-N 0-A)
3/10/2026	Senate	Passed Senate with substitute (21-Y 19-N 0-A)
3/11/2026	House	Senate substitute agreed to by House (64-Y 35-N 0-A)

Last Action: 4/13/2026 Gov Approved by Governor-Chapter 928 (effective 7/1/2026)

**PASSED** [SB 256](#) Sen. Jeremy S. McPike (D – Prince William)

2/17/2026	Senate	Read third time and passed Senate (21-Y 19-N 0-A)
3/6/2026	House	Passed House (62-Y 35-N 0-A)
4/13/2026	Gov	Governor's recommendation received by Senate
4/22/2026	Senate	Concurred in Governor's recommendation (21-Y 18-N 0-A)

Last Action: 4/22/2026 House Concurred in Governor's recommendation (64-Y 34-N 0-A)

HB 672 and SB 256 provide that the minimum energy or water efficiency level permitted for products previously subject to federal energy or water conservation standards shall be the applicable federal standards as of January 1, 2026, if those standards are withdrawn. The bill prohibits the sale, lease, rental, and manufacture of home appliances covered under the Energy Policy and Conservation Act that fail to meet or exceed the energy or water conservation standards as of January 1, 2026, and makes any violation of its provisions a prohibited practice under the Virginia Consumer Protection Act. The Senate added a requirement to HB 672 for the Department of Energy to evaluate any costs or funding necessary for implementation; the Governor added the same provision to the Senate bill.



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



## Local Prohibition on Gas-Powered Leaf Blowers

**DEFEATED**

[HB 881](#)

Last Action: 1/30/2026

Del. Richard C. "Rip" Sullivan (D – Fairfax)

House Continued to next session in H-Counties, Cities and Towns committee

**DEFEATED**

[SB 687](#)

Last Action: 2/9/2026

Sen. Saddam Aslan Salim (D – Fairfax)

Senate Passed by indefinitely in Local Government committee (11-Y 4-N)

These bills allowed any locality with a population density of at least 2,500 persons per square mile to prohibit or regulate the use of gas-powered leaf blowers. The bills provided that any such ordinance shall become enforceable not less than 12 months after the date it is enacted by the local governing body. The ordinance may have included provisions for a civil penalty, the funds from which may have been used to assist with the purchase of nonprohibited leaf blowers by residents and local businesses.



## Entering Adjoining Property for Maintenance

**PASSED**

[HB 803](#)

2/3/2026

2/23/2026

Last Action: 4/8/2026

Del. Betsy B. Carr (D – Richmond)

House Read third time and passed House (69-Y 29-N 0-A)

Senate Passed Senate (31-Y 6-N 0-A)

Gov Approved by Governor-Chapter 428 (effective 7/1/2026)

**PASSED**

[SB 77](#)

1/22/2026

2/23/2026

Last Action: 4/8/2026

Sen. Schuyler T. VanValkenburg (D – Henrico)

Senate Read third time and passed Senate (34-Y 5-N 0-A)

House Passed House (74-Y 22-N 0-A)

Gov Approved by Governor-Chapter 429 (effective 7/1/2026)

SB 77 allows an owner of real property to petition the circuit court for a right of entry to an adjoining property for the purpose of performing repairs or maintenance that are impossible to perform without entering the adjoining property and permission to enter has been denied. The bill provides that such right of entry may be granted by the court in an appropriate case and that no such entry shall be deemed a trespass. The bill also provides that the petitioner shall be required to return the adjoining property to its previous condition and shall be liable to the adjoining owner or his lessee for actual damages occurring as a result of the entry.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

★ Legislation which the Governor vetoed or recommended to amend



## Local Towing Advisory Board Membership

**PASSED**

[HB 908](#)

Del. Alfonso H. Lopez (D – Arlington)

2/16/2026

House Read third time and passed House Block Vote (97-Y 0-N 0-A)

2/24/2026

Senate Passed Senate Block Vote (39-Y 0-N 0-A)

Last Action:

4/6/2026

Gov Approved by Governor-Chapter 238 (effective 7/1/2026)

HB 908 changes the membership of a local towing advisory board to an equal number of representatives of local law-enforcement agencies, representatives of licensed towing and recovery operators, and members of the general public. Under current law, the membership of such towing advisory boards consists of an equal number of representatives of local law-enforcement agencies and representatives of licensed towing and recovery operators and one member of the general public.



Legislation impacting members with multifamily residential interests





Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend

## Lease Termination

 **Lease Termination After a Fire or Casualty** 

**AMENDED**    [HB 834](#)    Del. Adele Y. McClure (D – Arlington)

2/9/2026    House    Read third time and passed House (68-Y 30-N 0-A)

3/10/2026    Senate    Passed Senate with amendment (21-Y 19-N 0-A)


3/11/2026    House    Senate amendment agreed to by House (66-Y 32-N 0-A)

4/11/2026    Gov    Governor's recommendation received by House

4/22/2026    House    Concurred in Governor's recommendation  
(66-Y 33-N 0-A)

Last Action:    4/22/2026    Senate    Passed by for the day

Delegate McClure's HB 834 responds to an incident in Arlington several years ago that required residents to move so their housing provider could remediate conditions caused by a fire. Both the provider and the resident must give 21 days' notice to terminate a lease unilaterally. Providers must make a reasonable effort to find alternatives to termination, including offering the resident the chance to move to a similar unit, if one exists. Delegate McClure worked with AOBA to remediate concerns with previous drafts, and to clarify that it does not apply to a resident who causes the damage. The Senate added a delayed effective date of January 1, 2027. The Governor removed the provision, but the Senate rejected the amendment. The Governor can now either sign or veto the bill with the January 1, 2027, enactment date.

 **Early Termination for Military Personnel**

**PASSED**    [HB 174](#)    Del. Michael B. Feggans (D – Virginia Beach)

2/9/2026    House    Read third time and passed House Block Vote  
(98-Y 0-N 0-A)

3/9/2026    Senate    Passed Senate Block Vote (40-Y 0-N 0-A)

Last Action:    4/6/2026    Gov    Approved by Governor-Chapter 82 (effective 7/1/2026)

**PASSED**    [SB 325](#)    Sen. Russett Perry (D – Loudoun)

2/3/2026    Senate    Read third time and passed Senate Block Vote  
(39-Y 0-N 0-A)

2/24/2026    House    Passed House Block Vote (98-Y 0-N 0-A)

Last Action:    4/6/2026    Gov    Approved by Governor-Chapter 83 (effective 7/1/2026)

HB 174 removes the requirement that military personnel terminating a lease due to identified permissible circumstances provide the housing provider with a termination date that is no more than 60 days prior to the date of departure necessary to comply with the official orders or interim training or duty prior to the transfer.



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



## Early Termination for Family Abuse Victims

**PASSED**

[HB 1408](#)

Del. Charlie Schmidt (D – Richmond)

2/9/2026

House Read third time and passed House (84-Y 13-N 0-A)

3/9/2026

Senate Passed Senate Block Vote (40-Y 0-N 0-A)

Last Action: 4/13/2026

Gov Approved by Governor-Chapter 844 (effective 7/1/2026)

HB 1408 removes the requirement that a resident who is a victim of family abuse provide the housing provider prompt notification should the perpetrator return to the dwelling unit to prevent the provider from terminating a lease solely due to such act of family abuse occurring in the dwelling unit or on the premises by a perpetrator barred from the dwelling unit. Under the bill, if the resident provides the landlord with a copy of the protective order, should the perpetrator not already be barred from the unit by the landlord, the lease shall not be terminated due solely to an act of family abuse against the resident by a perpetrator barred from the dwelling unit.



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend

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## Housing Affordability and Construction



### Right of First Refusal to Buy Affordable Housing

**PASSED**

[HB 4](#)

Sen. Elizabeth B. Bennett-Parker (D – Alexandria)

2/2/2026

House Read third time and passed House (65-Y 34-N 0-A)

3/10/2026

Senate Passed Senate (21-Y 19-N 0-A)

Last Action:

4/8/2026

Gov Approved by Governor-Chapter 352 (effective 7/1/2026)

HB 4 sets up a framework for localities to purchase housing with expiring affordability commitments. The locality could require housing providers to state their intent to allow affordability commitments to lapse at least 2 years prior to their scheduled expiry. It also grants the locality or its designee the opportunity to offer to purchase the property and the right of first refusal to match any private sale of the property. The property owner would have to list this right of first refusal in any potential sale documents. AOBA member's experience with right of refusal provisions in other jurisdictions is that they generally interfere with the housing market and lead to materially worse conditions for both housing providers and residents. Governor Youngkin vetoed similar bills in past year, but Governor Spanberger has indicated support. Senator Bennett-Parker introduced HB 4 as a member of the House of Delegates prior to her winning a special election for the Senate seat vacated by former Senator Adam Ebbin.



### Affordable Dwelling Ordinances

**PASSED**

[HB 181](#)

Del. Sam Rasoul (D – Roanoke)

1/29/2026

House Read third time and passed House (93-Y 5-N 0-A)

3/4/2026

Senate Passed Senate (40-Y 0-N 0-A)

Last Action:

4/13/2026

Gov Approved by Governor-Chapter 913 (effective 7/1/2026)

**PASSED**

[HB 867](#)

Del. Rae Cousins (D – Richmond)

2/5/2026

House Read third time and passed House (68-Y 30-N 0-A)

3/4/2026

Senate Passed Senate with substitute (21-Y 19-N 0-A)

3/6/2026

House Senate substitute agreed to by House (65-Y 32-N 0-A)

Last Action:

4/8/2026

Gov Approved by Governor-Chapter 435 (effective 7/1/2026)

**PASSED**

[SB 74](#)

Sen. Jeremy S. McPike (D – Prince William)

2/5/2026

Senate Read third time and passed Senate (21-Y 19-N 0-A)

2/16/2026

House Passed House with substitute (65-Y 33-N 0-A)

3/11/2026

Senate Conference report agreed to by Senate (21-Y 19-N 0-A)

3/12/2026

House Conference report agreed to by House (65-Y 32-N 0-A)

Last Action:

4/8/2026

Gov Approved by Governor-Chapter 436 (effective 7/1/2026)

HB 867 and SB 74 authorize any locality in the Commonwealth to include an affordable housing dwelling unit program in its zoning ordinance. Current law restricts such authorization to Albemarle, Arlington, Fairfax, and Loudoun Counties and the Cities of Alexandria, Charlottesville, and Fairfax. The bills also detail alternatives to bonus density to satisfy the affordable housing program and go into effect on July 1, 2027. HB 181 is specific to Roanoke. Governor Youngkin vetoed similar bills in previous years.



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



## Arlington Affordable Dwelling Ordinances

<b>DEFEATED</b>	<a href="#">HB 922</a>	Del. Alfonso H. Lopez (D – Arlington)
Last Action:	1/30/2026	House Continued to next session in Counties, Cities and Towns committee
<b>DEFEATED</b>	<a href="#">SB 296</a>	Sen. Barbara A. Favola (D – Arlington)
Last Action:	2/20/2026	Senate Read third time and passed Senate (22-Y 18-N 0-A) House Continued to 2027 in Counties, Cities and Towns committee (Voice Vote))

HB 922 and SB 296 increase local authority over affordable housing for counties that have adopted the county manager plan of government (Arlington County) by potentially increasing the cash contribution to the county's affordable housing fund by developers in lieu of providing affordable dwelling units and providing that applications for a special exception approval for a change of use of an existing building from commercial to residential may be subject to an affordable housing requirement.

These bills are a request of the Arlington County Board and raised concerns in Arlington's business and development community for seeking this authority without the business community's support. AOBA and the Arlington Chamber of Commerce articulated these concerns, leading to the defeat of the House version of this bill. After that, Arlington County reached out find a compromise to salvage the Senate version. Senator Favola agreed to add a reenactment clause, which means that the General Assembly will have to pass the bill again next year, after the County convenes a working group that will consider our interests in earnest. Since this clause provides a safeguard for our industry, AOBA and the Chamber withdrew their opposition to the bill, and it passed the Senate. The House, however, maintained its posture and continued it to 2027; hopefully Arlington County will have a collaborative process later this year.



## Expedited Approval for Affordable Housing

<b>PASSED</b>	<a href="#">HB 594</a>	Del. Shelly A. Simonds (D – Newport News)
Last Action:	1/29/2026 3/4/2026 3/6/2026 4/8/2026	House Read third time and passed House (89-Y 10-N 0-A) Senate Passed Senate with substitute (28-Y 12-N 0-A) House Senate substitute agreed to by House (81-Y 15-N 0-A) Gov Approved by Governor-Chapter 406 (effective 7/1/2026)

HB 594 allows a locality, by ordinance, to authorize a zoning administrator to use an administrative process to approve rezoning applications for affordable housing. The bill requires that the affordable housing development comply with the Virginia Fair Housing Law, connect to a public or community water supply or sewage system, and be located within or adjacent to an area identified by the locality that could support increased density development and provide access to services. An amendment extends the provisions of the bill to projects in which at least 75% of the units are affordable. AOBA supports this legislation.



- Legislation impacting members with multifamily residential interests
- Legislation impacting members with commercial interests
- ★ Legislation which the Governor vetoed or recommended to amend



## Future of Redevelopment and Housing Authorities

**DEFEATED**

[HB 953](#)

Del. Elizabeth R. Guzman (D – Prince William)

Last Action: 1/23/2026

House RUL Studies Subcommittee recommends laying on the table (5-Y 0-N)

HB 953 directed the Department of Housing and Community Development to establish in collaboration with the Virginia Housing Development Authority a work group to examine the future of redevelopment and housing authorities in the Commonwealth for the purpose of examining the need to repurpose and find a new mission for redevelopment and housing authorities.



## Surplus Real Property for Affordable Housing

**DEFEATED**

[HB 143](#)

Del. Debra D. Gardner (D – Chesterfield)

Last Action: 2/5/2026

House Continued to 2027 in General Laws committee (Voice Vote)

HB 143 required the Department of General Services and local governments to determine if surplus real property is suitable for the development of affordable and middle-income housing. If so, the property shall be offered for at least 90 days exclusively to eligible organizations for the purpose of developing affordable housing, committed for at least 30 years.



## Industrial Development Authorities for Housing

**PASSED**

[HB 806](#)

Del. Betsy B. Carr (D – Richmond)

2/5/2026

House Read third time and passed House (85-Y 12-N 0-A)

3/4/2026

Senate Passed Senate (27-Y 13-N 0-A)

Lat Action:

4/6/2026

Gov Approved by Governor-Chapter 221 (effective 7/1/2026)

HB 806 allows industrial development authorities to exercise their powers with respect to facilities used primarily for single or multi-family residences in order to promote safe and affordable housing in the Commonwealth. Under current law, such powers may be exercised only in a locality where a housing authority has not been activated. The bill also grants industrial development authorities the power to issue bonds associated with the construction of affordable housing.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

★ Legislation which the Governor vetoed or recommended to amend



## Local Affordable Housing Performance Grants

**PASSED**

[HB 352](#)

Del. Joshua E. Thomas (D – Prince William)

1/29/2026

House Read third time and passed House (78-Y 21-N 0-A)

3/4/2026

Senate Passed Senate (25-Y 15-N 0-A)

Last Action:

4/8/2026

Gov Approved by Governor-Chapter 386 (effective 7/1/2026)

HB 352 allows any locality that has created an industrial development authority or economic development authority to establish, by ordinance, an affordable housing performance grant program. The bill outlines that such ordinance authorizes the Authority to award affordable housing performance grants to qualifying applicants, and details what the ordinance should include. The bill also limits the total amount of any such grant to being no more than the amount equal to the increase in assessed value resulting from the construction or improvement of a property.



## Enterprise Zone Housing Affordability Grants

**DEFEATED**

[HB 408](#)

Del. David A. Reid (D – Loudoun)

Last Action:

1/28/2026

House APP Commerce Agriculture & Natural Resources  
subcommittee recommends laying on the table (5-Y 0-N)



HB 408 established the Enterprise Zone Housing Availability Grant Program. A qualified zone developer must rent or sell, subject to certain affordability restrictions, any residential property for which costs were incurred to construct, expand, or rehabilitate to a household that earns 80%-120% of the area median income (AMI) of the locality in which the property is located. The bill further required that affordability restrictions remain in force for 10 years following the original execution of the lease or deed of sale.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend

	<b>Revolving Funds for Housing Construction</b>	
<b>PASSED</b>	<a href="#"><u>HB 196</u></a> 2/5/2026 3/10/2026  3/13/2026 3/14/2026 4/12/2026 4/22/2026  Last Action: 4/22/2026	Del. Joshua E. Thomas (D – Prince William) House Read third time and passed House (92-Y 6-N 0-A) Senate Passed Senate with substitute Block Vote (40-Y 0-N 0-A)  Senate Conference report agreed to by Senate (37-Y 2-N 0-A) House Conference report agreed to by House (91-Y 6-N 0-A) Gov Governor's recommendation received by House House Concurred in Governor's recommendation (86-Y 14-N 0-A)  Senate Concurred in Governor's recommendation (39-Y 0-N 0-A)
<b>PASSED</b>	<a href="#"><u>HB 820</u></a> 2/5/2026 3/9/2026  3/13/2026 3/14/2026 4/12/2026 4/22/2026  Last Action: 4/22/2026	Del. Dan I. Helmer (D – Fairfax) House Read third time and passed House (90-Y 6-N 0-A) Senate Passed Senate with substitute Block Vote (40-Y 0-N 0-A)  Senate Conference report agreed to by Senate (39-Y 0-N 0-A) House Conference report agreed to by House (90-Y 7-N 0-A) Gov Governor's recommendation received by House House Concurred in Governor's recommendation (88-Y 11-N 0-A)  Senate Concurred in Governor's recommendation (39-Y 0-N 0-A)
<b>PASSED</b>	<a href="#"><u>SB 490</u></a> 2/16/2026  3/2/2026 3/13/2026 3/14/2026 4/12/2026 4/22/2026  Last Action: 4/22/2026	Sen. Schuyler T. VanValkenburg (D – Henrico) Senate Read third time and passed Senate Block Vote (39-Y 0-N 0-A)  House Passed House with substitute (67-Y 32-N 0-A) Senate Conference report agreed to by Senate (39-Y 0-N 0-A) House Conference report agreed to by House (66-Y 30-N 0-A) Gov Governor's recommendation received by Senate Senate Concurred in Governor's recommendation (39-Y 0-N 0-A)  House Concurred in Governor's recommendation (75-Y 23-N 0-A)
<p>These bills allow the Department of Housing and Community Development to use money from the Virginia Housing Trust Fund to provide lower-interest loans for the construction of mixed-income housing developments or for infrastructure needed for site development and readiness for such housing developments. Governor Spanberger removed a provision limiting the funding for loan program.</p>		



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



## Statewide Housing Targets for Localities

<b>DEFEATED</b>	<a href="#">HB 804</a>	Del. Dan I. Helmer (D – Fairfax)
Last Action:	1/29/2026 3/2/2026	House Read third time and passed House (63-Y 35-N 0-A) Senate Stricken at request of Patron in Local Government committee (13-Y 0-N)
<b>DEFEATED</b>	<a href="#">SB 488</a>	Sen. Schuyler T. VanValkenburg (D – Henrico)
Last Action:	2/9/2026	Senate Stricken at request of Patron in Local Government committee (11-Y 0-N)

HB 804 and SB 488 required localities to increase their total housing stock by at least 7.5% across 2028-2032. A locality must have developed a housing growth plan that best met its needs, and several housing growth strategies were provided. Starting in 2033, an applicant whose application to a local government for a residential development that will increase the housing supply was rejected may have appealed to a board of zoning appeals which may have overturned local decisions under certain circumstances. AOBA supported these bills.



## Zoning for Housing Production Pilot Program

<b>DEFEATED</b>	<a href="#">HB 1042</a>	Del. Betsy B. Carr (D – Richmond)
Last Action:	2/18/2026	House Left in Committee on Appropriations

HB 1042 creates the Zoning for Housing Production Pilot Program to be administered by the Department of Housing and Community Development. To be eligible for a grant, a locality is required to change its zoning policies to allow for by-right development that is expected to create and maintain mixed-income communities, affordable housing, and moderately priced housing. The bill has an expiration date of July 1, 2029.



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



## Multifamily Development in Commercial Zones

**DEFEATED** [HB 816](#) Del. Dan I. Helmer (D – Fairfax)  
 1/29/2026 House Read third time and passed House (64-Y 35-N 0-A)  
 Last Action: 3/4/2026 Senate Defeated by Senate (17-Y 22-N 0-A)

**DEFEATED** [SB 454](#) Sen. Schuyler T. VanValkenburg (D – Henrico)  
 2/5/2026 Senate Read third time and passed Senate (21-Y 19-N 0-A)  
 Last Action: 3/10/2026 House Left in Counties, Cities and Towns committee

HB 816 and SB 454 require localities to provide for by-right development of multifamily residential uses in at least 50% of land in commercially zoned districts with water and sewer and not subject the multifamily development to more stringent requirements than other developments nor require a special exception or conditional use permit. Locality staff would provide review and administrative approval for the project. Compromises have exempted areas designated for steep slope mountain development, are subject to historic compatibility review, have existing tree canopy coverage of at least 60%, are proximate to certain military installations, heavy industrial uses, or casinos, or are Business Ready Sites. The bills have a delayed effective date of July 1, 2027.

The Senate added a sunset in 2031 and amendments clarifying that only the building envelope in the zoning ordinance would be by-right, and any additional height could be subject to site plan conditions, such as affordable housing contributions, to HB 816, but those provisions could not prevent its defeat on the floor. The House recommitted SB 454 to Counties, Cities, and Towns, though the committee is not scheduled to meet again, thus defeating the bill for the year.

Originally, the bill called for such developed on at least 75% of applicable land and offered application incentives for any project under this authority that dedicated at least of 10% its units to affordable housing. AOBA supports these bills.



## Transit Oriented Development Zones

**DEFEATED** [SB 717](#) Sen. Saddam Azlan Salim (D – Fairfax)  
 2/5/2026 Senate Read third time and passed Senate (21-Y 19-N 0-A)  
 Last Action: 2/20/2026 House Continued to 2027 in Counties, Cities and Towns committee (Voice Vote)

SB 717 required certain localities to establish transit-oriented housing overlay districts where it shall permit, by right, the construction of up to 10 dwelling units per lot, notwithstanding any ordinance limiting density to single-family detached housing. The bill provided that such applications be approved ministerially by the zoning administrator or other designated official within 60 days of the submission of a complete application and that no public hearing is required for approval. The bill sunsets on July 1, 2030.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



## Small Lot Residential Zoning Districts

**PASSED**

[HB 1212](#)

Del. Briana D. Sewell (D – Fairfax)

2/12/2026

House Read third time and passed House (62-Y 35-N 0-A)

3/4/2026

Senate Passed Senate with amendments (21-Y 18-N 0-A)

3/6/2026

House Senate amendments agreed to by House  
(61-Y 35-N 0-A)

Last Action: 4/13/2026

Gov Approved by Governor-Chapter 751 (effective 7/1/2026)

HB 1212 requires any locality with a population of 50,000 or more to adopt and maintain a zoning district classification that permits one-family and two-family dwellings and townhouses as a by-right use on lots with a minimum lot area not exceeding 3,000 square feet. The bill requires a locality to apply the zoning district classification to areas within its boundaries in a manner that creates additional capacity for residential development beyond that permitted by right under the zoning district classification previously applicable to such areas.





Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend

 	<b>Eliminating Minimum Parking Requirements</b>		★
<p>Last Action: <a href="#">HB 262</a> 1/30/2026</p>	<p><a href="#">HB 262</a> 2/5/2026</p>	<p>Del. Shelly A. Simonds (D – Newport News) House Incorporated by H-Counties, Cities and Towns committee (HB888-Shin)</p>	
<p><b>AMENDED</b></p>	<p><a href="#">HB 888</a> 2/5/2026 3/9/2026 3/10/2026 4/12/2026 4/22/2026</p>	<p>Del. Irene Shin (D – Richmond) House Read third time and passed House (61-Y 37-N 0-A) Senate Passed Senate with substitute (21-Y 19-N 0-A) House Senate substitute agreed to by House (62-Y 37-N 0-A) Gov Governor’s recommendation received by House House Concurred in Governor’s recommendation (62-Y 38-N 0-A)</p>	
<p>Last Action: 4/22/2026</p>	<p>Senate Concurred in Governor's recommendation (21-Y 18-N 0-A)</p>		
<p><b>DEFEATED</b></p>	<p><a href="#">SB 354</a> 2/2/2026</p>	<p>Sen. Saddam Azlan Salim (D – Fairfax) Senate Failed to report from Local Government committee with amendments (7-Y 7-N)</p>	
<p>HB 262 and SB 354 prohibit localities from adopting, enforcing, or maintaining any ordinance, policy, or requirement that mandates a minimum number of parking spaces for any new or existing building, structure, or other use. HB 888 limits such requirements to no more than 0.5 spaces per multifamily dwelling unit or 1 space per single-family house, duplex unit, or townhouse. AOBA supports these bills.</p> <p>A Senate substitute to HB 888 limits its scope to within one-half mile of a transit facility. It also allows a locality with a population greater than 600,000 (<i>i.e.</i>, Fairfax County) to exceed the parking requirements in the bill near bus stops (not near Metro stations). Fairfax is required to offer an administrative process for a 25% reduction in the parking requirement for a development that is entirely committed to households with incomes below 70% of the area median income and that meets other requirements.</p> <p>Governor Spanberger removed alternative qualifications, such as being in a mixed-used or residential small area plan, being in a zoning district allowing floor area ratios of 1.0 or greater, or increasing affordable dwelling units. Her amendment also defines a mass transit facility as a “building or enhance structure” (presumably meant to exclude curbside bus stops) for the public to board/alight transit on a fixed route, though it allows the Virginia Department of Rail and Public Transportation to identify other high-capacity transit options to qualify.</p>			



## Electric Vehicle Charging Requirements

**PASSED**

[HB 833](#)

Del. Adele Y. McClure (D – Arlington)

2/13/2026

House Read third time and passed House (60-Y 34-N 0-A)

3/4/2026

Senate Passed Senate with amendment (22-Y 18-N 0-A)

3/6/2026

House Senate amendment agreed to by House (61-Y 35-N 0-A)

Last Action:

4/13/2026

Gov Approved by Governor-Chapter 679 (effective 7/1/2026)

HB 833 allows localities to require electric vehicle (EV) supply equipment, EV-ready charging spaces, or EV-capable parking spaces that provide infrastructure to facilitate future EV charging in developments containing commercial, industrial, or multifamily residential uses. The bill also directs the Department of Energy to evaluate the design and deployment of the electrical distribution infrastructure necessary to support the installation of electric vehicle charging facilities in new developments consisting of single-family and multifamily residential units. The local ordinance provision takes effect on July 1, 2027.



## Transfers of Development Rights

**PASSED**

[HB 787](#)

Del. C. E. Cliff Hayes, Jr. (D – Chesapeake)

2/17/2026

House Read third time and passed House Block Vote (97-Y 0-N 0-A)

3/4/2026

Senate Passed Senate Block Vote (40-Y 0-N 0-A)

3/6/2026

House Senate amendment agreed to by House (97-Y 0-N 0-A)

Last Action:

4/8/2026

Gov Approved by Governor-Chapter 421 (effective 7/1/2026)

HB 787 allows any locality in Planning District 23 with a population between 245,000 and 350,000 that has adopted a transfer of development rights ordinance to allow the governing body to enter into binding development agreements with owners of real property in the locality, so long as the property to be developed contains at least 1,000 acres or is located within a receiving area of a transfer of development rights program. Current law allows only New Kent County to have such provisions; the original draft expanded to any locality of more than 250,000 people in the Commonwealth.



## Standing to Contest Local Land Use Decisions

**DEFEATED**

[HB 447](#)

Del. Marcus B. Simon (D – Fairfax)

Last Action:

2/16/2026

House Continued pursuant to House Rule 22 to 2027 in Courts of Justice

HB 447 created standing for any person without an ownership interest in a property that is the direct subject of a local governing body or board of zoning appeals action if such person has proven by clear and convincing evidence an immediate, pecuniary, and substantial interest in the litigation (and not a remote or indirect interest); owns or occupies real property in close proximity to the property that is the subject of the land use determination; and has suffered a particularized harm or an imposition of a burden or obligation different from that suffered by the general public.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



## Housing Development by Nonprofit Organizations ★

**AMENDED**

[HB 1279](#)

Del. Joshua G. Cole (D – Fredericksburg)

2/5/2026

House Read third time and passed House (60-Y 36-N 0-A)

3/4/2026

Senate Passed Senate with substitute (21-Y 17-N 0-A)

3/13/2026

Senate Conference report agreed to by Senate (23-Y 16-N 0-A)

3/14/2026

House Conference report agreed to by House (54-Y 41-N 0-A)

4/13/2026

Gov Governor's recommendation received by House

4/22/2026

House Concurred in Governor's recommendation (62-Y 38-N 0-A)

Last Action: 4/22/2026

Senate Concurred in Governor's recommendation (23-Y 16-N 0-A)

[SB 367](#)

Sen. Jennifer D. Carroll Foy (D – Prince William)

Last Action: 2/2/2026

Senate Incorporated by Local Government committee (SB388-McPike) (15-Y 0-N)

**AMENDED**

[SB 388](#)

Sen. Jeremy S. McPike (D – Prince William)

2/11/2026

Senate Read third time and passed Senate (21-Y 18-N 0-A)

2/25/2026

House Passed House with amendments (61-Y 37-N 0-A)

3/13/2026

Senate Conference report agreed to by Senate (21-Y 17-N 0-A)

3/14/2026

House Conference report agreed to by House (55-Y 40-N 0-A)

4/13/2026

Gov Governor's recommendation received by Senate

4/22/2026

Senate Concurred in Governor's recommendation (21-Y 18-N 0-A)

Last Action: 4/22/2026

House Concurred in Governor's recommendation (62-Y 36-N 0-A)

These bills allow for administrative approval of development and construction of housing on land owned by property tax-exempt religious organizations or certain property tax-exempt nonprofit organizations and provide that zoning ordinances shall allow the by-right development and construction of housing on real property owned by such organizations. The bills require that these developments' implementation and approval be completed administratively and that localities may not require a special exception, special use permit, conditional use permit, rezoning, or any discretionary review or approval process. The bills require that at least 60% of the development's units be for affordable housing committed for at least 50 years. Such housing is subject to local real property taxation following completion.

The House Counties, Cities, and Towns Committee added amendments to restrict development if environmental, historic, or archaeological concerns exist. In conference, enactment was delayed until January 1, 2027, a sunset of January 1, 2031 was added, and projects already in process were exempted from the bill.

Governor Spanberger made several technical amendments to streamline the language in the bills. Her amendments also clarify that buildings granted bonus height via special exception may not be used as a reference for the height of buildings constructed under this authority, but localities may establish higher minimum densities within a revitalization area, transit area, small area plan, or sector plan. She also added an enactment clause encouraging, but not mandating, nonprofits to consult resources for affordable housing on the Department of Housing and Community Development's website.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend



## Streamlining Local Development Approval

**DEFEATED** [HB 419](#) Del. Nicole Cole (D – Spotsylvania)  
 Last Action: 1/30/2026 House Continued to next session in H-Counties, Cities and Towns committee

**DEFEATED** [HB 708](#) Del. Joshua E. Thomas (D – Prince William)  
 Last Action: 1/23/2026 House CCT Subcommittee #3 recommends striking from the docket (5-Y 0-N)

HB 419 required every locality to take final action to approve, approve with conditions, or deny any land use application for the rezoning or development of property that includes residential development within 12 months from the date of submission to the locality. HB 708 also required the Department of Housing and Community Development to verify compliance and prescribed consequences for noncompliant localities.



## Accessory Dwelling Units in Single Family Zones

**DEFEATED** [HB 464](#) Del. Laura Jane Cohen (D – Fairfax)  
 Last Action: 2/12/2026 House Continued to 2027 in General Laws committee (Voice Vote)

**DEFEATED** [HB 611](#) Del. Laura Jane Cohen (D – Fairfax)  
 Last Action: 1/30/2026 House Continued to next session in H-Counties, Cities and Towns committee

**PASSED** [SB 531](#) Sen. Kannan Srinivasan (D – Loudoun)  
 2/12/2026 Senate Read third time and passed Senate (21-Y 19-N 0-A)  
 3/4/2026 House Passed House (62-Y 37-N 0-A)  
 Last Action: 4/13/2026 Gov Approved by Governor-Chapter 895 (effective 7/1/2026)

HB 611 and SB 531 require a locality to include in its zoning ordinances for single-family residential zoning districts accessory dwelling units (ADU) as a permitted accessory use. The bill requires a person to seek a permit for an ADU from the locality, requires the locality to issue such permit if the person meets certain requirements enumerated in the bill, and restricts the fee for such permit to \$500 or less. The bills prohibit the locality from requiring construction of new dedicated parking for an ADU in most instances, setbacks for the ADU more than five feet from the property line, conditions for ADUs that are more restrictive than those for single-family dwellings within the same zoning area with regard to height, rear or side setbacks, lot size or coverage, or building frontage, or consanguinity or affinity between the occupants of the ADU and the primary dwelling. The bills have a delayed effective date of July 1, 2027.

HB 464 required the Department of Housing and Community Development to develop an accessory dwelling unit construction guide.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend



## Vesting of Land Use Rights for Housing

<b>DEFEATED</b>	<a href="#">HB 1122</a>	Del. David A. Reid (D – Loudoun)
Last Action:	2/13/2026	House Continued to 2027 in Counties, Cities and Towns committee (Voice Vote)
<b>PASSED</b>	<a href="#">SB 504</a>	Sen. R. Creigh Deeds (D – Charlottesville)
	2/17/2026	Senate Read third time and passed Senate (21-Y 17-N 0-A)
	3/11/2026	House Passed House (63-Y 36-N 0-A)
Last Action:	4/13/2026	Gov Approved by Governor-Chapter 948 (effective 7/1/2026)

These bills provide that vesting in a land use includes the development of a specific project contemplated by and consistent with significant affirmative governmental acts and related approvals, conditions, plans, or application materials accepted or approved by the locality. The bills narrow the circumstances by which a locality may treat a use as valid nonconforming by providing that a landowner's vested rights in the use shall not be rendered nonconforming by subsequent ordinance changes, except when the General Assembly explicitly authorizes retroactive application of new standards to protect public health and safety. Amendments to SB 504 limited the bill to residential uses only.



## Zoning Board Appeal Processes

<b>DEFEATED</b>	<a href="#">HB 197</a>	Del. Joshua E. Thomas (D – Prince William)
Last Action:	1/28/2026	House Continued to next session in Courts of Justice committee
<b>PASSED</b>	<a href="#">HB 198</a>	Del. Joshua E. Thomas (D – Prince William)
	2/3/2026	House Read third time and passed House Block Vote (98-Y 0-N 0-A)
	3/10/2026	Senate Passed Senate (40-Y 0-N 0-A)
Last Action:	4/8/2026	Gov Approved by Governor-Chapter 368 (effective 7/1/2026)

These bills govern the process for appeals of decisions of a board of zoning appeals. HB 197 provided that appeals lie directly to the Supreme Court of Virginia from any final decision of a circuit court on appeal from a board of zoning appeals. HB 198 makes various changes and clarifications to the procedures following the filing of a petition in a circuit court by a party aggrieved by a decision of the board of zoning appeals.



## Zoning and Permitting Study

<b>DEFEATED</b>	<a href="#">HJ 41</a>	Del. JJ Singh (D – Loudoun)
Last Action:	2/6/2026	House Continued to 2027 in Rules committee (Voice Vote)

HJ 41 directed the Joint Legislative Audit and Review Commission to study local zoning ordinances and permitting and approval processes for housing projects. The resolution additionally directed JLARC to provide recommendations to address regulations, ordinances, and processes that inhibit the approval and construction of multi-family or smaller square-footage housing projects in order to improve access to more affordable housing for residents of the Commonwealth.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend



## Housing Policy Reporting Requirements

**PASSED** [HB 356](#) Del. Joshua E. Thomas (D – Prince William)  
 2/2/2026 House Read third time and passed House (86-Y 13-N 0-A)  
 3/10/2026 Senate Passed Senate with amendment (21-Y 19-N 0-A)  
 3/11/2026 House Senate amendment agreed to by House (74-Y 24-N 0-A)  
 Last Action: 4/6/2026 Gov Approved by Governor-Chapter 121 (effective 7/1/2026)

**PASSED** [SB 665](#) Sen. Kannan Srinivasan (D – Loudoun)  
 2/13/2026 Senate Read third time and passed Senate (21-Y 18-N 0-A)  
 2/24/2026 House Passed House with amendment (76-Y 22-N 0-A)  
 2/26/2026 Senate House amendment agreed to by Senate (21-Y 19-N 0-A)  
 Last Action: 4/6/2026 Gov Approved by Governor-Chapter 122 (effective 7/1/2026)

These bills expand the range of local housing policy changes that are required to be submitted annually in a report to the Department of Housing and Community Development by any locality with a population greater than 3,500 and move the reporting date from September 1 to August 1 of each year.



## Housing Development Database



**PASSED** [SB 666](#) Sen. Kannan Srinivasan (D – Loudoun)  
 2/13/2026 Senate Read third time and passed Senate (28-Y 11-N 0-A)  
 3/4/2026 House Passed House (63-Y 35-N 0-A)  
 4/11/2026 Gov Governor's recommendation received by Senate  
 4/22/2026 Senate Concurred in Governor's recommendation  
 (21-Y 18-N 0-A)  
 Last Action: 4/22/2026 House Concurred in Governor's recommendation  
 (63-Y 34-N 0-A)

SB 666 requires the Department of Housing and Community Development to collect from each locality and make available in a centralized database various data for each new and existing housing development in each locality in the Commonwealth, including data related to the number of housing development plans submitted and approved by the locality and the average approval timeline for housing development plans. Governor Spanberger's amendments change the code section and move the responsibility to the localities for reporting the data, instead of DHCD for collecting it, but the information to be collected and reported is the same.



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



## Impact Fees for Residential Development

**DEFEATED**

[HB 536](#)

Last Action:

1/23/2026

Del. Karen Hamilton (R – Orange)

House CCT Subcommittee #3 recommends passing by indefinitely (6-Y 0-N)

**DEFEATED**

[HB 1430](#)

Last Action:

2/6/2026

Del. Rae Cousins (D – Richmond)

House Continued to 2027 in Counties, Cities and Towns committee (Voice Vote)

These bills authorized any locality to impose impact fees on certain residential developments in order to defray the costs of constructing public facilities necessitated by those developments. Under current law, such impact fees have limited applicability and may be imposed only by those counties that have established urban transportation service districts. HB 1430 also deleted provisions of current law that narrow the scope of included public facilities for localities in the Richmond Metropolitan Statistical Area.



## Public Facilities Requirement for Development

**DEFEATED**

[SB 781](#)

Last Action:

2/2/2026

Sen. Glen H. Sturtevant, Jr. (R – Colonial Heights)

Senate Passed by indefinitely in Local Government committee (8-Y 7-N)

SB 781 allowed a locality to determine the timing of development by considering the adequacy of public facilities when making zoning decisions. The bill provided that a locality that makes a determination of inadequate facilities may have rejected or deferred a rezoning application based solely on that determination.



## Retaining Local Control Over Land Use

**DEFEATED**

[HB 985](#)

Last Action:

2/6/2026

Del. Thomas A. Garrett, Jr. (R – Buckingham)

House Stricken from docket by Counties, Cities and Towns committee (20-Y 1-N)

HB 985 stated that the authority for a locality's planning and land use decisions belongs solely to the locality and shall not be ceded to any state agency or state-sanctioned body. This bill was in sharp contrast with the several bills that add Commonwealth oversight on local land use, generally with a goal of achieving increased housing.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

★ Legislation which the Governor vetoed or recommended to amend



## Separate Assessments of Land and Improvements

<b>DEFEATED</b>	<a href="#">HB 10</a>	Del. Joseph P. McNamara (R – Roanoke)
Last Action:	1/20/2026	House FIN Subcommittee #2 recommends laying on the table (10-Y 0-N)
	<a href="#">HB 72</a>	Del. Joshua G. Cole (D – Fredericksburg)
Last Action:	1/21/2026	House Incorporated by Finance committee (HB282-Callsen)
	<a href="#">HB 261</a>	Del. Shelly A. Simonds (D – Newport News)
Last Action:	1/21/2026	House Incorporated by Finance committee (HB282-Callsen)
<b>PASSED</b>	<a href="#">HB 282</a>	Del. Katrina Callsen (D – Albemarle)
Last Action:	1/27/2026 3/2/2026 4/6/2026	House Read third time and passed House (91-Y 8-N 0-A) Senate Passed Senate (40-Y 0-N 0-A) Gov Approved by Governor-Chapter 100 (effective 7/1/2026)

HB 10 reclassified improvements to real property as a separate class of property from the land itself and allowed localities to levy a different tax rate on improvements than on land. As amended by incorporating HB 72 and HB 261, HB 282 extends this power to the cities of Charlottesville, Falls Church, Fredericksburg, and Newport News. Currently, only the Cities of Fairfax, Poquoson, Richmond, and Roanoke may separate land and improvements, and they may not tax improvements tax at a higher rate than the land tax.



## Nonprofit Organization Property Tax Exemption

<b>PASSED</b>	<a href="#">HB 854</a>	Del. Rae Cousins (R – Richmond)
Last Action:	2/3/2026 3/4/2026 3/6/2026 4/13/2026	House Read third time and passed House (97-Y 0-N 0-A) Senate Passed Senate with substitute Block Vote (40-Y 0-N 0-A) House Senate substitute agreed to by House (90-Y 5-N 0-A) Gov Approved by Governor-Chapter 683 (effective 7/1/2026)



HB 854 clarifies that localities may exempt from real or personal property taxes, property owned, directly or indirectly, by one or more nonprofit organizations, notwithstanding any for-profit ownership interests, that is used for religious, charitable, patriotic, historical, benevolent, cultural, or public park and playground purposes. The bill requires localities to stipulate any suspension or termination of such exemption by ordinance. Any rental or other income received from any portion of real property that is used for charitable or benevolent purposes shall not be considered a taxable revenue source.




Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

★ Legislation which the Governor vetoed or recommended to amend

## Tax Exemption for Affordable Conversions



**PASSED** [SB 181](#) Sen. Angelia Williams Graves (D – Norfolk)

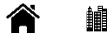
	2/2/2026	Senate	Read third time and passed Senate Block Vote (40-Y 0-N 0-A)
	3/2/2026	House	Passed House with substitute (70-Y 29-N 0-A)
	3/4/2026	Senate	House substitute agreed to by Senate (21-Y 19-N 0-A)
	4/12/2026	Gov	Governor's recommendation received by Senate
	4/22/2026	Senate	Concurred in Governor's recommendation (21-Y 18-N 0-A)
Last Action:	4/22/2026	House	Concurred in Governor's recommendation (65 31-N 0-A)

SB 181 permits localities to provide partial real estate taxation exemptions or regulatory flexibility for converted real property where such conversion establishes a residential structure that has set aside at least 30% of the structure for households with a per capita income at or below 80% of the locality's median income or where the building owner is subject to an agreement with the Commonwealth or the locality regarding the provision of affordable housing. Options for regulatory flexibility include permit fee reduction, streamlined permit approval, and a reduction in gross receipts taxes. Governor Spanberger struck one word to clarify that the current building owner must notify a prospective purchaser that the building is subject to a tax exemption.

## Income Tax Credits for Affordable Housing

- DEFEATED** [HB 946](#) Del. Lily V. Franklin (D – Roanoke)  
 Last Action: 2/11/2026 House Continued to 2027 in Finance committee (Voice Vote)
- DEFEATED** [HB 1135](#) Del. James A. "Jay" Leftwich (R – Chesapeake)  
 Last Action: 2/9/2026 House FIN Subcommittee #1 recommends laying on the table (8-Y 3-N)

These bills established a nonrefundable tax credit for 2026-2030 for affordable dwelling units providers. HB 946 provided for a credit of \$750 per unit, with a maximum annual total of \$15,000 per provider. HB 1135 applied a formula based on the portion of such taxpayer's ownership in the affordable housing project and the difference between the fair market value of each unit rented to a qualifying resident and the rent charged. The aggregate amount of credits under either bill was capped at \$5 million per year.



## Local Tree Preservation Authority

**PASSED** [HB 549](#) Del. Patrick A. Hope (D – Arlington)  
 2/12/2026 House Read third time and passed House (64-Y 34-N 0-A)  
 3/4/2026 Senate Passed Senate with substitute (24-Y 16-N 0-A)  
 3/14/2026 House Conference report agreed to by House (63-Y 34-N 0-A)  
 3/14/2026 Senate Conference report agreed to by Senate (22-Y 17-N 0-A)  
 Last Action: 4/13/2026 Gov Approved by Governor-Chapter 626 (effective 7/1/2026)

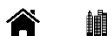
[HB 995](#) Del. Holly M. Seibold (D – Fairfax)  
 Last Action: 2/6/2026 House Incorporated by Counties, Cities and Towns committee (HB549-Hope) (Voice Vote)

**PASSED** [SB 589](#) Sen. Saddam Aslan Salim (D – Fairfax)  
 1/29/2026 Senate Read third time and passed Senate (24-Y 16-N 0-A)  
 2/16/2026 House Passed House with substitute (64-Y 34-N 0-A)  
 3/14/2026 House Conference report agreed to by House (64-Y 33-N 0-A)  
 3/14/2026 Senate Conference report agreed to by Senate (22-Y 17-N 0-A)  
 Last Action: 4/8/2026 Gov Approved by Governor-Chapter 511 (effective 7/1/2026)

HB 549 expands statewide local government authority to conserve or replace trees during the development process. The bill originally reduced to 10 years but now gives the option of 10 or 20 years, the time in which tree canopy or cover percentages should be met. It also allows localities to establish higher tree canopy replacement percentages based on density per acre, lot size, or selected other measurement relevant to the locality’s environmental practices but includes a provision allowing localities to increase the number of housing units without requiring more tree cover. The bill creates a workgroup to study approaches to tree canopy maintenance.

HB 995 and SB 589 allow any locality within Planning District 8 (Northern Virginia) belonging to an eight-hour nonattainment area for air quality standards to require, by ordinance, that a subdivision or development provide for the preservation or replacement of trees on the development site such that the minimum tree canopy or cover 10 years after development is projected to meet specified coverage criteria.

The provisions of the bills were combined into the conference reports.



## International Energy Conservation Code

**DEFEATED** [HB 377](#) Del. Elizabeth B. Bennett-Parker (D – Alexandria)  
 Last Action: 2/10/2026 House Continued to 2027 in General Laws committee (Voice Vote)

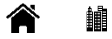
HB 377 required the Board of Housing and Community Development to adopt amendments to the Uniform Statewide Building Code within 18 months of publication of a new version of the International Code Council’s International Energy Conservation Code (IECC) to incorporate the latest IECC standards related to energy efficiency and conservation. The bill required the Board to adopt Building Code standards that are at least as stringent as those contained in the new version of the IECC.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend



## Building and Fire Code Proposal Voting

**PASSED**

[HB 951](#)

Del. Alfonso H. Lopez (D – Arlington)

2/16/2026

House Read third time and passed House Block Vote (97-Y 0-N 0-A)

3/9/2026

Senate Passed Senate Block Vote (40-Y 0-N 0-A)

Last Action:

4/13/2026

Gov Approved by Governor-Chapter 712 (effective 7/1/2026)

HB 951 requires the Board of Housing and Community Development to vote on all proposals brought forth in an ad hoc committee convened by the Board to advise on proposed changes to statewide building and fire regulations during a regular meeting of the Board, including proposals for which the committee did not reach a consensus.



## Access to Housing Task Force

**DEFEATED**

[HB 142](#)

Del. Debra D. Gardner (D – Chesterfield)

Last Action:

1/23/2026

House RUL Studies Subcommittee recommends laying on the table (5-Y 0-N)

HB 142 established the Access to Housing Task Force to evaluate short-term and long-term access to housing in the Commonwealth and directed the Task Force to report its findings and recommendations no later than November 1, 2026.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend

## Office Buildings



### Building Contractor Staff Retention Requirement

**PASSED**

[HB 338](#)

2/9/2026

3/2/2026

3/4/2026

Del. Alfonso H. Lopez (D – Arlington)

House Read third time and passed House (62-Y 35-N 0-A)

Senate Passed Senate with amendments (21-Y 19-N 0-A)

House Senate amendments agreed to by House  
(64-Y 32-N 0-A)

Last Action: 4/8/2026

Gov Approved by Governor-Chapter 384 (effective 7/1/2026)

**PASSED**

[SB 430](#)

2/6/2026

2/24/2026

4/8/2026

Sen. Lamont Bagby (D – Henrico)

Senate Read third time and passed Senate (21-Y 19-N 0-A)

House Passed House (63-Y 34-N 0-A)

Gov Approved by Governor-Chapter 385 (effective 7/1/2026)

HB 338 and SB 430 allow localities to require any building service contractor, public or private, to retain the employees of the prior contractor for 90 days after the transition of the contract. A new contractor could only terminate the employees of the prior contractor for just cause or as part of a service reduction on a seniority basis and would be required to hire back any employees laid off. Del. Lopez originally introduced this bill as a limited regulation on government contracting but expanded it to cover all buildings, functionally allowing localities to interfere with at-will employment in building services. The passed versions this year exempt institutions of higher education because of fiscal concerns. Governor Youngkin vetoed previous versions of these bills at AOBA's request.



### Commercial Parking Tax to Fund Transit

**DEFEATED**

[HB 1179](#)

Last Action:

2/18/2026

Del. Kathy K. L. Tran (D – Fairfax)

House Left in Committee on Appropriations

**DEFEATED**

[SB 638](#)

Last Action:

2/11/2026

Sen. Adam P. Ebbin (D – Alexandria)

Senate Continued to 2027 in Finance and Appropriations  
committee (15-Y 0-N)

HB 1179 and SB 638 sought to establish a permanent funding source for the Washington Metropolitan Area Transit Authority and other transit services in Northern Virginia and across the Commonwealth. Amongst the funding sources proposed is a 10% tax on gross receipts for commercial parking in Northern Virginia, excluding parking at WMATA lots or at residential lots. AOBA opposes the inclusion of this tax, which will pose a burden on workers and others, exacerbating our region's office vacancy crisis.

Although these standalone bills were defeated, legislators indicated that they plan to include transit funding in the biennial budget bills, HB 30 and SB 30. Other taxes contemplated in these bills included a regional sales and use tax for certain localities, a tax on transportation network companies, a tax on retail deliveries, and a regional highway use fee.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend

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## Labor Requirements for Economic Incentives

**DEFEATED**[HB 1033](#)

Del. Kathy K. L. Tran (D – Fairfax)

Last Action:

2/12/2026

House LC Subcommittee #2 recommends striking from the docket (7-Y 0-N)

HB 1033 required the due diligence review performed by the Division of Incentives at the Virginia Economic Development Partnership Authority for proposed economic development projects to include whether and to what extent the business involved has executed a labor peace agreement with its employees if the project's incentives require a change to the law, involve cash payments in excess of \$3.5 million prior to any performance, or the aggregate amount of state incentives exceeds \$10 million in value.



## Vacant Building Registration and Conveyance

**PASSED**[HB 802](#)

Del. Betsy B. Carr (D – Richmond)

2/5/2026

House Read third time and passed House (76-Y 22-N 0-A)

3/4/2026

Senate Passed Senate (22-Y 18-N 0-A)

Last Action:

4/8/2026

Gov Approved by Governor-Chapter 427 (effective 7/1/2026)

HB 802 permits any locality to require, by ordinance, the owner, or registered agent, of any building that has been continuously vacant for at least three years to register such building with the locality annually. The bill also allows the registered agent of an owner of any building that has been vacant for at least 12 months and that meets the definition of "derelict building", the definition of "criminal blight", or in which a locality has determined a person is living without the authority of the owner to file the registration forms required to be filed by the owner under current law. The bill provides that the registration forms shall include a requirement to provide the name and contact information for an owner required to register, or his registered agent.



## Restrictions on Loitering by Unhoused People

**DEFEATED**[HB 1394](#)

Del. Joshua G. Cole (D – Fredericksburg)

Last Action:

2/6/2026

House Continued to 2027 in Counties, Cities and Towns committee (Voice Vote)

HB 1394 prohibited any locality from discriminating against any person on the basis of actual or perceived unhoused status by imposing a civil or criminal penalty against any unhoused person for sleeping, resting, sitting, standing, lying down, or protecting oneself from the elements in any public place, including in a legally parked car in a public place, provided that such activities do not obstruct the movement of pedestrian or vehicular traffic in a manner that creates a hazard to others. The intent of the bill was to focus on publicly owned places (e.g., a County park or library), and not publicly accessible, but privately owned places (e.g., a plaza on private property or restaurant), and an amendment making that intent explicit was included at AOBA's request. The bill was continued and referred to the Housing Commission, so it will not go into law this year.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

★ Legislation which the Governor vetoed or recommended to amend



## Solar Canopies in Parking Areas

**Last Action:** [HB 457](#) [2/6/2026](#) Del. Paul E. Krizek (D – Fairfax)  
House Incorporated by Counties, Cities and Towns committee  
(HB1234-Sewell) (Voice Vote)

**AMENDED** [HB 1234](#) [2/12/2026](#) Del. Briana D. Sewell (D – Prince William)  
[3/4/2026](#) House Read third time and passed House (76-Y 22-N 0-A)  
[3/6/2026](#) Senate Passed Senate with substitute (21-Y 18-N 0-A)  
**Last Action:** [4/13/2026](#) House Senate substitute agreed to by House (67-Y 30-N 0-A)  
Gov Approved by Governor-Chapter 757 (effective 7/1/2026)

**AMENDED** [SB 26](#) [2/12/2026](#) Sen. Jennifer D. Carroll-Foy (D – Prince William)  
[2/25/2026](#) Senate Read third time and passed Senate (21-Y 19-N 0-A)  
[2/27/2026](#) House Passed House with amendments (75-Y 21-N 0-A)  
Senate House amendments agreed to by Senate  
(20-Y 19-N 0-A)  
**Last Action:** [4/13/2026](#) Gov Approved by Governor-Chapter 758 (effective 7/1/2026)

These bills allow any locality to require an applicant to install a solar canopy over designated surface parking areas. Such provisions shall apply only to nonresidential parking areas with 100 parking spaces or more and may require coverage of up to 50 percent of the surface parking area. The bills provide that localities shall allow for deviations, in whole or in part, from the requirements of the ordinance when its strict application would prevent the development of uses and densities otherwise allowed by the locality's zoning or development ordinance.

Amendments include stating that publicly owned parking is also included, prohibited considering the solar infrastructure as impervious surface, eliminating landscaping requirements for these areas, exempting mixed-use buildings that are mostly residential, give the owner discretion on the type of canopies, and allow severing of the solar canopy's ownership from the real property title. The amended bills have a delayed effective date of July 1, 2027.






Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend

		<b>Composting Requirements and Bidding</b>	
<b>AMENDED</b>	<a href="#"><u>HB 1011</u></a>	Del. Kathy K.L. Tran (D – Fairfax)	
	2/5/2026	House Read third time and passed House (69-Y 28-N 0-A)	
	3/11/2026	Senate Passed Senate with substitute (21-Y 19-N 0-A))	
	3/14/2026	House Conference report agreed to by House (66-Y 31-N 0-A)	
	3/14/2026	Senate Conference report agreed to by Senate (21-Y 18-N 0-A)	
	4/11/2026	Gov Governor's recommendation received by House	
	4/22/2026	House Governor's amendments nos. 1, 4, 5 agreed to (66-Y 34-N 0-A)	
Last Action:	4/22/2026	Senate Governor's amendments nos. 2, 3 passed by Concurred in Governor's recommendations nos 1, 4, 5 (21-Y 18-N 0-A)	
<b>AMENDED</b>	<a href="#"><u>SB 226</u></a>	Sen. Scott A. Surovell (D – Fairfax)	
	1/30/2026	Senate Read third time and passed Senate (21-Y 17-N 0-A)	
	2/25/2026	House Passed House with substitute (66-Y 32-N 0-A)	
	3/14/2026	House Conference report agreed to by House (64-Y 33-N 0-A)	
	3/14/2026	Senate Conference report agreed to by Senate (22-Y 17-N 0-A)	
	4/11/2026	Gov Governor's recommendation received by Senate	
	4/22/2026	Senate Concurred in Governor's recommendations nos. 1, 4, 5 (21-Y 18-N 0-A)	
Last Action:	4/22/2026	House Governor's recommendations nos. 2, 3 passed by Governor's amendments nos. 1, 4, and 5 agreed to (64-Y 33-N 0-A)	
<p>These bills allow a locality, by ordinance, to require certain generators of large quantities of organic waste to separate the organic waste from other solid waste and ensure that the organic waste is diverted from final disposal in a refuse disposal system. The bills allow a locality to establish civil penalties for violations but require the locality to issue a warning to a generator that violates the ordinance prior to collecting such a civil penalty. HB 1011 also directs a locality that has adopted such an ordinance to require a business generating at least one ton of organic waste weekly to compost such organic waste at a permitted facility if such facility is within 30 miles of the business. SB 226 had required competitive bidding for public purchases of compost, but the conference committee accepted the House version. Governor Spanberger added an out if a business can demonstrate that the facility will not accept its organic waste and removed a directive to the Department of Environmental Quality for studying litter tax reform. She also added an exemption for cafeterias run for Commonwealth entities, but the General Assembly rejected this change; she may now sign or veto the bill without that change.</p>			



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



## Public Hearings for Economic Incentives

**DEFEATED**

[HB 1493](#)

Del. Lindsey Dougherty (D – Chesterfield)

Last Action:

2/18/2026

House Left in Committee on Counties, Cities and Towns

HB 1493 requires that certain economic development incentives comply with the notice and public hearing requirements prior to approval by the governing body. The notice and hearing requirements also apply to economic development incentives offered pursuant to an agreement between a locality and an economic or industrial development authority.



## Visual Contrast in Commercial Stairways

**DEFEATED**

[HJ 51](#)

Del. Marcus B. Simon (D – Fairfax)

Last Action:

1/23/2026

House RUL Studies Subcommittee recommends laying on the table (5-Y 0-N)

HJ 51 requested the Department of Housing and Community Development to convene a Stakeholder Advisory Group to determine whether there should be visual contrast policies for commercial stairways to ensure accessibility for people with low vision.



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend

## Data Centers



### Policy on Data Center Operation

<b>DEFEATED</b>	<a href="#">HB 591</a>	Del. Shelly A. Simonds (D – Newport News)
	2/17/2026	House Read third time and passed House (62-Y 34-N 0-A)
Last Action:	3/9/2026	Senate Continued to 2027 in Finance and Appropriations committee (14-Y 0-N)

HB 591 set the policy of the Commonwealth to encourage the responsible operation of data centers while supporting grid reliability, affordability, and renewable resources. The bill required the Commonwealth to promote coordination with data centers, incentivize participation in demand response programs, and encourage flexible energy practices. The bill also required data centers to contribute equitably to infrastructure investment, to report energy and water use, and to promote good security measures.



### Qualification for Data Center Sales Tax Exemption

<b>DEFEATED</b>	<a href="#">HB 784</a>	Del. Jessica L. Anderson (D – James City)
Last Action:	2/11/2026	House Incorporated by Finance committee (HB897-Sullivan) (Voice Vote)
<b>DEFEATED</b>	<a href="#">HB 897</a>	Del. Richard C. “Rip” Sullivan (D – Fairfax)
	2/17/2026	House Read third time and passed House (61-Y 34-N 0-A)
Last Action:	3/3/2026	Senate Passed by indefinitely in Finance and Appropriations committee (15-Y 0-N)
<b>DEFEATED</b>	<a href="#">HB 961</a>	Del. Vivian E. Watts (D – Fairfax)
Last Action:	2/11/2026	House Incorporated by Finance committee (HB897-Sullivan) (Voice Vote)
<b>DEFEATED</b>	<a href="#">SB 93</a>	Sen. Danica A. Roem (D – Prince William)
Last Action:	2/5/2025	Senate Continued to 2027 in Finance and Appropriations committee (15-Y 0-N)
<b>DEFEATED</b>	<a href="#">SB 465</a>	Sen. R. Creigh Deeds (D – Charlottesville)
Last Action:	2/17/2026	Senate Left in Committee on Finance and Appropriations

HB 897 required data centers not to use carbon-emitting co-located generators (except for backup), to purchase a percentage of its electricity from clean energy, convert to non-carbon-emitting backup, and invest in environmental management and efficiency measures. It incorporated HB 961, which limited the exemption to equipment purchased prior to the start of operations or as part of a refresh cycle and HB 784, which required annual reporting on the data center operators receiving the tax exemption. Senators said they want to incorporate its provisions in the budget if the tax exemption is retained.

SB 465 limited data centers’ eligibility for the sales and use tax exemption by power usage effectiveness score, procurement of renewable energy certificates, and use of non-carbon-emitting, renewable energy. SB 93 denied the exemption for any operator or tenant of any data center that includes a bank as one of its tenants and added bank equipment in a data center to property that is subject to the bank franchise tax.



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend

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## Property Tax for Back-up Generation Equipment

**DEFEATED** [HB 563](#) Del. David A. Reid (D – Loudoun)  
 Last Action: 2/11/2026 House Continued to 2027 in Finance committee (Voice Vote)

HB 563 establishes a special classification for generating equipment for upgrading the backup or standby power systems of a major energy consumer from equipment that does not meet Tier 2 emission standards to selective catalytic reduction generators that meet or exceed Tier 4 emission standards, or meet New Source Performance Standards as enforced by the Department of Environmental Quality. The bill provides that such equipment may be taxed at a lower rate than other tangible personal property.



## Dedicating Data Center Taxes to Renewable Energy

**DEFEATED** [HB 1132](#) Del. David A. Reid (D – Loudoun)  
 Last Action: 2/11/2026 House Continued to 2027 in Finance committee (Voice Vote)

HB 1132 authorized localities to create a local residential renewable energy incentive program to reduce existing utility bills for residential customers, reliance upon fossil fuel power generation, construction and placement of new transmission lines, and to minimize future electricity costs for residential customers. The bill provided that 15% of new data center revenue shall be spent toward residential solar and battery storage investment and 15% of new data center revenue shall be spent toward providing pro rata reimbursements for residents' personal property tax for any qualifying vehicle.



## Data Center Land Preservation Tax

**DEFEATED** [HB 641](#) Del. Paul E. Krizek (D – Fairfax)  
 Last Action: 2/11/2026 House Continued to 2027 in Finance committee (Voice Vote)

HB 641 created a data center land preservation tax equal to \$3 per square foot of each data center facility footprint and directs no less than \$250 million of revenues from the tax to be distributed for various land protection and preservation purposes, including into a new Virginia Tribal Commitment Fund. The bill also repealed several provisions requiring the Governor to allocate funds in the budget bill for land preservation.



## Data Center Approval Moratorium

**DEFEATED** [HB 1515](#) Del. Irene Shin (D – Fairfax)  
 Last Action: 2/6/2026 House Continued to 2027 in Rules committee (Voice Vote)

HB 1515 prohibited final approval of any application for a rezoning, special exception, special use permit, site plan, or plan of development for the siting of a new data center by a locality until the earlier of the fulfillment of all pending requests for interconnection to distribution service by an electric utility customer that is a data center or July 1, 2028.



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



## Limits on Data Center Siting

<b>PASSED</b>	<a href="#">HB 153</a>	Del. Josh Thomas (D – Prince William)
	1/29/2026	House Read third time and passed House (90-Y 7-N 0-A)
	3/11/2026	Senate Passed Senate with substitute (26-Y 14-N 0-A)
	3/14/2026	House Conference report agreed to by House (93-Y 2-N 0-A)
	3/14/2026	Senate Conference report agreed to by Senate (29-Y 10-N 0-A)
Last Action:	4/13/2026	Gov Approved by Governor-Chapter 567 (effective 7/1/2026)
	<a href="#">HB 511</a>	Del. John Chilton McAuliff (D – Loudoun)
Last Action:	1/23/2026	House Incorporated by Counties, Cities and Towns committee (HB153-Thomas)
<b>PASSED</b>	<a href="#">SB 94</a>	Sen. Danica A. Roem (D – Prince William)
	2/12/2026	Senate Read third time and passed Senate (21-Y 18-N 1-A)
	2/25/2026	House Passed House with substitute (80-Y 14-N 0-A)
	3/14/2026	House Conference report agreed to by House (91-Y 4-N 0-A)
	3/14/2026	Senate Conference report agreed to by Senate (29-Y 10-N 0-A)
Last Action:	4/13/2026	Gov Approved by Governor-Chapter 568 (effective 7/1/2026)
	<a href="#">SB 130</a>	Sen. Adam P. Ebbin (D – Alexandria)
Last Action:	2/3/2026	Senate Incorporated by Finance and Appropriations committee (SB94-Roem) (13-Y 2-N)

HB 153 and SB 94, as amended, add site assessment requirements for “high energy use facilities” that will require 100 MW or more of electrical power from a retail utility. Localities shall require facilities to assess the sound profile on residential areas and schools within 500 feet of their property and may require an assessment of impacts on water, agricultural resources, parks, registered historic sites, or forestland. Data centers shall only be located on a parcel of land zoned or used for industrial purposes.



## Energy Considerations in Data Center Zoning

<b>DEFEATED</b>	<a href="#">HB 1112</a>	Del. JJ Singh (D – Loudoun)
Last Action:	1/30/2026	House Continued to next session in Counties, Cities and Towns committee
<b>DEFEATED</b>	<a href="#">SB 554</a>	Sen. Kannan Srinivasan (D – Loudoun)
Last Action:	2/12/2026	Senate Passed by indefinitely in Commerce and Labor committee (12-Y 3-N)

HB 1112 and SB 554 permitted localities to consider the adverse impacts on the electric grid caused by high-energy users and impacts resulting from new electric infrastructure in the design of zoning ordinances and the drawing of districts. The bills also permitted any locality in Northern Virginia (Planning District 8) to consider the current availability of electric energy against the expected annual electric energy consumption of high-energy users when evaluating land use applications and zoning amendments. Finally, the bills required a high-energy user seeking such application or amendment to provide information regarding the projected annual electric energy usage prior to consideration.



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



## Data Center Noise Abatement and Ordinances

**DEFEATED** [HB 166](#) Del. Joshua E. Thomas (D – Prince William)  
Last Action: 1/30/2026 House Continued to next session in Counties, Cities and Towns committee

**DEFEATED** [HB 1397](#) Del. Margaret A. Franklin (D – Prince William)  
Last Action: 2/5/2026 House PS Subcommittee #2 recommends striking from the docket (7-Y 0-N)

HB 166 removed the exemption for noise generated in connection with the business being performed on industrial property from being subject to civil penalties for violations of local noise ordinances. HB 1397 allowed a local government employee of any locality who is properly trained to use equipment deemed proper pursuant to relevant law to determine the decibel level of any sound, including noise. Under current law, only a law-enforcement officer may use such equipment.



## Impact Assessment for Data Centers

**DEFEATED** [SB 467](#) Sen. R. Creigh Deeds (D – Charlottesville)  
Last Action: 2/9/2026 Senate Continued to 2027 in Commerce and Labor committee (11-Y 4-N)

**DEFEATED** [SB 552](#) Sen. Glen H. Sturtevant (R – Colonial Heights)  
Last Action: 2/2/2026 Senate Failed to report from Local Government committee with amendments (7-Y 7-N 1-A)

SB 467 prohibits a governing body or board of zoning appeals from issuing final approval for any special exception, special use permit, variance, rezoning application, or other land disturbing permit for a high load facility until the applicant submits a finding of no impact or minimal impact issued by the State Corporation Commission. SB 552 required the Department of Environmental Quality to perform the impact assessment. Both bills define what attributes the assessing body should include in its review.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend



## Data Center Water Use

<b>DEFEATED</b>	<a href="#">HB 370</a>	Del. David A. Reid (D – Loudoun)
Last Action:	1/23/2026	House Continued to next session in Counties, Cities and Towns committee
<b>AMENDED</b>	<a href="#">HB 496</a>	Del. Elizabeth R. Guzman (D – Prince William)
Last Action:	2/17/2026 3/4/2026 3/14/2026 3/14/2026 4/13/2026	House Read third time and passed House (74-Y 23-N 0-A) Senate Passed Senate with substitute (25-Y 15-N 0-A) House Conference report agreed to by House (78-Y 19-N 0-A) Senate Conference report agreed to by Senate (26-Y 13-N 0-A) Gov Approved by Governor-Chapter 623 (effective 7/1/2026)
<b>DEFEATED</b>	<a href="#">HB 589</a>	Del. Shelly A. Simonds (D – Newport News)
Last Action:	2/11/2026	House Subcommittee recommends laying on the table (7-Y 3-N)
<b>AMENDED</b>	<a href="#">SB 553</a>	Sen. Kannan Srinivasan (D – Loudoun)
Last Action:	2/9/2026 3/2/2026 3/14/2026 3/14/2026 4/13/2026	Senate Read third time and passed Senate (25-Y 15-N 0-A) House Passed House with substitute (81-Y 18-N 0-A) Senate Conference report agreed to by Senate (25-Y 14-N 0-A) House Conference report agreed to by House (74-Y 22-N 0-A) Gov Approved by Governor-Chapter 896 (effective 7/1/2026)

HB 496 originally required applicants perform a site assessment and disclose the expected water use for a new data center prior to receiving approval of a rezoning application, special exception application, or special use permit. The bill also required an applicant that is proposing the by-right development of a new data center to disclose the expected water use for the new data center. The bill prohibited applicants from using nondisclosure agreements, confidentiality agreements, or redactions in water and wastewater service agreements to abrogate water use disclosure requirements.

This original version had been continued to 2027, but the bill was revived and substituted with a version that allows zoning ordinances to include provisions for requiring proposed industrial and commercial facilities, including data centers, to submit annual water consumption estimates and consideration of water consumption from public resources when making rezoning and special use permit decisions. The Senate Local Government Committee further conformed it to SB 553.

SB 553 requires (and HB 589 required) any water user that provides water to a data center and is required to register certain water withdrawal and use data with the State Water Control Board to report to the Board, on a monthly basis or as frequent a basis as practicable, the total volume of water, including the portion that is reclaimed water, provided to such data center during the reporting period.

HB 370 authorized locality to require proposed industrial and commercial facilities to submit water consumption estimates and to consider water consumption from public resources when making rezoning and special use permit decisions for such facilities.



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



## Data Center Reclaimed and Rainwater Use

- DEFEATED** [SB 417](#) Sen. Richard H. Stuart (R – King George)  
Last Action: 2/10/2026 Senate Continued to 2027 in Finance and Appropriations committee (15-Y 0-N)
- DEFEATED** [SB 521](#) Sen. R. Creigh Deeds (D – Charlottesville)  
Last Action: 2/3/2026 Senate Continued to next session in Agriculture, Conservation and Natural Resources committee (12-Y 2-N)

SB 417 required data center operators applying for grant payments from the Cloud Computing Cluster Infrastructure Grant Fund to utilize reclaimed water for water-dependent cooling processes. SB 521 required any new construction or substantial expansion of a data center to include a rainwater harvesting system to capture runoff from at least 30% of the roof surface area for non-potable water needs.



## Using Waste Heat from Data Centers

- PASSED** [HB 323](#) Del. Richard C. “Rip” Sullivan (D – Fairfax)  
2/4/2026 House Passed House Block Vote (98-Y 0-N 0-A)  
3/2/2026 Senate Passed Senate Block Vote (39-Y 0-N 0-A)  
Last Action: 4/13/2026 Gov Approved by Governor-Chapter 591 (effective 7/1/2026)

HB 323 directs the Department of Energy to study opportunities for using waste heat from data centers and to develop a strategic plan to accelerate the use of waste heat from data centers. The bill sets up a work group of relevant experts to provide feedback.



## SCC Certificate of Operation for Data Centers

- DEFEATED** [HB 155](#) Del. Joshua E. Thomas (D – Prince William)  
Last Action: 2/10/2026 House LC Subcommittee #3 recommends laying on the table (9-Y 0-N)
- DEFEATED** [SB 619](#) Sen. Kannan Srinivasan (D – Loudoun)  
2/16/2026 Senate Read third time and passed Senate (23-Y 16-N 0-A)  
Last Action: 3/3/2026 House LC Subcommittee #3 recommends laying on the table (9-Y 0-N)

HB 155 required a certificate of operation from the State Corporation Commission for any new facility after July 1, 2026, whose electricity demand exceeds 25 megawatts. SB 619 required such a certificate for any new facility built after January 1, 2027, whose demand exceeds 90 megawatts. The bills included factors for the Commission to consider and established a presumption of meeting certain requirements if the facility has secured sufficient contracts for energy storage resources or zero-carbon electric generating resources or has a plan to implement sufficient demand reduction measures. The bills also required the Commission to consider whether there is sufficient energy, capacity, and grid infrastructure to support the facility and whether it would create an unreasonable cross-subsidy across customers served by the incumbent electric utility.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

★ Legislation which the Governor vetoed or recommended to amend



## Impacts from Back-up Generation Equipment

<b>DEFEATED</b>	<a href="#">HB 154</a>	Del. Joshua E. Thomas (D – Prince William)
Last Action:	2/11/2026	House Subcommittee recommends laying on the table (9-Y 1-N)
<b>PASSED</b>	<a href="#">HB 507</a>	Del. John Chilton McAuliff (D – Loudoun)
	2/17/2026	House Read third time and passed House (61-Y 34-N 0-A)
	3/10/2026	Senate Passed Senate (25-Y 15-N 0-A)
Last Action:	4/8/2026	Gov Approved by Governor-Chapter 397 (effective 7/1/2026)
<b>DEFEATED</b>	<a href="#">HB 607</a>	Del. Amy J. Laufer (D – Albemarle)
Last Action:	1/27/2026	House Continued to next session in Rules committee

HB 507 limits the allowable use by a data center of certain CO<sub>2</sub>-emitting backup generators to only in an emergency, requires a data center to utilize energy storage as its primary backup power source for a minimum of two hours in an emergency, and only allows the use of CO<sub>2</sub>-emitting backup generators during grid emergencies after such energy storage resource has been depleted.

HB 154 would have directed the Department of Environmental Quality to require each data center that operates an emergency generation unit to report on a publicly accessible website within 24 hours the times when such emergency generation unit will be in operation. HB 607 would have set up a study of air pollution from data centers to provide recommendations for future permits for generators.



## Data Center Energy Generation and Storage Study

<b>DEFEATED</b>	<a href="#">HB 824</a>	Del. Richard C. “Rip” Sullivan (D – Fairfax)
Last Action:	1/23/2026	House RUL Studies Subcommittee recommends laying on the table (5-Y 0-N)

HB 824 directed the Department of Energy to convene a work group to study the cost and feasibility of energy generation, the use of such energy for backup or primary generation, and the use of energy storage resources by data centers.



## Data Center Natural Gas Fuel Cell Generation

<b>DEFEATED</b>	<a href="#">HB 1087</a>	Del. Michael J. Webert (R – Fauquier)
Last Action:	2/10/2026	House LC Subcommittee #3 recommends laying on the table (6-Y 3-N)

HB 1087 permitted a high energy use facility that owns or operates a natural gas fuel cell generating resource to enter a contract to generate electric energy on such terms and conditions negotiated with its electric utility company including utility bill credits equivalent to the value of such energy generation and the utility's purchase of excess power generated. The bill required such natural gas fuel cell generating resource to be located on the same real property as the high energy use facility.



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



## Electricity Costs for Data Center Customers

<b>DEFEATED</b>	<a href="#">HB 503</a>	Del. John Chilton McAuliff (D – Loudoun)
Last Action:	2/12/2026	Senate Continued to 2027 in Labor and Commerce committee (Voice Vote)
<b>DEFEATED</b>	<a href="#">SB 339</a>	Sen. Russet Perry (D – Loudoun)
Last Action:	2/17/2026 3/5/2026	Senate Read third time and passed Senate (40-Y 0-N 0-A) House Continued to 2027 in Labor and Commerce committee (Voice Vote)
<b>DEFEATED</b>	<a href="#">SB 466</a>	Sen. Richard A Stuart (R – King George)
Last Action:	2/12/2026	Senate Continued to 2027 in Commerce and Labor committee (14-Y 0-N)
<b>DEFEATED</b>	<a href="#">SB 503</a>	Sen. Danica A. Roem (D – Prince William)
Last Action:	2/12/2026	Senate Continued to 2027 in Commerce and Labor committee (15-Y 0-N)

These bills all relate to the allocation of electric utilities costs for data center customers. SB 339 requires the State Corporation Commission to determine if the cost allocation of transmission costs require customers that are not data centers to unreasonably subsidize the transmission costs attributable to serving customers that are data centers. SB 503 required Dominion Energy Virginia to establish rates that require data center customers to pay a minimum generation charge equal to 100% of their contracted electric demand. HB 503 and SB 466 prohibited the costs associated with the construction or extension of any electric distribution infrastructure that primarily serves the load of a data center from being recovered from any other customer.



## Electric Service Delays for Grid Reliability

<b>PASSED</b>	<a href="#">HB 1151</a>	Del. Rodney T. Willett (D – Henrico)
	2/17/2026	House Read third time and passed House (65-Y 32-N 0-A)
	3/5/2026	Senate Passed Senate Block Vote (39-Y 0-N 0-A)
Last Action:	4/13/2026	Gov Approved by Governor-Chapter 745 (effective 7/1/2026)
<b>PASSED</b>	<a href="#">SB 423</a>	Sen. Russet Perry (D – Loudoun)
	2/16/2026	Senate Read third time and passed Senate Block Vote (39-Y 0-N 0-A)
	2/24/2026	House Passed House (66-Y 30-N 0-A)
Last Action:	4/13/2026	Gov Approved by Governor-Chapter 746 (effective 7/1/2026)

HB 1151 and SB 423 provide that an electric utility may delay the provision of service to a customer with demand that is reasonably expected to exceed 90 megawatts if such delay is necessary to maintain electric grid reliability, to avoid exceeding available generation or transmission capacity constraints, or to ensure compliance with load interconnection policies issued by the Federal Energy Regulatory Commission. These bills are a recommendation of the Commission on Electric Utility Regulation.



Legislation impacting members with multifamily residential interests



Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



## Electric Utility Demand Response Programs

**PASSED**

[SB 43](#)

Sen. Danica A. Roem (D – Prince William)

2/16/2026

Senate Read third time and passed Senate (21-Y 17-N 0-A)

3/11/2026

House Passed House (71-Y 28-N 0-A)

Last Action:

4/13/2026

Gov Approved by Governor-Chapter 874 (effective 7/1/2026)

SB 43 directs the Department of Energy to evaluate and assess the benefits and impacts of and best practices and implementation recommendations for demand response programs in the Commonwealth.



## Large-Scale Electricity Consumer Impact Fund

**DEFEATED**

[SB 700](#)

Sen. Kannan Srinivasan (D – Loudoun)

Last Action:

2/12/2026

Senate Continued to 2027 in Finance and Appropriations committee (15-Y 0-N)

SB 700 establishes the Large-Scale Electricity Consumer Infrastructure Impact Fund for the purposes of offsetting infrastructure replacement and enhancement costs incurred by utilities that are directly attributable to the electricity demand of large-scale electricity consumers and providing bill credits to residential customers to offset rate increases due to the electricity demand of large-scale electricity consumers. The bill requires large-scale electricity consumers and localities that give final approval for the construction or operation of a large-scale electricity consumer to remit impact fees to support the fund.



## Cloud Computing Infrastructure Grant Agreement

**DEFEATED**

[SB 709](#)

Sen. Richard H. Stuart (R – King George)

Last Action:

2/4/2026

Senate Continued to next session in General Laws and Technology committee (15-Y 0-N)

SB 709 removes the authority to make commitments related to accelerated permitting, property tax classifications, and other such issues in an agreement between a qualified company and a locality for the Cloud Computing Cluster Infrastructure Grant Fund.



Legislation impacting members with multifamily residential interests

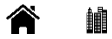


Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend

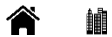
## Utilities and Environmental Regulations



### Electric Performance-Based Regulation

<b>PASSED</b>	<a href="#">HB 903</a>	Del. Richard C. "Rip" Sullivan (D – Fairfax)
	2/17/2026	House Read third time and passed House Block Vote (97-Y 0-N 0-A)
	3/10/2026/	Senate Passed Senate with substitute with amendment (23-Y 17-N 0-A)
	3/11/2026	House Senate substitute with amendment agreed to by House (84-Y 13-N 0-A)
Last Action:	4/13/2026	Gov Approved by Governor-Chapter 701 (effective 7/1/2026)
<b>PASSED</b>	<a href="#">SB 251</a>	Sen. Scott A. Surovell (D – Fairfax)
	2/13/2026	Senate Read third time and passed Senate (23-Y 16-N 0-A)
	3/11/2026	House Passed House with amendment (62-Y 33-N 0-A)
	3/12/2026	Senate House amendment agreed to by Senate (23-Y 17-N 0-A)
Last Action:	4/13/2026	Gov Approved by Governor-Chapter 702 (effective 7/1/2026)

HB 903 and SB 251 direct the State Corporation Commission to convene a work group to design an effective regulatory framework to improve electric utility performance in the Commonwealth and submit a report of the work group's findings and recommendations to the General Assembly. These bills are a recommendation of the Commission on Electric Utility Regulation.



### Electric Demand Flexibility Program

<b>PASSED</b>	<a href="#">HB 284</a>	Del. Michael B. Feggans (D – Virginia Beach)
	2/17/2026	House Read third time and passed House Block Vote (97-Y 0-N 0-A)
	2/26/2026	Senate Passed Senate with substitute (24-Y 16-N 0-A)
	3/2/2026	House Senate substitute agreed to by House (98-Y 1-N 0-A)
Last Action:	4/8/2026	Gov Approved by Governor-Chapter 377 (effective 7/1/2026)
<b>PASSED</b>	<a href="#">SB 371</a>	Del. Jeremy S. McPike (D – Prince William)
	2/13/2026	Senate Read third time and passed Senate (26-Y 13-N 0-A)
	3/10/2026	House Passed House with substitute Block Vote (99-Y 0-N 0-A)
	3/11/2026	Senate House substitute agreed to by Senate (22-Y 18-N 0-A)
Last Action:	4/8/2026	Gov Approved by Governor-Chapter 378 (effective 7/1/2026)

These bills direct the State Corporation Commission to establish by regulation demand flexibility programs and to reassess such programs every three years. The bill defines "demand flexibility" as measures designed to lower total electric grid system load requirements from time periods of peak system demand to time periods of lower system demand by requiring or incentivizing retail electric service customers to reduce temporarily or interrupt their electricity usage or by permitting certain retail electric service customers to secure electric load reductions from other retail electric service customers during time periods of peak system demand or other events that cause strain on the electric grid in the Commonwealth.

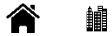


Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests



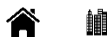
Legislation which the Governor vetoed or recommended to amend



## Electric Grid Utilization Programs

<b>PASSED</b>	<a href="#">HB 434</a>	Del. Destiny LeVere Bolling (D – Henrico)
	2/2/2026	House Read third time and passed House Block Vote (99-Y 0-N 0-A)
	2/26/2026	Senate Passed Senate with substitute (21-Y 19-N 0-A)
	3/2/2026	House Senate substitute agreed to by House (93-Y 4-N 0-A)
	Last Action: 4/13/2026	Gov Approved by Governor-Chapter 611 (effective 7/1/2026)

HB 434 requires the State Corporation Commission to establish an appropriate grid utilization standard for Dominion Energy and Appalachian Power to meet or exceed annually and incorporate into their grid utilization programs. The bill also permits the Commission to establish by regulation or order performance-based incentives for the utilities in meeting or exceeding such standards. The Commission shall also determine whether the utilities must impose certain requirements on large electric load customers.



## Electric Utility Integrated Resource Plans

<b>PASSED</b>	<a href="#">HB 429</a>	Del. Destiny LeVere Bolling (D – Henrico)
	2/11/2026	House Read third time and passed House (84-Y 13-N 0-A)
	3/10/2026	Senate Passed Senate with substitute (21-Y 19-N 0-A)
	3/14/2026	House Conference report agreed to by House (72-Y 24-N 0-A)
	Last Action: 3/14/2026	Senate Conference report agreed to by Senate (21-Y 18-N 0-A)
4/13/2026	Gov Approved by Governor-Chapter 607 (effective 7/1/2026)	

<b>PASSED</b>	<a href="#">SB 249</a>	Sen. Scott A. Surovell (D – Fairfax)
	2/13/2026	Senate Read third time and passed Senate (21-Y 18-N 0-A)
	3/11/2026	House Passed House with substitute (66-Y 32-N 1-A)
	3/14/2026	House Conference report agreed to by House (63-Y 34-N 0-A)
	Last Action: 3/14/2026	Senate Conference report agreed to by Senate (20-Y 18-N 0-A)
4/13/2026	Gov Approved by Governor-Chapter 608 (effective 7/1/2026)	

HB 429 and SB 249 amend the content and process for an integrated resource plan (IRP) developed by an electric utility that provides a forecast of its load obligations and a plan to meet those obligations. The bills extend the planning timeframe from 15 to 20 years, change the frequency a utility is required to file an IRP from biennially to triennially, and require utilities to consider the use of grid-enhancing technologies as alternatives to new transmission infrastructure, amongst other changes. Governor Youngkin vetoed this bill last year.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend



## Electric Utility Energy Storage Requirements

**PASSED**

[HB 895](#)

Del. Richard C. “Rip” Sullivan Jr. (D – Fairfax)

2/17/2026

House Read third time and passed House (65-Y 32-N 0-A)

3/10/2026

Senate Passed Senate with substitute (21-Y 19-N 0-A)

3/11/2026

House Senate substitute agreed to by House (68-Y 30-N 0-A)

Last Action:

4/13/2026

Gov Approved by Governor-Chapter 694 (effective 7/1/2026)

**PASSED**

[SB 448](#)

Sen. Lamont Bagby (D – Henrico)

2/16/2026

Senate Read third time and passed Senate (22-Y 17-N 0-A)

3/11/2026

House Passed House with substitute (66-Y 33-N 0-A)

3/12/2026

Senate House substitute agreed to by Senate (21-Y 19-N 0-A)

Last Action:

4/13/2026

Gov Approved by Governor-Chapter 695 (effective 7/1/2026)

These bills increase the targets for energy storage capacity electric utilities are required to construct, acquire, or procure and extend the time frame by which such capacity must be met. Utilities must fulfill the short-duration energy storage requirements by the end of 2040 and the long-duration energy storage requirements by the end of 2045. The bill requires creation of model ordinances for use by localities in their regulation of energy storage projects and a work group to recommend financial incentives for the development of long-duration energy storage projects. Governor Youngkin vetoed a version of this bill last year.



## Energy Efficiency Upgrades



**PASSED**

[HB 2](#)

Del. Mark D. Sickles (D – Fairfax)

1/28/2026

House Read third time and passed House (65-Y 30-N 0-A)

2/26/2026

Senate Passed Senate (24-Y 16-N 0-A)

4/13/2026

Gov Governor's recommendation received by House

4/22/2026

House Concurred in Governor's recommendation (64-Y 35-N 0-A)

Last Action:

4/22/2026

Senate Concurred in Governor's recommendation (21-Y 17-N 0-A)

HB 2 states that it is the policy of the Commonwealth to reduce, wherever feasible and cost-effective, heating-related costs of living for low-income residents. The bill requires Dominion Energy Virginia and Appalachian Power to make best, reasonable efforts to provide prescriptive efficiency measures and related efficiency improvements to at least 30% of qualifying households. The bill requires such utilities to report to the Commission annually and to make reasonable efforts to incorporate recommendations or feedback provided by the task force that income-qualified energy customers. Secretary Sickles introduced HB 2 prior to resigning his House seat to join the Spanberger Administration. Governor Spanberger made a technical line edit to ensure that the SCC will not penalize a utility for its inability to meet any targets under the act to make the law robust to any further changes in the household target.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend



## Energy Conservation Pilot Programs

**PASSED** [HB 1062](#) Del. Phil M. Hernandez (D – Norfolk)  
 2/11/2026 House Read third time and passed House (76-Y 22-N 0-A)  
 2/26/2026 Senate Passed Senate with substitute (21-Y 19-N 0-A)  
 3/2/2026 House Senate substitute agreed to by House (68-Y 31-N 0-A)  
 Last Action: 4/13/2026 Gov Approved by Governor-Chapter 727 (effective 7/1/2026)

**PASSED** [SB 327](#) Sen. Schuyler T. VanValkenburg (D – Henrico)  
 2/13/2026 Senate Read third time and passed Senate (21-Y 18-N 0-A)  
 2/27/2026 House Passed House with substitute (67-Y 29-N 0-A)  
 3/3/2026 Senate House substitute agreed to by Senate (21-Y 20-N 0-A)  
 Last Action: 4/13/2026 Gov Approved by Governor-Chapter 728 (effective 7/1/2026)

HB 1062 and SB 327 require American Electric Power and Dominion Energy Virginia to petition the State Corporation Commission to conduct a pilot for electric energy conservation, solar energy generation, and energy storage resources for low-income, elderly, and disabled individuals. The bills also require the SCC to convene a technical conference to evaluate creating a program modeled on the Pay As You Save Program.



## Shared Solar Program

**PASSED** [HB 807](#) Del. Richard C. “Rip” Sullivan Jr. (D – Fairfax)  
 2/4/2026 House Passed House Block Vote (98-Y 0-N 0-A)  
 2/26/2026 Senate Passed Senate with substitute (22-Y 18-N 0-A)  
 3/2/2026 House Senate substitute agreed to by House (90-Y 8-N 0-A)  
 Last Action: 4/13/2026 Gov Approved by Governor-Chapter 670 (effective 7/1/2026)

**PASSED** [HB 809](#) Del. Richard C. “Rip” Sullivan Jr. (D – Fairfax)  
 2/4/2026 House Passed House Block Vote (98-Y 0-N 0-A)  
 2/26/2026 Senate Passed Senate (22-Y 18-N 0-A)  
 Last Action: 4/13/2026 Gov Approved by Governor-Chapter 673 (effective 7/1/2026)

**PASSED** [SB 254](#) Sen. Scott A. Surovell (D – Fairfax)  
 2/13/2026 Senate Read third time and passed Senate (24-Y 15-N 0-A)  
 2/27/2026 House Passed House (83-Y 13-N 0-A)  
 Last Action: 4/13/2026 Gov Approved by Governor-Chapter 671 (effective 7/1/2026)

**PASSED** [SB 255](#) Sen. Scott A. Surovell (D – Fairfax)  
 2/13/2026 Senate Read third time and passed Senate (23-Y 16-N 0-A)  
 2/27/2026 House Passed House (86-Y 10-N 0-A)  
 Last Action: 4/13/2026 Gov Approved by Governor-Chapter 674 (effective 7/1/2026)

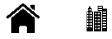
HB 807 and SB 254 authorize Dominion Energy to release an additional 525 MW of capacity as part two of its shared solar program upon determining that at least 90% of the aggregate program capacity has been subscribed and project construction is substantially complete or July 1, 2026. The bills direct Dominion to petition the SCC to initiate a proceeding to expand shared solar capacity as part three of such program on or before part two of such program is substantially complete for 268 MW of capacity. HB 809 and SB 255 make similar changes to Appalachian Power Company’s program.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend



## Definition of Agrivoltaics

<b>PASSED</b>	<a href="#">HB 508</a>	Del. John Chilton McAuliff (D – Loudoun)
	2/11/2026	House Read third time and passed House (66-Y 30-N 0-A)
	3/2/2026	Senate Passed Senate (28-Y 12-N 0-A)
Last Action:	4/6/2026	Gov Approved by Governor-Chapter 156 (effective 7/1/2026)
	<a href="#">HB 899</a>	Del. Irene Shin (D – Fairfax)
Last Action:	2/5/2026	House Incorporated by Labor and Commerce committee (HB508-McAuliff) (Voice Vote)
<b>PASSED</b>	<a href="#">SB 340</a>	Sen. Russett Perry (D – Loudoun)
	2/9/2026	Senate Read third time and passed Senate (27-Y 13-N 0-A)
	2/24/2026	House Passed House with substitute (68-Y 30-N 0-A)
	2/26/2026	Senate House substitute agreed to by Senate (28-Y 12-N 0-A)
Last Action:	4/6/2026	Gov Approved by Governor-Chapter 157 (effective 7/1/2026)

HB 899 and SB 340 define “agrivoltaics” as the intentional co-location of agricultural production and solar energy generation on the same land that is designed to prioritize and sustain agricultural productivity while simultaneously integrating renewable energy generation and ensure flexibility for farmers to adapt to market conditions.



## Siting of Battery Storage for Solar Facilities



<b>PASSED</b>	<a href="#">HB 891</a>	Del. Irene Shin (D – Fairfax)
	2/5/2026	Senate Read third time and passed House (70-Y 28-N 0-A)
	3/4/2026	Senate Passed Senate (27-Y 11-N 1-A)
	4/12/2026	Gov Governor's recommendation received by House
Last Action:	4/22/2026	House Concurred in Governor's recommendation (65-Y 35-N 0-A)
Last Action:	4/22/2026	Senate Concurred in Governor's recommendation (27-Y 11-N 1-A)
<b>PASSED</b>	<a href="#">SB 443</a>	Sen. Jeremy S. McPike (D – Prince William)
	1/29/2026	Senate Read third time and passed Senate (26-Y 13-N 0-A)
	2/16/2026	House Passed House (68-Y 30-N 0-A)
	4/12/2026	Gov Governor's recommendation received by Senate
	4/22/2026	Senate Concurred in Governor's recommendation (24-Y 15-N 0-A)
Last Action:	4/22/2026	House Concurred in Governor's recommendation (64-Y 33-N 0-A)

These bills deem battery energy storage projects as a permitted accessory use in all zoning districts on any parcel that is subject to an approved special exception for a commercial solar photovoltaic generation facility, if the battery storage project is within the parcel’s boundaries and complies with any applicable federal, state, and local safety or fire codes and environmental regulations. The bills prohibit a host locality from requiring a special exception or any other local land use approval on such battery energy storage project. Governor Spanberger removed a provision exempting battery energy storage projects from requirements to negotiate a siting agreement with the host locality.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend



## Battery Storage and Solar Facility Tax Credit

**DEFEATED**

[HB 1133](#)

Del. David A. Reid (D – Loudoun)

Last Action:

2/11/2026

House Continued to 2027 in Finance committee (Voice Vote)

**DEFEATED**

[SB 834](#)

Sen. Michael J. Jones (D – Richmond)

Last Action:

2/11/2026

Senate Read third time and passed Senate (21-Y 19-N 0-A)

3/9/2026

House Tabled in Appropriations committee (22-Y 0-N)

HB 1133 and SB 834 establish a tax credit for the installation of residential, commercial and industrial, or utility-scale solar energy and energy storage projects for taxable years 2027-2032. The bills establish requirements for what can be considered a qualified solar energy and battery energy storage project based on whether the use of such project is for a residential, commercial and industrial, or utility-scale project.



## Petitions to Aggregate Retail Electric Load

**DEFEATED**

[SB 509](#)

Sen. Schuyler T. VanValkenburg (D – Henrico)

Last Action:

2/9/2026

Senate Continued to 2027 in Commerce and Labor committee (15-Y 0-N)

SB 509 amended provisions that permit nonresidential retail customers of electric energy to petition the State Corporation Commission to aggregate their electric demands for the purpose of purchasing electric energy from a licensed supplier. Under the bill, customers were required only to notify the Commission and incumbent electric utility in writing that they have met the requirements. The bill made it voluntary rather than mandatory for the Commission to impose periodic monitoring and reporting obligations for such customers to demonstrate continued compliance with the aggregate demand limitations.



## Transmission Line Siting Requirements

**PASSED**

[HB 1491](#)

Del. JJ Singh (D – Loudoun)

Last Action:

2/16/2026

House Read third time and passed House (62-Y 35-N 0-A)

3/12/2026

Senate Passed Senate (39-Y 1-N 0-A)

4/13/2026

Gov Approved by Governor-Chapter 866 (effective 7/1/2026)

HB 1491 requires the State Corporation Commission to determine that the corridor or route chosen for an electrical transmission line of 138 kilovolts or more will avoid, to the greatest extent practicable, adverse impacts on the health and safety of persons in the area and will provide the highest possible level of protection of the environment of the area concerned. The bill prohibits the approval of the construction of such a line if any portion of it is located within 500 feet of a public or private school, residential property, daycare, park, playground, recreational area, or place of worship unless no other feasible alternative to such location exists or its construction would materially conflict with designated open space, environmental protection, or residential land use areas.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



## Study of Transmission Line Undergrounding

**DEFEATED**

[HJ 44](#)

Sen. Russett Perry (D – Loudoun)

Last Action: 1/23/2026

House RUL Studies Subcommittee recommends laying on the table (5-Y 0-N)

HJ 44 requested State Corporation Commission's Division of Public Utility Regulation to study the undergrounding of electrical transmission lines and to report its findings prior to the 2027 General Assembly Session.



## Levy for Transmission Line Undergrounding

**DEFEATED**

[SB 651](#)

Sen. Russett Perry (D – Loudoun)

2/13/2026

Senate Read third time and passed Senate (22-Y 17-N 0-A)

3/11/2026

House Passed House with substitute (63-Y 35-N 0-A)

Last Action: 3/14/2026

Senate Left in conference committee

SB 651 authorized localities to enter into an agreement with an electric utility to place new or proposed underground electric distribution or transmission lines and facilities or to relocate or convert existing overhead electric distribution or transmission lines and facilities underground. The bill required the locality to pay the full additional costs, minus the net of relocation credits. The locality may have imposed an additional levy on electric utility customers, not to exceed \$1 per month on residential customers; \$10 per month on nonresidential customers, but which may be fixed at any amount on nonresidential customers that are major commercial energy consumers.



## Accelerated Renewable Energy Buyers

**DEFEATED**

[HB 565](#)

Del. David A. Reid (D – Loudoun)

Last Action: 1/22/2026

House LC Subcommittee #3 recommends striking from the docket (7-Y 0-N)

HB 565 classified zero-carbon electricity generating facilities that are not otherwise renewable portfolio standard (RPS) program eligible sources and that are placed into service in the Commonwealth after July 1, 2030, as RPS eligible sources. The bill permitted an accelerated renewable energy buyer to contract to obtain bundled capacity, energy, and renewable energy certificates from solar, wind, or zero-carbon electricity generation located within the PJM region and placed in commercial operation on or before January 1, 2015. The bill was stricken at the request of the patron.

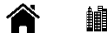


Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



## Virtual Power Plan Programs for Cooperatives

<b>PASSED</b>	<a href="#">HB 562</a>	Del. David A. Reid (D – Loudoun)
	2/2/2026	House Read third time and passed House Block Vote (99-Y 0-N 0-A)
	2/23/2026	Senate Reported from Commerce and Labor committee (14-Y 0-N)
	3/2/2026	House Senate substitute agreed to by House (98-Y 1-N 0-A)
Last Action:	3/31/2026	Gov Approved by Governor-Chapter 44 (effective 7/1/2026)
<b>PASSED</b>	<a href="#">SB 487</a>	Sen. Jeremy S. McPike (D – Prince William)
	2/13/2026	Senate Read third time and passed Senate (39-Y 0-N 0-A)
	2/27/2026	House Passed House with substitute (96-Y 0-N 0-A)
	3/3/2026	Senate House substitute agreed to by Senate (40-Y 0-N 0-A)
Last Action:	4/13/2026	Gov Approved by Governor-Chapter 893 (effective 7/1/2026)

HB 562 and SB 487 authorize electric cooperatives to establish and implement a virtual power plant program, defined as an aggregation of distributed energy resources, enrolled either directly with an electric utility or indirectly through an aggregator, that are operated in coordination to provide one or more grid services. Under the bills, an electric cooperative may offer incentives to residential customers to purchase battery storage devices and is required to evaluate various methods to optimize demand. A technical substitute clarified that the utilities in question are all electric cooperatives.



## Electric Substation Construction by Cooperatives

<b>PASSED</b>	<a href="#">HB 1191</a>	Del. Irene Shin (D – Fairfax)
	2/11/2026	House Passed House Block Vote (98-Y 0-N 0-A)
	2/26/2026	Senate Passed Senate Block Vote (40-Y 0-N 0-A)
Last Action:	3/31/2026	Gov Approved by Governor-Chapter 21 (effective 7/1/2026)
<b>PASSED</b>	<a href="#">SB 377</a>	Sen. Scott A. Surovell (D – Fairfax)
	2/13/2026	Senate Read third time and passed Senate (39-Y 0-N 0-A)
	2/27/2026	House Passed House Block Vote (96-Y 0-N 0-A)
Last Action:	3/31/2026	Gov Approved by Governor-Chapter 22 (effective 7/1/2026)

These bills permit an electric cooperative to enter into an agreement to construct a substation with a member receiving regulated electric service with an electric demand of at least 20 megawatts during the most recent calendar year and that requires a point of interconnection with a transmission line system of 230 kilovolts or more. Upon completion of the substation, the member shall transfer ownership of the substation to the cooperative for the cooperative to operate and maintain at the member's sole expense. The costs of the substation's acquisition, operation, or maintenance shall be excluded from the cooperative's general and base rates and shall not be recovered from any other ratepayer.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend



## Supplier Flexibility for Large Electric Customers

**PASSED**

[HB 921](#)

2/11/2026

Del. Alfonso H. Lopez (D – Arlington)

House Read third time and passed House Block Vote (96-Y 0-N 0-A)

2/26/2026

Senate Passed Senate (40-Y 0-N 0-A)

Last Action:

4/13/2026

Gov Approved by Governor-Chapter 707 (effective 7/1/2026)

**PASSED**

[SB 818](#)

2/16/2026

Sen. David R. Suetterlein (R – Roanoke)

Senate Read third time and passed Senate Block Vote (39-Y 0-N 0-A)

3/3/2026

House Passed House (97-Y 0-N 0-A)

Last Action:

4/13/2026

Gov Approved by Governor-Chapter 708 (effective 7/1/2026)

These bills permit an individual retail electric energy customer whose noncoincident peak demand exceeded five megawatts during 2024 or any year thereafter to purchase electric energy from a licensed supplier within the Commonwealth. Currently, such a customer may only purchase electric energy from a licensed supplier if the customer's peak demand did not exceed 1% of the incumbent electric utility's peak load during the most recent calendar year unless the customer had a noncoincident peak demand of more than 90 megawatts. The bills require the supplier to meet the annual renewable portfolio standard program requirements on an aggregate basis for all electric energy sold within the incumbent electric utility's service territory during a compliance year.



## Fuel and Purchased Power Cost Recovery

**PASSED**

[HB 1256](#)

2/17/2026

Del. Irene Shin (D – Fairfax)

House Read third time and passed House Block Vote (97-Y 0-N 0-A)

3/11/2026

Senate Passed Senate Block Vote (40-Y 0-N 0-A)

Last Action:

4/6/2026

Gov Approved by Governor-Chapter 280 (effective 7/1/2026)

**PASSED**

[SB 505](#)

2/13/2026

Sen. R. Creigh Deeds (D – Charlottesville)

Senate Read third time and passed Senate Block Vote (39-Y 0-N 0-A)

2/27/2026

House Passed House (96-Y 0-N 0-A)

Last Action:

3/31/2026

Gov Approved by Governor-Chapter 30 (effective 7/1/2026)

HB 1256 and SB 505 direct the State Corporation Commission to conduct a proceeding to establish the cost-sharing adjustment mechanism and to consider opportunities to mitigate the impact on customer rates associated with market fluctuations or other unpredictable events.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



## Fuel Factors for Coal and Oil Generation

**PASSED**

[HB 1360](#)

Del. Irene Shin (D – Fairfax)

2/16/2026

House Read third time and passed House (97-Y 0-N 0-A)

3/5/2026

Senate Passed Senate Block Vote (39-Y 0-N 0-A)

Last Action:

4/6/2026

Gov Approved by Governor-Chapter 310 (effective 7/1/2026)

HB 1360 requires investor-owned electric utilities to provide specific information on coal-fueled or oil-fueled electric generating units in any fuel factor proceeding conducted with the State Corporation Commission and requires the Commission to make determinations about reasonableness and prudence for cost recovery based on such information.



## Electric Utility Project Cost Recovery

**DEFEATED**

[HB 1275](#)

Del. Eric Phillips (R – Henry)

Last Action:

2/18/2026

House Left in Committee on Labor and Commerce

HB 1275 permitted an investor-owned electric utility to petition the State Corporation Commission at any time for the approval of a rate adjustment clause for the recovery of project development costs for up to five electric generation facilities, regardless of fuel source. The bill exempted such facilities from requirements in existing law to retire or decommission such facilities. The provisions of the bill had a contingent expiration date of one year after the effective date of any regulations promulgated by the State Air Pollution Control Board to establish CO<sub>2</sub> emissions allowances pursuant to current law.



## Tying Rate Increases to Generation Capacity

**DEFEATED**

[SB 512](#)

Sen. William M. Stanley, Jr. (R – Franklin)

Last Action:

2/12/2026

House Passed by indefinitely in Commerce and Labor committee (9-Y 6-N)

SB 512 prohibited the State Corporation Commission from approving a rate increase proposed by Dominion Energy or Appalachian Power Company unless the utility demonstrated a net increase in total electric generating capacity within the previous rate period. The bill also prohibited the retirement or full decommissioning of an electric generation facility with a capacity of more than 20 megawatts unless the Commission determined that sufficient electric generation capacity existed to meet at least 90% of all current and forecasted electric demand in the Commonwealth.





Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend

## Virginia Clean Energy Innovation Bank

★

[HB 1444](#)      Del. Alfonso H. Lopez (D – Arlington)

2/17/2026      House Read third time and passed House (61-Y 34-N 0-A)

3/10/2026      Senate Passed Senate with substitute (40-Y 0-N 0-A)

3/11/2026      House Senate substitute agreed to by House (64-Y 35-N 0-A)

4/13/2026      Gov Governor's recommendation received by House

4/22/2026      House Concurred in Governor's recommendation  
(65-Y 34-N 0-A)

Last Action:    4/22/2026      Senate Concurred in Governor's recommendations nos. 4-8  
(39-Y 0-N 0-A)  
Governor's amendments nos. 1-3 passed by

[SB 225](#)      Sen. Scott A. Surovell (D – Fairfax)

2/5/2026      Senate Read third time and passed Senate Block Vote  
(40-Y 0-N 0-A)

3/9/2026      House Passed House with substitute (63-Y 34-N 0-A)

3/13/2026      Senate Conference report agreed to by Senate (39-Y 0-N 0-A)

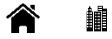
3/14/2026      House Conference report agreed to by House (63-Y 34-N 0-A)

4/13/2026      Gov Governor's recommendation received by Senate

4/22/2026      Senate Concurred in Governor's recommendations nos. 4-8  
(39-Y 0-N 0-A)  
Governor's amendments nos. 1-3 passed by

Last Action:    4/22/2026      House Governor's amendments nos. 4-8 agreed to  
(64-Y 33-N 0-A)

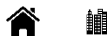
HB 1444 and SB 225 create the Virginia Clean Energy Innovation Bank to finance clean energy projects, greenhouse gas emissions reduction projects, and other qualified projects through the strategic deployment of public funds in the form of grants, loans, credit enhancements, and other financing mechanisms. Governor Spanberger added a special nonreverting fund for the bank and shrunk the bank's advisory board to eight members from ten. The General Assembly accepted the board composition changes, but not the fund creation. The Governor may now sign or veto the bill without the fund.



## Definition of Zero-Carbon Energy

Last Action:	<a href="#">SB 470</a> 2/12/2026	Sen. David W. Marsden (D – Fairfax) Senate Incorporated by Commerce and Labor committee (SB598-Deeds) (15-Y 0-N)
<b>PASSED</b>	<a href="#">SB 598</a> 2/17/2026 3/6/2026 3/10/2026 Last Action: 4/8/2026	Sen. R. Creigh Deeds (D – Charlottesville) Senate Read third time and passed Senate (40-Y 0-N 0-A) House Passed House with substitute Block Vote (97-Y 0-N 0-A) Senate House substitute agreed to by Senate (40-Y 0-N 0-A) Gov Approved by Governor-Chapter 512 (effective 7/1/2026)

SB 598 amends the definition of "zero-carbon electricity" for purposes of the renewable energy portfolio standard for Dominion Energy and Appalachian Power Company and includes zero-carbon electricity in the measure of total electric energy for the purposes of determining percentage obligations for the RPS. Zero-carbon electricity generation resources located in the regional transmission area shall be RPS eligible sources, provided that their Zero Emission Credits are verified. The bill raises the percentages for certain types of generation capacity to be procured through power purchase agreements from 35% to at least 50%.



## Geothermal Heating and Cooling Systems

<b>PASSED</b>	<a href="#">SB 252</a> 2/13/2026 2/27/2026 Last Action: 4/13/2026	Sen. Scott A. Surovell (D – Fairfax) Senate Read third time and passed Senate (25-Y 14-N 0-A) House Passed House (67-Y 29-N 0-A) Gov Approved by Governor-Chapter 734 (effective 7/1/2026)
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SB 252 requires Dominion Energy Virginia and American Electric Power to procure and retire certain percentages of renewable energy certificates from geothermal heating and cooling systems for the purposes of the renewable energy portfolio standard program.



## Small Modular Reactor Development Costs

<b>DEFEATED</b>	<a href="#">HB 74</a> 1/22/2026 Last Action:	Del. Karen Keys-Gamarra (D – Fairfax) House LC Subcommittee #3 recommends laying on the table (8-Y 2-N)
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HB 921 permits an individual retail customer of electric energy whose noncoincident peak demand exceeded five megawatts during 2024 or any year thereafter to purchase electric energy from a licensed supplier within the Commonwealth. Currently, such a customer may only purchase electric energy from a licensed supplier if the customer's peak demand did not exceed 1% of the incumbent electric utility's peak load during the most recent calendar year unless the customer had a noncoincident peak demand of more than 90 megawatts. The bill requires the supplier to meet the annual renewable portfolio standard program requirements on an aggregate basis for all electric energy sold within the incumbent electric utility's service territory during a compliance year.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend



## Nuclear Power as a Clean Energy Source

**PASSED**

[HB 369](#)

Del. David A. Reid (D – Loudoun)

2/9/2026

House Read third time and passed House (94-Y 3-N 0-A)

2/26/2026

Senate Passed Senate with substitute Block Vote

(40-Y 0-N 0-A)

3/2/2026

House Senate substitute agreed to by House (98-Y 1-N 0-A)

Last Action:

3/31/2026

Gov Approved by Governor-Chapter 43 (effective 7/1/2026)

**DEFEATED**

[HB 1106](#)

Del. Terry G. Kilgore (R – Scott)

Last Action:

2/18/2026

House Left in Committee on Labor and Commerce

HB 369 includes electricity generated by fusion and nuclear energy and adds zero-carbon electricity to certain provisions related to accelerated renewable energy buyers. HB 1106 included zero-carbon electricity generating nuclear facilities located in the Commonwealth as an eligible source for the renewable energy portfolio standard.



## Electric Generation from Remediated Mine Gas

**PASSED**

[SB 333](#)

Sen. T. Travis Hackworth (R – Tazewell)

2/16/2026

Senate Read third time and passed Senate (39-Y 0-N 0-A)

3/10/2026

House Passed House with substitute Block Vote (99-Y 0-N 0-A)

3/11/2026

Senate House substitute agreed to by Senate (40-Y 0-N 0-A)

Last Action:

4/8/2026

Gov Approved by Governor-Chapter 494 (effective 7/1/2026)

SB 333 authorizes the State Corporation Commission to award remediated mine gas grants on a first-come, first-served basis to taxpayers that incur eligible expenditures during the taxable year or successfully capture and sequester remediated mine gas in the Commonwealth, subject to appropriation by the General Assembly.



## Regional Greenhouse Gas Initiative

**PASSED**

[HB 397](#)

Del. Charniele L. Herring (D – Alexandria)

2/3/2026

House Read third time and passed House (63-Y 35-N 0-A)

3/2/2026

Senate Passed Senate (21-Y 19-N 0-A)

Last Action:

4/13/2026

Gov Approved by Governor-Chapter 920 (effective 7/1/2026)

**PASSED**

[SB 802](#)

Sen. Mamie E. Locke (D – Hampton)

2/9/2026

Senate Read third time and passed Senate (21-Y 19-N 0-A)

3/2/2026

House Passed House (64-Y 35-N 0-A)

Last Action:

4/13/2026

Gov Approved by Governor-Chapter 921 (effective 7/1/2026)

HB 397 and SB 802 direct the Director of the Department of Environmental Quality to establish, implement, and manage an auction program to sell allowances into a market-based trading program consistent with the Regional Greenhouse Gas Initiative and the Clean Energy and Community Flood Preparedness Act. Under current law, the Director is authorized but not required to establish, implement, and manage such auction program. The bills require certain regulatory actions necessary for the Commonwealth to rejoin the Regional Greenhouse Gas Initiative and to resume participation therein.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend



## Requirement to Explore Non-CO<sub>2</sub> Generation

**DEFEATED**

[HB 1175](#)

Del. Kathy K.L. Tran (D – Fairfax)

Last Action:

2/3/2026

House LC Subcommittee #3 recommends laying on the table (9-Y 0-N)

HB 1175 required Appalachian Power and Dominion Energy Virginia to evaluate non-carbon-emitting electric generation options through an independent administrator selected by the State Corporation Commission and retained by the utility prior to seeking approval to construct or purchase a generating facility that emits CO<sub>2</sub>.



## CO<sub>2</sub> Emitter Liability for Extreme Weather

**DEFEATED**

[HB 847](#)

Del. Rae Cousins (D – Richmond)

Last Action:

2/18/2026

House Left in Committee on Labor and Commerce

HB 847 established the Extreme Weather Taxpayer Protection Program and Fund, to which fossil fuel extractors or crude oil refiners causing emissions of one billion metric tons or more of covered greenhouse gases between 1995-2025 are strictly liable for cost recovery payments to be used to pay for extreme weather relief projects.



## Repeal of CO<sub>2</sub> Emission Regulations

**DEFEATED**

[HB 1141](#)

Del. Timothy P. Griffin (R – Bedford)

Last Action:

2/18/2026

House Left in Committee on Labor and Commerce

**DEFEATED**

[SB 69](#)

Sen. Mark J. Peake (R – Lynchburg)

Last Action:

1/20/2026

Senate Failed to report (defeated) in Agriculture, Conservation and Natural Resources committee (7-Y 8-N)

These bills repealed provisions requiring the State Air Pollution Control Board to adopt regulations to reduce CO<sub>2</sub> emissions, prohibiting the State Corporation Commission from approving any new utility-owned generation facilities that emit CO<sub>2</sub>, supporting development of solar and wind generation and energy storage capacity and generation of electricity from renewable and zero-carbon sources. HB 1141 provided conditions for suspending RPS requirements.



## Retirement of CO<sub>2</sub> Emitting Generators

**DEFEATED**

[HB 1184](#)

Del. Israel D. O'Quinn (R – Washington)

Last Action:

2/18/2026

House Left in Committee on Labor and Commerce

HB 1184 provided exceptions to the required retirement of electric generating units that emit carbon as a by-product of combusting fuel to generate electricity by 2045 for natural gas electric generating units with carbon capture capability and units that produce a net reduction in greenhouse gas emissions by either preventing, capturing, or collecting such emissions from fuel combustion.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend



## Renewable Portfolio Standard Purchase Agreement

**PASSED**

[HB 628](#)

Del. Katrina Callsen (D – Albemarle)

2/4/2026

House Passed House Block Vote (98-Y 0-N 0-A)

2/26/2026

Senate Passed Senate with substitute (22-Y 18-N 0-A)

3/2/2026

House Senate substitute agreed to by House (97-Y 1-N 0-A)

Last Action:

4/13/2026

Gov Approved by Governor-Chapter 645 (effective 7/1/2026)

**PASSED**

[SB 175](#)

Sen. Schuyler T. VanValkenburg (D – Henrico)

2/13/2026

Senate Read third time and passed Senate (23-Y 16-N 0-A)

3/3/2026

House Passed House with amendment (93-Y 5-N 0-A)

3/5/2026

Senate House amendment agreed to by Senate (23-Y 16-N 0-A)

Last Action:

4/13/2026

Gov Approved by Governor-Chapter 646 (effective 7/1/2026)

HB 628 and SB 175 amend renewable energy portfolio standard requirements to be met with behind-the meter solar, wind, or anaerobic digestion resources of three megawatts or less located in the Commonwealth for Dominion Energy Virginia. The bills also remove the minimum 50-kilowatt capacity requirement for a solar- or wind-powered generation facility to qualify for a third-party power purchase agreement. Governor Youngkin vetoed these bills last year.



## Renewable Portfolio Standard Deficiency Payment

**DEFEATED**

[HB 615](#)

Del. Joseph P. McNamara (R – Roanoke)

Last Action:

2/18/2026

House Left in Committee on Labor and Commerce

**DEFEATED**

[SB 40](#)

Sen. William M. Stanley, Jr. (R – Franklin)

Last Action:

2/12/2026

Senate Passed by indefinitely in Commerce and Labor committee (9-Y 6-N)

**DEFEATED**

[SB 627](#)

Sen. Bill DeSteph (R – Virginia Beach)

Last Action:

2/12/2026

Senate Passed by indefinitely in Commerce and Labor committee (9-Y 6-N)

HB 615 changed from \$45 to 1¢ and SB 40 removed entirely the deficiency payment required by certain electric utilities that are unable to meet the compliance obligations of the renewable energy portfolio standard program requirements. HB 615 also removed provisions requiring a payment of \$75 per megawatt-hour of shortfall in procuring renewable energy certificates for solar, wind, or anaerobic digesters.

SB 627 repealed the requirement for Dominion Energy and Appalachian Power to participate in the renewable portfolio standard program.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend



## Triennial Water/Sewer Rate Adjustments

**PASSED**

[HB 422](#)

Del. Nicole Cole (D – Spotsylvania)

2/4/2026

House Read third time and passed House (69-Y 29-N 0-A)

3/11/2026

Senate Passed Senate (28-Y 12-N 0-A)

Last Action:

4/8/2026

Gov Approved by Governor-Chapter 390 (effective 7/1/2026)

HB 422 prohibits a public utility authorized to furnish water or water and sewer service from filing an application for a rate increase more frequently than once in any three-year period. The bill provides exceptions to such prohibition for the utility to file an application for a decrease in rates; limited to a rate adjustment clause, rider, or surcharge; for a temporary emergency increase in rates; or for an increase upon a finding by the State Corporation Commission that extraordinary circumstances exist that materially impair the public utility's ability to provide safe and adequate service. The bill includes a reenactment clause, so the General Assembly will have to pass it again in 2027 for it to go into effect.



## Low-Income Water/Sewer Rate Discounts

**PASSED**

[HB 770](#)

Del. Charniele L. Herring (D – Alexandria)

2/11/2026

House Read third time and passed House (64-Y 33-N 0-A)

2/26/2026

Senate Passed Senate (24-Y 16-N 0-A)

Last Action:

4/6/2026

Gov Approved by Governor-Chapter 217 (effective 7/1/2026)

**PASSED**

[SB 650](#)

Sen. David W. Marsden (D – Fairfax)

2/17/2026

Senate Read third time and passed Senate (23-Y 17-N 0-A)

3/6/2026

House Passed House with substitute (63-Y 34-N 1-A)

3/10/2026

Senate House substitute agreed to by Senate (23-Y 17-N 0-A)

Last Action:

4/6/2026

Gov Approved by Governor-Chapter 218 (effective 7/1/2026)

HB 770 and SB 650 provide that a public water or sewerage utility may propose, and the State Corporation Commission may approve, rates and tariff provisions that provide discounted service to customers with an annual household income equal to or less than the greater of 80% of the area median income, and 200% of the Federal Poverty Level. The bills permit the utility to recover the costs of providing discounted service through its rates for commercial and industrial customers.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend

## General Business



### Right to Work Repeal

**DEFEATED**

[SB 32](#)

Sen. Jennifer D. Carroll Foy (D – Prince William)

Last Action: 2/17/2026

Senate Left in Commerce and Labor

SB 32 would have repealed Virginia’s “Right to Work” law, *i.e.*, provisions of the Code of Virginia that prohibit any agreement whereby nonmembers of a union or organization are denied the right to work for an employer, membership in a union or organization is made a condition of employment or continuation of employment, or the union or organization acquires an employment monopoly in any enterprise. Governor Spanberger expressed opposition to repealing Right to Work and, the bill was not taken up.



### Sales and Property Tax Reform

**DEFEATED**

[HB 900](#)

Del. Richard C. “Rip” Sullivan (D – Fairfax)

Last Action: 2/11/2026

House Continued to 2027 in Finance committee (Voice Vote)

**DEFEATED**

[SB 730](#)

Sen. Scott A. Surovell (D – Fairfax)

Last Action: 2/11/2026

Senate Continued to 2027 in Finance and Appropriations committee (15-Y 0-N)

These bills would have expanded the retail sales and use tax to services and digital personal property, whilst also decreasing the sales tax rate from 4.3% to 4.0%. The bill also imposed an additional 0.2%-0.385% retail sales and use tax in Northern Virginia localities, a 20¢ retail delivery fee in Northern Virginia, and a regional highway use fee on all vehicles in the Commonwealth that are subject to the existing highway use fee. The bills were continued to 2027, but legislators indicated a plan to take up tax reform and transportation funding in the biennial budget bills.



### Local Property Tax Limits

**DEFEATED**

[HB 68](#)

Del. Joseph P. McNamara (R – Roanoke)

Last Action: 1/28/2026

House Continued to 2027 in Finance committee

HB 68 would have required localities to set their real property tax rate to produce no more than 101% of the previous year’s real property tax levies, and to reduce real property assessed values by the previous fiscal year’s CPI inflation.

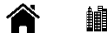


Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

★ Legislation which the Governor vetoed or recommended to amend

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## Environmental Justice in Planning

<b>PASSED</b>	<a href="#">HB 256</a> 2/3/2026 3/4/2026 3/6/2026 Last Action: 4/13/2026	Del. Shelley A. Simonds (D – Newport News) House Read third time and passed House (63-Y 35-N 0-A) Senate Passed Senate with substitute (21-Y 19-N 0-A) House Senate substitute agreed to by House (63-Y 35-N 0-A) Gov Approved by Governor-Chapter 581 (effective 7/1/2026)
<b>PASSED</b>	<a href="#">HB 257</a> 2/5/2026 3/4/2026 Last Action: 4/8/2026	Del. Shelley A. Simonds (D – Newport News) House Read third time and passed House (68-Y 30-N 0-A) Senate Passed Senate (21-Y 19-N 0-A) Gov Approved by Governor-Chapter 375 (effective 7/1/2026)
<b>AMENDED</b>	<a href="#">HB 1266</a> 2/17/2026 3/10/2026 3/11/2026 Last Action: 4/8/2026	Del. Kathy K.L. Tran (D – Fairfax) House Read third time and passed House (63-Y 34-N 0-A)) Senate Passed Senate with substitute (22-Y 18-N 0-A) House Senate substitute agreed to by House (65-Y 34-N 0-A) Gov Approved by Governor-Chapter 461 (effective 7/1/2026)
<b>PASSED</b>	<a href="#">SB 425</a> 1/29/2026 2/16/2026 3/12/2026 3/13/2026 Last Action: 4/13/2026	Sen. Lamont Bagby (D – Henrico) Senate Read third time and passed Senate (21-Y 19-N 0-A) House Passed House with substitute (63-Y 35-N 0-A) House Conference report agreed to by House (63-Y 34-N 0-A) Senate Conference report agreed to by Senate (21-Y 18-N 0-A) Gov Approved by Governor-Chapter 582 (effective 7/1/2026)

These bills all seek to expand consideration for environmental justice in local planning and permitting. HB 256 and SB 425 require cities and counties with populations greater than 20,000 and 100,000, respectively, to consider adopting an environmental justice strategy during future comprehensive plan reviews. HB 257 encourages the use of available data on social determinants of health in comprehensive plan reviews. HB 1266 originally set expansive hearing and notice requirements for permits, but as amended, it simply requires the Department of Environmental Quality to update its memo on Environmental Justice in the Permitting Process.



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## Allowing Class Action Lawsuits

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	<a href="#">HB 449</a>	Del. Marcus B. Simon (D – Fairfax)
	2/3/2026	House Read third time and passed House (64-Y 34-N 0-A)
	3/4/2026	Senate Passed Senate (22-Y 18-N 0-A)
	4/11/2026	Gov Governor's recommendation received by House
Last Action:	4/22/2026	House Passed by for the day
	<a href="#">SB 229</a>	Sen. Scott A. Surovell (D – Fairfax)
	2/11/2026	Senate Read third time and passed Senate (22-Y 18-N 0-A)
	2/23/2026	House Passed House (64-Y 33-N 0-A)
	4/11/2026	Gov Governor's recommendation received by Senate
Last Action:	4/22/2026	Senate Passed by for the day

These bills allow the filing of class action lawsuits in Virginia. The bills require that the class is so numerous that joinder of all members is impracticable, there are questions of law or fact common to the class, the claims or defenses of the representative parties are typical of the claims or defenses of the class, and the representative parties fairly and adequately protect the interests of the class. The bills further set out the procedure to certify a class action, the duties of counsel appointed in a class action, the orders a court may issue during a class action, and the process for a settlement, voluntary dismissal, or compromise. The bills have a delayed effective date of January 1, 2027.



Governor Spanberger added amendments allowing a motion for summary judgement based on discovery depositions, limiting venues to Fairfax County or the Cities of Richmond, Roanoke, and Norfolk, and removing a provision that the law may not be construed to require proof that a person relied upon a prohibited practice or representation to establish suffering a loss as a violation of the code chapter. By passing the bills by for the day, the General Assembly returned the originally passed versions to the Governor for her signature or veto.

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## Minimum Wage Increase

<b>PASSED</b>	<a href="#">HB 1</a>	Del. Jeion A. Ward (D – Hampton)
	2/3/2026	House Read third time and passed House (64-Y 34-N 0-A)
	3/4/2026	Senate Passed Senate (21-Y 19-N 0-A)
Last Action:	4/8/2026	Gov Approved by Governor-Chapter 350 (effective 7/1/2026)
<b>PASSED</b>	<a href="#">SB 1</a>	Sen. L. Louise Lucas (D – Portsmouth)
	2/16/2026	Senate Read third time and passed Senate (20-Y 19-N 0-A)
	2/27/2026	House Passed House (62-Y 34-N 0-A)
Last Action:	4/8/2026	Gov Approved by Governor-Chapter 351 (effective 7/1/2026)

These bills increase the minimum wage incrementally to \$15.00 per hour by January 1, 2028. The bills codify the adjusted state hourly minimum wage of \$12.77 per hour that is effective January 1, 2026, and increase the minimum wage to \$13.75 per hour effective January 1, 2027, and to \$15.00 per hour effective January 1, 2028. Effective January 1, 2029, and annually thereafter, the bills require the minimum wage to be adjusted to reflect increases in the consumer price index.

 	<b>Paid Family and Medical Leave</b>	★
<p><a href="#">HB 5</a>                      2/16/2026                      3/4/2026                      3/13/2026                      3/13/2026                      4/13/2026                      Last Action: 4/22/2026</p>	<p>Del. Kelly K. Convirs-Fowler (D – Virginia Beach)                      House Read third time and passed House (63-Y 35-N 0-A)                      Senate Passed Senate with substitute (21-Y 19-N 0-A)                      House Conference report agreed to by House (61-Y 35-N 0-A)                      Senate Conference report agreed to by Senate (21-Y 14-N 0-A)                      Gov Governor's recommendation received by House                      House Passed by for the day</p>	
<p><b>PASSED</b> <a href="#">HB 1207</a>                      2/17/2026                      3/9/2026                      3/13/2026                      3/13/2026                      4/13/2026                      4/22/2026                      Last Action: 4/22/2026</p>	<p>Del. Briana D. Sewell (D – Prince William)                      House Read third time and passed House (62-Y 34-N 0-A)                      Senate Passed Senate with substitute (21-Y 19-N 0-A)                      House Conference report agreed to by House (62-Y 33-N 0-A)                      Senate Conference report agreed to by Senate (21-Y 18-N 0-A)                      Gov Governor's recommendation received by House                      House Concurred in Governor's recommendation (64-Y 36-N 0-A)                      Senate Concurred in Governor's recommendation (21-Y 18-N 0-A)</p>	
<p><b>PASSED</b> <a href="#">SB 2</a>                      2/17/2026                      3/11/2026                      3/13/2026                      3/13/2026                      4/13/2026                      4/22/2026                      Last Action: 4/22/2026</p>	<p>Sen. Jennifer B. Boysko (D – Fairfax)                      Senate Read third time and passed Senate (21-Y 19-N 0-A)                      House Passed House with substitute (64-Y 35-N 0-A)                      Senate Conference report agreed to by Senate (21-Y 18-N 0-A)                      House Conference report agreed to by House (62-Y 33-N 0-A)                      Gov Governor's recommendation received by Senate                      Senate Concurred in Governor's recommendation (21-Y 18-N 0-A)                      House Concurred in Governor's recommendation (63-Y 34-N 0-A)</p>	
<p><a href="#">SB 199</a>                      2/17/2026                      3/3/2026                      3/13/2026                      3/13/2026                      4/13/2026                      Last Action: 4/22/2026</p>	<p>Sen. Barbara A. Favola (D – Arlington)                      Senate Read third time and passed Senate (21-Y 19-N 0-A)                      House Passed House with substitute (63-Y 35-N 0-A)                      Senate Conference report agreed to by Senate (21-Y 18-N 0-A)                      House Conference report agreed to by House (61-Y 34-N 0-A)                      Gov Governor's recommendation received by Senate                      Senate Passed by for the day Block Vote (21-Y 18-N 0-A)</p>	
<p>These bills establish a paid leave program for Virginia employees who are ill or need to care for a family member. HB 5 and SB 199 expand a provision heretofore limited to home health workers to require that all private or state/local government employers provide paid sick leave to employees, which they would accrue at a minimum of one hour for every 30 hours worked, up to 40 hours per year. HB 1207 and SB 2 establish a new paid family and medical leave insurance program funded via payroll deductions, though employers will be exempt if they have private plans, starting in 2028. Governor Spanberger offered amendments to streamline requirements of the programs, including limits on the relationships eligible for family leave and giving the Virginia Employment Commission more discretion in rulemaking. The General Assembly accepted the amendments to the family and medical leave program, but not the sick leave bills.</p>		



## Automated Employment Decisions

**DEFEATED**

[HB 1514](#)

Del. Kathy K.L. Tran (D – Fairfax)

Last Action:

2/11/2026

House Subcommittee recommends laying on the table  
(5-Y 0-N)

HB 1514 required state agencies that use automated decision systems as substantial factors in employment decisions to disclose and test the system, and to provide a process for applicants and employees to file complaints and concerns. The bill also required that no final employment decision be made by an employer without the involvement of a human decision maker, and no employer solely use a recommendation or prediction from an automated decision system to make a final employment decision.



## Local Lobbying Regulation

**DEFEATED**

[SB 50](#)

Sen. Aaron R. Rouse (D – Virginia Beach)

Last Action:

2/6/20126  
3/9/2026

Senate Read third time and passed Senate (21-Y 19-N 0-A)  
House Tabled in Appropriations committee (22-Y 0-N)

SB 50 extended the requirements for lobbying at the Commonwealth level to engagement with local governments. The bill defined “local government official” to include members of governing bodies, supervisory or policy boards, commissions, or councils, or any entity established by and responsible to local governments. The bill was designed to go into effect on May 1, 2027, which coincides with Virginia’s May 1-April 30 lobbyist registration cycle.



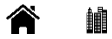
Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests



Legislation which the Governor vetoed or recommended to amend

# Budget



## Biennial Budget: July 2026 – June 2028

[HB 30](#) Del. Luke E. Torian (D – Prince William)  
2/26/2026 House Passed House (83-Y 14-N 0-A)  
3/4/2026 Senate Passed Senate with amendments (24-Y 16-N 0-A)  
Last Action: 3/14/2026 House Continued to 2026 Special Session I

[SB 30](#) Sen. L. Louise Lucas (D – Portsmouth)  
Last Action: 2/26/2026 Senate Read third time and passed Senate (24-Y 16-N 0-A)

The General Assembly will adopt a budget for the biennium commencing on July 1, 2026. A quirk of Virginia’s process after a gubernatorial election is that the outgoing governor – Glenn Youngkin – proposed a budget in December, but now the General Assembly and the new governor – Abigail Spanberger – are working on amending and adopting the final product. The introduced versions of HB 30 and SB 30 were Governor Youngkin’s proposals, but the House and Senate passed versions reflect the work of the House Appropriations and Senate Finance and Appropriations Committees.

Both versions of the budget include funding for the Virginia Housing Trust Fund – \$187.5 million in the House version and \$50 million in the Senate’s – and for eviction prevention – \$13 million from the House and \$17 million from the Senate. The House also creates a \$25 million revolving loan fund for mixed-income housing production.

On taxes, one of the biggest differences is that the Senate’s budget sunsets the sales and use tax exemption for data center equipment, whereas the House’s budget keeps the exemption. Along with setting up a continuing conversation about the role of data centers in the Commonwealth’s economy, the exemption is worth more than \$1 billion, so the resolution will affect program funding. The Senate applies much of this money to transport projects, including WMATA. Neither version includes the surtax on commercial parking in Northern Virginia, which was contemplated by HB 1179 and SB 638.

As is practice, the Senate conformed HB 30 to what it passed as SB 30 to send the budget into conference. (Unlike other legislation, the General Assembly only passes one version of the budget – by custom, the House bill is the vehicle for further action.) Conferees, however, could not resolve the different approaches to the data center sales and use tax, with House and Senate leaders dug into their respective positions. The General Assembly was thus not able to adopt a compromise budget prior to the end of Session. As such, a special session will be necessary to finalize the budget, as was the case with the previous two biennial budgets. The General Assembly convened in special session on Thursday, April 23, but recessed without a budget agreement to reconvene at an undetermined future date. The House, Senate, and Governor must agree on a funding plan before June 30.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend



## Budget Amendments through June 2026

**PASSED**

[HB 29](#)

Del. Luke E. Torian (D – Prince William)

2/10/2026

House Read third time and passed House (63-Y 35-N 0-A)

2/19/2026

Senate Passed Senate with amendments (21-Y 18-N 0-A)

2/20/2026

House Senate amendments agreed to by House  
(59-Y 35-N 0-A)

Last Action: 2/20/2026

Gov Approved by Governor-Chapter 7 (Effective 2/20/2026)

[SB 29](#)

Sen. L. Louise Lucas (D – Portsmouth)

Last Action: 2/10/2026

Senate Read third time and passed Senate (21-Y 19-N 0-A)

The General Assembly also adopts budget updates for the final months of the current biennium, expiring on June 30, 2026. This “caboose budget” can also be a vehicle for urgent legislative language adoption since it takes effect immediately upon the governor’s signature, and indeed these bills have been the vehicle for establishing new districts for Virginia’s delegation to the U.S. House of Representatives following the public approval a Constitutional amendment to allow mid-decade redistricting in a referendum on April 21.

Ordinarily, the caboose budget is finalized at the Reconvened Session in April, but the General Assembly moved to adopt it mid-Session to start the redistricting process. Governor Spanberger has already signed it into law.



Legislation impacting members with multifamily residential interests

Legislation impacting members with commercial interests

Legislation which the Governor vetoed or recommended to amend