

HB 1600 - Budget Bill.

Chief Patron: Torian

Status: In Committee

*A BILL to amend and reenact Chapter 2 of the Acts of Assembly of 2024, Special Session I, as amended by Chapters 3 and 4 of the Acts of Assembly of 2024, Special Session I, which appropriates the public revenues for two years ending, respectively, on June 30, 2025, and June 30, 2026; a Bill to amend and reenact § 58.1-15, § 58.1-322.03, § 58.1-416, § 58.1-419, § 58.1-422.4, § 58.1-422.5, and § 58.1-492 of the Code of Virginia; and a Bill to amend the Code of Virginia by adding § 58.1-339.15 and § 58.1-416.1.*

**SUMMARY AS INTRODUCED:**

**Budget Bill.** Amends items of and adds items to Chapter 2 of the Acts of Assembly of 2024, Special Session I.

5 Last Events

12/18/2024	House	Prefiled and ordered printed; Offered 01-08-2025 25103935D
12/18/2024	House	Referred to Committee on Appropriations

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HB 1638 - Va. Residential Landlord and Tenant Act; affordable housing, criminal record screening model policy.

Chief Patron: Hayes

Status: In Committee

*A BILL to amend and reenact §§ 36-139, 55.1-1200, and 55.1-1203 of the Code of Virginia, relating to Department of Housing and Community Development; Virginia Residential Landlord and Tenant Act; affordable housing; criminal record screening model policy.*

**SUMMARY AS INTRODUCED:**

**Department of Housing and Community Development; Virginia Residential Landlord and Tenant Act; affordable housing; criminal record screening model policy.** Requires the Director of the Department of Housing and Community Development, with input from a stakeholder group convened by the Department of Housing and Community Development, to develop a criminal record screening model policy for admitting or denying an applicant for affordable housing covered under the Virginia Residential Landlord and Tenant Act in accordance with the U.S. Department of Housing and Urban Development's guidance on the application of the federal Fair Housing Act and maintain such model policy on its website. The bill prohibits a landlord of an affordable housing unit from inquiring about or requiring disclosure of, or if such information is received, basing an adverse action, in whole or in part, on an applicant's criminal or arrest record unless the landlord does so in accordance with the criminal record screening model policy developed by the Department of Housing and Community Development and posted on its website and provides the applicant with a written copy of such policy.

**5 Last Events**

01/03/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25102242D
01/03/2025	House	Referred to Committee on General Laws

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HB 1701 - Income tax; housing opportunity tax credit; sunset extended.

Chief Patron: Bulova

Status: In Committee

*A BILL to amend and reenact §§ 58.1-439.29 and 58.1-439.30 of the Code of Virginia, relating to income tax; Virginia housing opportunity tax credit; sunset extended.*

**SUMMARY AS INTRODUCED:**

**Income tax; housing opportunity tax credit; sunset extended.** Extends the housing opportunity tax credit sunset date from taxable year 2025 to taxable year 2030. The bill also increases the aggregate credit cap across all calendar years from \$255 million to \$1.505 billion and imposes an annual aggregate credit cap of \$250 million in each calendar year between 2026 and 2030. The bill also provides that of the \$250 million in credits authorized per calendar year from 2026 through 2030, 33 percent shall be reserved for qualified projects located in a geographic area within the Balance of State Pool, defined in the bill. This bill is a recommendation of the Virginia Housing Commission.

**5 Last Events**

01/04/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25100868D
01/04/2025	House	Referred to Committee on Finance

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HB 1702 - Urban Public-Private Partnership Redevelopment Fund; funding requirements; report.

Chief Patron: Bulova

Status: In Subcommittee

*A BILL to amend and reenact §§ 15.2-2414, 15.2-2415, 15.2-2417, 15.2-2418, and 36-55.64 of the Code of Virginia and to repeal Chapter 11 (§§ 36-157 through 36-170) of Title 36 of the Code of Virginia, relating to Urban Public-Private Partnership Redevelopment Fund; funding requirements; report.*

**SUMMARY AS INTRODUCED:**

**Urban Public-Private Partnership Redevelopment Fund; funding requirements; report.** Directs the Department of Housing and Community Development to develop criteria and guidelines for the use of funds from the Urban Public-Private Partnership Redevelopment Fund, including prioritizing grants to localities experiencing an above average or high level of fiscal stress as designated by the Commission on Local Government. Under current law, the Board of Housing and Community Development is directed to develop guidelines for administration of the Fund. The bill expands the qualifying private entities available for partnership with a local government for the redevelopment of a local site, removes the existing \$500,000 grant cap for such local government, and eliminates the requirement that each grant be conditioned upon a 100 percent match of funds by the local government. In addition, the bill requires the Department, on or before December 1 of each year, to submit a report to the Secretary of Commerce and Trade, the Governor, and the Chairmen of the House Committee on Appropriations and the Senate Committee on Finance and Appropriations, including the number of projects funded and the costs of the Fund.

Further, the bill repeals the Housing Revitalization Zone Act.

This bill is a recommendation of the Virginia Housing Commission.

**5 Last Events**

01/04/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25103662D
01/04/2025	House	Referred to Committee on Appropriations
01/11/2025	House	Assigned Approps sub: Commerce Agriculture & Natural Resources

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## HB 1708 - Access to Housing Task Force; report.

Chief Patron: Gardner

Status: In Committee

*A BILL to establish the Access to Housing Task Force for the purpose of furthering access to housing in the Commonwealth; report.*

### SUMMARY AS INTRODUCED:

**Access to Housing Task Force; report.** Establishes the Access to Housing Task Force for the purpose of evaluating short-term and long-term access to housing in the Commonwealth. The bill directs the Task Force to report its findings and conclusions to the Governor and General Assembly no later than November 1, 2025, regarding its activities and recommendations.

#### 5 Last Events

01/04/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25101769D
01/04/2025	House	Referred to Committee on General Laws

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## HB 1718 - Virginia Residential Landlord and Tenant Act; enforcement by localities.

Chief Patron: Price

Status: In Committee

*A BILL to amend and reenact § 55.1-1259 of the Code of Virginia, relating to Virginia Residential Landlord and Tenant Act; enforcement by localities.*

### SUMMARY AS INTRODUCED:

**Virginia Residential Landlord and Tenant Act; enforcement by localities.** Provides that if a condition exists in a rental dwelling unit that constitutes a material noncompliance by the landlord with the rental agreement or with any provision of law that, if not promptly corrected, constitutes a fire hazard or serious threat to the life, health, or safety of tenants or occupants of the premises, a locality may institute an action for injunction and damages to enforce the landlord's duty to maintain the rental dwelling unit in a fit and habitable condition, provided that (i) the property where the violation occurred is within the jurisdictional boundaries of the locality and (ii) the locality has notified the landlord who owns the property, either directly or through the managing agent, of the nature of the violation and the landlord has failed to remedy the violation to the satisfaction of the locality within a reasonable time after receiving such notice.

#### 5 Last Events

01/04/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25101994D
01/04/2025	House	Referred to Committee on General Laws

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HB 1719 - Virginia Residential Landlord and Tenant Act; landlord remedies; noncompliance with rental agreement.

Chief Patron: Price

Status: In Committee

*A BILL to amend and reenact § 55.1-1245, as it is currently effective and as it shall become effective, of the Code of Virginia, relating to Virginia Residential Landlord and Tenant Act; landlord remedies; noncompliance with rental agreement.*

**SUMMARY AS INTRODUCED:**

**Virginia Residential Landlord and Tenant Act; landlord remedies; noncompliance with rental agreement.** Increases from five days to 14 days the mandatory waiting period after a landlord serves written notice on a tenant notifying the tenant of his nonpayment of rent and of the landlord's intention to terminate the rental agreement if rent is not paid before the landlord may pursue remedies for termination of the rental agreement.

**5 Last Events**

01/04/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25101993D
01/04/2025	House	Referred to Committee on General Laws

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HB 1790 - Zoning ordinances; residential district classifications may include affordable housing.

Chief Patron: Orrock

Status: In Subcommittee

*A BILL to amend and reenact § 15.2-2280 of the Code of Virginia, relating to zoning ordinances; residential district classifications; affordable housing.*

**SUMMARY AS INTRODUCED:**

**Zoning ordinances; residential district classifications; affordable housing.** Authorizes a locality, within the residential district classifications of its zoning ordinance, to include districts specifically designated for affordable housing.

**5 Last Events**

01/06/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25101587D
01/06/2025	House	Referred to Committee on Counties, Cities and Towns
01/13/2025	House	Assigned CCT sub: Subcommittee #3

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HB 1832 - Zoning; development and use of accessory dwelling units.

Chief Patron: Simonds

Status: In Subcommittee

*A BILL to amend the Code of Virginia by adding a section numbered 15.2-2292.3, relating to zoning; development and use of accessory dwelling units.*

**SUMMARY AS INTRODUCED:**

**Zoning; development and use of accessory dwelling units.** Requires a locality to include in its zoning ordinances for single-family residential zoning districts accessory dwelling units, or ADUs, as defined in the bill, 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 bill prohibits the locality from requiring (i) dedicated parking for the ADU except in densely developed neighborhoods; (ii) setbacks for the ADU greater than that of the primary dwelling; and (iii) consanguinity or affinity between the occupants of the ADU and the primary dwelling. The bill has a delayed effective date of July 1, 2026.

**5 Last Events**

01/06/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25102648D
01/06/2025	House	Referred to Committee on Counties, Cities and Towns
01/13/2025	House	Assigned CCT sub: Subcommittee #2

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HB 1867 - Virginia Residential Landlord and Tenant Act; terms and conditions of rental agreement; renewal notice.

Chief Patron: McClure

Status: In Committee

*A BILL to amend and reenact § 55.1-1204 of the Code of Virginia, relating to Virginia Residential Landlord and Tenant Act; terms and conditions of rental agreement; renewal notice.*

**SUMMARY AS INTRODUCED:**

**Virginia Residential Landlord and Tenant Act; terms and conditions of rental agreement; renewal notice.** Provides that a landlord who owns more than four rental dwelling units or more than a 10 percent interest in more than four rental dwelling units, whether individually or through a business entity, in the Commonwealth shall be required to provide written notice to any tenant whose rental agreement the landlord has chosen not to renew.

**5 Last Events**

01/06/2025	House	Prefiled and ordered printed; Offered 01-13-2025 25101367D
01/06/2025	House	Referred to Committee on General Laws

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HB 1870 - Virginia Residential Landlord and Tenant Act; algorithmic device services or products prohibited; civil penalty.

Chief Patron: Callsen

Status: In Committee

*A BILL to amend the Code of Virginia by adding a section numbered 55.1-1204.2, relating to Virginia Residential Landlord and Tenant Act; algorithmic device services or products prohibited; civil penalty.*

#### SUMMARY AS INTRODUCED:

**Virginia Residential Landlord and Tenant Act; algorithmic device services or products prohibited; civil penalty.** Prohibits the sale of algorithmic device services or products, as defined in the bill, for the purpose of setting or recommending the amount of rent to be charged to a tenant for the occupancy of a dwelling unit. The bill also prohibits a person engaged in the business of providing algorithmic device services or products for the purpose of advising a landlord of the amount of rent that such landlord may consider charging a tenant for the occupancy of a dwelling unit from using nonpublic competitor data, defined in the bill, pertaining to residential properties in the Commonwealth in algorithmic calculations. A violation of such prohibited practices is considered an unfair deceptive trade practice for which the Attorney General may cause an action to be brought in the name of the Commonwealth.

#### 5 Last Events

01/06/2025	House	Prefiled and ordered printed; Offered 01-13-2025 25100300D
01/06/2025	House	Referred to Committee on General Laws

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HB 1872 - Virginia Residential Landlord and Tenant Act; adverse action by landlord; tenant remedies.

Chief Patron: Hernandez

Status: In Committee

*A BILL to amend and reenact § 55.1-1203 of the Code of Virginia, relating to Virginia Residential Landlord and Tenant Act; adverse action by landlord; tenant remedies.*

#### SUMMARY AS INTRODUCED:

**Virginia Residential Landlord and Tenant Act; adverse action by landlord; tenant remedies.** Prohibits a residential landlord from taking adverse action, as defined in the bill, against a prospective tenant due to the prospective tenant's history of a dismissed, nonsuited, or expunged unlawful detainer case or an unlawful detainer case that is eligible for expungement. The bill allows a prospective tenant to recover, as a result of any such adverse action, (i) actual damages, (ii) statutory damages of \$1,000, and (iii) reasonable attorney fees.

#### 5 Last Events

01/06/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25100544D
01/06/2025	House	Referred to Committee on General Laws

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HB 1879 - Department of Housing and Community Development; rental assistance pilot program.

Chief Patron: Sewell

Status: In Committee

*A BILL to amend the Code of Virginia by adding in Chapter 8 of Title 36 a section numbered 36-140.02, relating to Department of Housing and Community Development; rental assistance pilot program.*

**SUMMARY AS INTRODUCED:**

**Department of Housing and Community Development; rental assistance pilot program.** Establishes the rental assistance pilot program within the Department of Housing and Community Development for the purpose of providing monthly rental assistance to qualifying households, as defined by the bill. The bill directs the Department to submit an annual report to the General Assembly on the implementation and impact of the rental assistance program. The bill has an expiration date of July 1, 2028.

5 Last Events

01/06/2025	House	Prefiled and ordered printed; Offered 01-13-2025 25102131D
01/06/2025	House	Referred to Committee on General Laws

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HB 1943 - Virginia Fair Housing Law; unlawful discriminatory housing practices.

Chief Patron: Cole

Status: In Committee

*A BILL to amend and reenact § 36-96.3 of the Code of Virginia, relating to Virginia Fair Housing Law; unlawful discriminatory housing practices; income requirements and up-front charges.*

**SUMMARY AS INTRODUCED:**

**Virginia Fair Housing Law; unlawful discriminatory housing practices; income requirements and up-front charges.** Expands the list of unlawful discriminatory housing practices to include (i) refusing to rent or negotiate for the rental of a dwelling because the income of an applicant renter does not meet a threshold determined by the landlord and (ii) requiring any charges or deposits from a renter prior to the commencement date of a rental agreement for any purpose other than monthly rent, a security deposit, and any other deposit meant to pay for access to a specific service or facility related to the rental of the dwelling.

5 Last Events

01/06/2025	House	Prefiled and ordered printed; Offered 01-13-2025 25102853D
01/06/2025	House	Referred to Committee on General Laws

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HB 1973 - Affordable housing; preservation, definitions, civil penalty.

Chief Patron: Bennett-Parker

Status: In Committee

*A BILL to amend the Code of Virginia by adding in Title 36 a chapter numbered 13, consisting of sections numbered 36-176 through 36-181, relating to preservation of affordable housing; definitions; civil penalty.*

**SUMMARY AS INTRODUCED:**

**Preservation of affordable housing; definitions; civil penalty.** Creates a framework for localities to preserve affordable housing by exercising a right of first refusal on publicly supported housing, defined in the bill. The bill authorizes localities to implement an ordinance that requires an owner to accept a right of first refusal offer by the locality or qualified designee, defined in the bill, in order to preserve affordable housing for at least 15 years. The bill requires that any locality adopting such an ordinance to preserve affordable housing submit an annual report to the Department of Housing and Community Development by December 31.

**5 Last Events**

01/07/2025	House	Prefiled and ordered printed; Offered 01-13-2025 25101114D
01/07/2025	House	Referred to Committee on General Laws
01/14/2025	House	Fiscal Impact Statement from Department of Planning and Budget (HB1973)

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HB 2047 - Virginia Residential Landlord and Tenant Act; algorithmic pricing devices; study; report.

Chief Patron: Anthony

Status: In Committee

*A BILL to amend and reenact § 55.1-1200 of the Code of Virginia and to amend the Code of Virginia by adding sections numbered 55.1-1204.2, 55.1-1204.3, 55.1-1204.4, and 55.1-1219.1, relating to Virginia Residential Landlord and Tenant Act; algorithmic pricing devices; study; report.*

**SUMMARY AS INTRODUCED:**

**Virginia Residential Landlord and Tenant Act; algorithmic pricing devices; study; report.** Prohibits a landlord from, for the purpose of advising the landlord of the amount of rent to charge a prospective tenant for the occupancy of a dwelling unit, using, incorporating, or training an algorithmic pricing device, defined in the bill, to restrain the rental housing market in ways that constitute an unfair method of competition. The bill grants a tenant with a reasonable belief that his landlord has violated the prohibition an opportunity to file a written complaint with the Office of the Algorithmic Rent Pricing Ombudsman, created in the bill, or to bring an action against his landlord. The bill requires a landlord who uses an algorithmic pricing device to advise him of the amount of rent to charge a prospective tenant for the occupancy of a dwelling unit to disclose the same to a tenant.

The bill also directs the Virginia Housing Commission to study the deployment of algorithmic pricing devices and similar predictive technologies for the sale of housing in the Commonwealth to determine whether such devices perpetuate systemic biases prevalent in the housing market. The Commission shall report its findings and any recommendations for legislation to the Chairmen of the House Committee on General Laws and the Senate Committee on General Laws and Technology by November 1, 2026.

**5 Last Events**

01/07/2025	House	Prefiled and ordered printed; Offered 01-13-2025 25102630D
01/07/2025	House	Referred to Committee on General Laws

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HB 2048 - Virginia Housing Trust Fund; Virginia housing opportunity tax credit; community investment tax credit.

Chief Patron: Anthony

Status: In Committee

A BILL to amend and reenact §§ 36-142 and 58.1-439.30 of the Code of Virginia and to amend the Code of Virginia by adding in Article 13 of Chapter 3 of Title 58.1 a section numbered 58.1-439.12:13, relating to Virginia Housing Trust Fund; Virginia housing opportunity tax credit; community investment tax credit.

**SUMMARY AS INTRODUCED:**

**Virginia Housing Trust Fund; Virginia housing opportunity tax credit; community investment tax credit.** Requires the Department of Housing and Community Development to conduct an annual geographic equity assessment to identify distressed localities that have historically received less investment for housing and economic development. The bill provides that no more than 30 percent of funds from the Virginia Housing Trust Fund shall be allocated to a single locality and at least 20 percent of funds from the Fund shall be allocated to localities not considered urban by the most recent United States Census.

The bill extends the Virginia housing opportunity tax credit through taxable year 2030 and provides that \$12 million of such credits shall be allocated to a distressed locality as identified by the geographic equity assessment conducted by the Department. The bill further states that no more than \$18 million of such credits may be allocated to a single locality unless such locality is experiencing a severe housing shortage.

Finally, the bill establishes the community investment tax credit, which allows a taxpayer to claim a nonrefundable income tax credit for amounts invested in eligible projects, as defined by the bill. The amount of the credit shall be no more than 10 percent of the total investment amount, up to \$500,000, per taxpayer per taxable year.

5 Last Events

01/07/2025	House	Prefiled and ordered printed; Offered 01-13-2025 25102691D
01/07/2025	House	Referred to Committee on Finance

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HB 2054 - Affordable housing; assisted living facilities.

Chief Patron: Reaser

Status: In Committee

*A BILL to amend the Code of Virginia by adding a section numbered 15.2-2305.2, relating to affordable housing; assisted living facilities.*

**SUMMARY AS INTRODUCED:**

**Affordable housing; assisted living facilities.** Allows localities that have adopted an affordable housing program to negotiate that in an application for a special exception or special use permit affordable rental units be included for any proposed development of an assisted living facility. Such ordinance shall apply to applications approved on or after January 1, 2026.

5 Last Events

01/07/2025	House	Prefiled and ordered printed; Offered 01-13-2025 25104244D
01/07/2025	House	Referred to Committee on Counties, Cities and Towns

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## HB 2122 - Manufactured Home Lot Rental Act; landlord obligations.

Chief Patron: Maldonado

Status: Committee Referral Pending

*A BILL to amend and reenact §§ 55.1-1303 and 55.1-1311 of the Code of Virginia, relating to Manufactured Home Lot Rental Act; landlord obligations.*

### SUMMARY AS INTRODUCED:

**Manufactured Home Lot Rental Act; landlord obligations.** Requires a landlord to provide a copy of any written rental agreement, the statement of tenant rights and responsibilities developed for the Manufactured Home Lot Rental Act by the Department of Housing and Community Development and posted on its website, and, if the manufactured home lot is located within an area designated as a flood plain, a written disclosure that so states to the tenant within one week of the effective date of the written rental agreement. Under current law, a landlord is required to provide a copy of any written rental agreement and the statement of tenant rights and responsibilities to the tenant within one month of the effective date of the written rental agreement. The bill also requires a fee disclosure statement to be provided on the first page of the written rental agreement under the Manufactured Home Lot Rental Act.

#### 5 Last Events

01/07/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25101227D
01/07/2025	House	Committee Referral Pending

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## HB 2137 - Affordable dwelling unit program; City of Falls Church.

Chief Patron: Simon

Status: Committee Referral Pending

*A BILL to amend and reenact § 15.2-2304 of the Code of Virginia, relating to affordable dwelling unit program; City of Falls Church.*

### SUMMARY AS INTRODUCED:

**Affordable dwelling unit program; City of Falls Church.** Adds the City of Falls Church to the list of localities with authority to provide for an affordable dwelling unit program.

#### 5 Last Events

01/07/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25100822D
01/07/2025	House	Committee Referral Pending

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HB 2149 - Zoning for Housing Production Pilot Program created; affordable dwelling unit policy incentives; report.

Chief Patron: Carr

Status: Committee Referral Pending

*A BILL to amend the Code of Virginia by adding in Title 36 a chapter numbered 13, consisting of sections numbered 36-176 through 36-181, relating to Zoning for Housing Production Pilot Program created; affordable dwelling unit policy incentives; report.*

**SUMMARY AS INTRODUCED:**

**Zoning for Housing Production Pilot Program created; affordable dwelling unit policy incentives; report.** 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 from the Program, an eligible locality, as named in the bill, is required to make a change to its zoning policies to allow for by-right development that is expected to further the goal of creating and maintaining mixed-income communities, affordable housing, and moderately priced housing, as those terms are defined in the bill. The Department is required to establish certain guidelines for the Program and to notify eligible localities of the existence and purpose of the Program no later than September 1, 2025. The bill has an expiration date of July 1, 2028.

**5 Last Events**

01/07/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25101607D
01/07/2025	House	Committee Referral Pending

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HB 2151 - Virginia Residential Landlord and Tenant Act; definitions; community land trust.

Chief Patron: Carr

Status: Committee Referral Pending

*A BILL to amend and reenact § 55.1-1200 of the Code of Virginia, relating to Virginia Residential Landlord and Tenant Act; definitions; community land trust.*

**SUMMARY AS INTRODUCED:**

**Virginia Residential Landlord and Tenant Act; definitions; community land trust.** Revises the definition of a community land trust to remove the requirement that a community housing development organization under such definition must have a corporate membership open to any adult resident or organization of a particular geographic area specified in the bylaws of the organization and that the organization's board of directors must include a majority of members who are elected by the corporate membership.

**5 Last Events**

01/07/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25101609D
01/07/2025	House	Committee Referral Pending

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HB 2153 - Faith and housing; comprehensive plan; zoning; Department of Housing and Community Development.

Chief Patron: Carr

Status: Committee Referral Pending

*A BILL to amend the Code of Virginia by adding sections numbered 15.2-2223.6, 15.2-2292.3, and 36-139.9:1, relating to faith and housing; comprehensive plan; zoning; Department of Housing and Community Development.*

**SUMMARY AS INTRODUCED:**

**Faith and housing; comprehensive plan; zoning; Department of Housing and Community Development.** Grants authority to localities to adopt a variety of strategies intended to encourage and facilitate the development of affordable housing on property owned by religious organizations or tax-exempt nonprofit organizations. The bill allows localities to request administrative support from the Department of Housing and Community Development in the preparation of a faith and housing ordinance.

**5 Last Events**

01/07/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25101682D
01/07/2025	House	Committee Referral Pending

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HB 2175 - Local anti-rent gouging authority; civil penalty.

Chief Patron: Clark

Status: Committee Referral Pending

*A BILL to amend the Code of Virginia by adding a section numbered 15.2-959.1, relating to local anti-rent gouging authority; civil penalty.*

**SUMMARY AS INTRODUCED:**

**Local anti-rent gouging authority; civil penalty.** Provides that any locality may by ordinance adopt anti-rent gouging provisions. The bill provides for notice and a public hearing prior to the adoption of such ordinance and specifies that all landlords who are under the ordinance may be required to give at least two months' written notice of a rent increase and cannot increase the rent by more than the locality's calculated allowance, described in the bill as the maximum amount a landlord can increase a tenant's rent during any 12-month period, in effect at the time of the increase. The bill sets such allowance as equal to the annual increase in the Consumer Price Index or seven percent, whichever is less, states that such allowance is effective for a 12-month period beginning July 1 each year, and requires the locality to publish such allowance on its website by June 1 of each year. Certain facilities, as outlined in the bill, are exempt from such ordinance. The bill also requires a locality to establish an anti-rent gouging board that will develop and implement rules and procedures by which landlords may apply for and be granted exemptions from the rent increase limits set by the ordinance. Finally, the bill provides that a locality shall establish a civil penalty for failure to comply with the requirements set out in its ordinance.

**5 Last Events**

01/07/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25104638D
01/07/2025	House	Committee Referral Pending

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## HB 2203 - Department of Housing and Community Development reports; consolidation.

Chief Patron: Kilgore

Status: Committee Referral Pending

*A BILL to amend and reenact §§ 36-142 and 36-150 of the Code of Virginia and to amend the Code of Virginia by adding a section numbered 36-139.10, relating to Department of Housing and Community Development reports; consolidation.*

### SUMMARY AS INTRODUCED:

**Department of Housing and Community Development reports; consolidation.** Consolidates varying due dates for certain reports relating to the Department of Housing and Community Development to October 1 and requires such reports be submitted as part of one annual report, to be presented to the Governor and the General Assembly. The bill creates a requirement for (i) an annual report on the outcomes associated with closed projects that received a grant from the Virginia Growth and Opportunity Fund and requires the Department to use such report to create and maintain a public facing performance dashboard with such information to be updated annually and (ii) a comprehensive annual report on the state's homeless programs. The bill has a delayed effective date of January 1, 2026.

#### 5 Last Events

01/07/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25100708D
01/07/2025	House	Committee Referral Pending
01/14/2025	House	Fiscal Impact Statement from Department of Planning and Budget (HB2203)

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## HB 2218 - Virginia Residential Landlord and Tenant Act; rental payment methods.

Chief Patron: Tran

Status: Committee Referral Pending

*A BILL to amend and reenact § 55.1-1204 of the Code of Virginia, relating to Virginia Residential Landlord and Tenant Act; rental payment methods.*

### SUMMARY AS INTRODUCED:

**Virginia Residential Landlord and Tenant Act; rental payment methods.** Requires landlords subject to the Virginia Residential Landlord and Tenant Act to accept payment of periodic rent and any security deposit by any lawful means, including check, electronic funds transfer, debit or credit card, cash, and money order. The bill also removes the provision requiring the tenant to request a written receipt after paying in the form of cash or money order and requires the landlord to provide such written receipt as a matter of law. Finally, the bill prohibits a landlord from charging a tenant any fee for the collection or processing of any payment of rent, security deposit, or any other fees.

#### 5 Last Events

01/07/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25100872D
01/07/2025	House	Committee Referral Pending
01/14/2025	House	Fiscal Impact Statement from Department of Planning and Budget (HB2218)

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HB 2229 - Virginia Residential Landlord and Tenant Act; material noncompliance by landlord; rent escrow; relief.

Chief Patron: Cousins

Status: Committee Referral Pending

*A BILL to amend and reenact § 55.1-1244 of the Code of Virginia, relating to Virginia Residential Landlord and Tenant Act; material noncompliance by landlord; rent escrow; relief.*

#### SUMMARY AS INTRODUCED:

**Virginia Residential Landlord and Tenant Act; material noncompliance by landlord; rent escrow; relief.** Removes the requirement that, prior to the granting of any relief, a tenant shall pay into escrow any amount of rent called for under the rental agreement. The bill requires the tenant, during the pendency of the action, to pay into escrow the amount of rent that becomes due subsequent to the initial court date called for under the rental agreement within five days of the date due under such rental agreement, unless or until such amount is modified by a subsequent order of the court. The bill also provides that a failure of the tenant to make timely payments into escrow shall not be grounds for dismissal of the underlying action but may be considered by the court when issuing an order.

#### 5 Last Events

01/07/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25104297D
01/07/2025	House	Committee Referral Pending
01/14/2025	House	Fiscal Impact Statement from Department of Planning and Budget (HB2229)

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HB 2415 - Public housing authorities; indigent parties; unlawful detainer.

Chief Patron: Cousins

Status: Committee Referral Pending

*A BILL to amend and reenact §§ 8.01-129, 16.1-107, 55.1-1208, and 55.1-1245, as it is currently effective and as it shall become effective, of the Code of Virginia, relating to public housing authorities; indigent parties; unlawful detainer.*

#### SUMMARY AS INTRODUCED:

**Public housing authorities; indigent parties; unlawful detainer.** Exempts indigent defendants from having to post an appeal bond in unlawful detainer actions brought by a public housing authority. The bill also amends certain provisions of the Virginia Residential Landlord and Tenant Act to (i) prohibit any landlord that is a public housing authority from requiring a tenant to pay any fees for the maintenance or repair of a dwelling unit unless such repair is necessitated by the tenant's violation of the provisions of the Act and (ii) require, if a public housing authority issues a notice of nonpayment of rent to a tenant, such public housing authority to provide the tenant certain information printed on brightly colored paper explaining how the tenant may recertify the tenant's income in accordance with federal law and policy.

#### 5 Last Events

01/08/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25102142D
01/08/2025	House	Committee Referral Pending

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HB 2430 - Virginia Residential Landlord and Tenant Act; fee disclosure statement.

Chief Patron: Simon

Status: Committee Referral Pending

*A BILL to amend and reenact § 55.1-1204.1 of the Code of Virginia, relating to Virginia Residential Landlord and Tenant Act; fee disclosure statement.*

**SUMMARY AS INTRODUCED:**

**Virginia Residential Landlord and Tenant Act; fee disclosure statement.** Requires landlords subject to the Virginia Residential Landlord and Tenant Act to include on the first page of a written rental agreement an itemization of all charges to the tenant that comprise the security deposit and the amount of periodic rent due. Current law requires such landlords to provide a description of any rent and fees to be charged to the tenant in addition to the periodic rent. The bill also requires that such rental agreement contain the following statement immediately above such itemized list: No additional security deposits or rent shall be charged unless it is listed below or incorporated into this agreement by way of a separate addendum after execution of this rental agreement.

**5 Last Events**

01/08/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25101019D
01/08/2025	House	Committee Referral Pending
01/14/2025	House	Fiscal Impact Statement from Department of Planning and Budget (HB2430)

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HB 2480 - Zoning; traffic studies.

Chief Patron: Owen

Status: Committee Referral Pending

*A BILL to amend the Code of Virginia by adding sections numbered 15.2-2287.2 and 15.2-2287.3, relating to zoning; traffic studies.*

**SUMMARY AS INTRODUCED:**

**Zoning; traffic studies.** Provides that no locality shall require a traffic study as a condition for approval of a rezoning application that involves either a single-family or multifamily residential use of fewer than 50 residential units. The bill further provides that in any instance in which a locality requires a rezoning applicant to submit a traffic study as part of the application, the applicant shall be reimbursed by the locality for the costs of the traffic study if the locality does not accept the results of the traffic study or if the locality requires the applicant to make additional traffic-related improvements that are not required by the traffic study.

**5 Last Events**

01/08/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25100450D
01/08/2025	House	Committee Referral Pending

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HB 2603 - Affordable housing; county executive form of government.

Chief Patron: Lovejoy

Status: Committee Referral Pending

*A BILL to amend and reenact § 15.2-2304 of the Code of Virginia, relating to affordable dwelling unit ordinance; county executive form of government.*

**SUMMARY AS INTRODUCED:**

**Affordable housing; county executive form of government.** Adds counties with the county executive form of government to the list of localities with authority to provide for an affordable dwelling unit program. Albemarle County, which is already granted such authority under current law, and Prince William County are the only counties that have adopted such form of government.

**5 Last Events**

01/13/2025	House	Prefiled and ordered printed; Offered 01-13-2025 25104405D
01/13/2025	House	Committee Referral Pending

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HB 2641 - Statewide housing targets for localities.

Chief Patron: Helmer

Status: Committee Referral Pending

*A BILL to amend and reenact § 36-139 of the Code of Virginia and to amend the Code of Virginia by adding in Article 1 of Chapter 22 of Title 15.2 a section numbered 15.2-2209.4, relating to statewide housing targets for localities.*

**SUMMARY AS INTRODUCED:**

**Statewide housing targets for localities.** Requires localities to increase their total housing stock by at least 7.5 percent over the five-year period beginning January 1, 2026. The bill provides that, in order to meet the 7.5 percent growth target, a locality shall develop a housing growth plan that best meets the needs of the locality and may include any of various listed housing growth strategies. The bill further provides that, after January 1, 2031, an applicant who seeks local government approval for a residential development that will have the effect of increasing the supply of housing in a locality and has that application rejected may, in addition to other remedies, appeal such decision to the Housing Approval Board, which shall be established by the Director of the Department of Housing and Community Development. The bill authorizes the Housing Approval Board to overturn local decisions and approve applications under certain circumstances. However, if the Housing Approval Board determines that a locality has in good faith implemented at least three of the housing growth strategies listed in the bill and has not rejected more than 25 percent of new housing development proposals over the previous five years, the Housing Approval Board shall allow the local decision to stand. Finally, the bill provides that the Housing Approval Board shall give extra weight for increases in affordable housing and for the rehabilitation of current, underutilized housing stock.

**5 Last Events**

01/14/2025	House	Presented and ordered printed 25103848D
01/14/2025	House	Committee Referral Pending

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HJ 442 - Study; tax policies enacted by the Commonwealth and its political subdivisions concerning affordable housing; report.

Chief Patron: Orrock

Status: Committee Referral Pending

*Directing the Virginia Housing Commission to study the tax policies enacted by the Commonwealth and its political subdivisions concerning affordable housing. Report.*

**SUMMARY AS INTRODUCED:**

**Study; tax policies enacted by the Commonwealth and its political subdivisions concerning affordable housing; report.** Directs the Virginia Housing Commission to study the tax policies enacted by the Commonwealth and its political subdivisions concerning affordable housing and submit its report by the first day of the 2026 Regular Session of the General Assembly.

5 Last Events

01/06/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25101591D
01/06/2025	House	Committee Referral Pending

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SB 233 - Faith in Housing for the Commonwealth Act; construction of affordable housing.

Chief Patron: Hashmi

Status: Failed

*A BILL to amend the Code of Virginia by adding in Title 36 a chapter numbered 13, consisting of sections numbered 36-176 and 36-177, relating to Faith in Housing for the Commonwealth Act.*

24104744D

**SUMMARY AS INTRODUCED:**

**Faith in Housing for the Commonwealth Act.** Permits a religious organization, defined in the bill, to construct affordable housing on real estate owned by such religious organization (i) on or before January 1, 2024, or for a period of not less than five years, and (ii) for which the religious organization retains a majority ownership interest.

5 Last Events

01/09/2024	Senate	Referred to Committee on General Laws and Technology
01/24/2024	Senate	Senate committee, floor amendments and substitutes offered
01/24/2024	Senate	Senate committee, floor amendments and substitutes offered
01/24/2024	Senate	Continued to 2025 in General Laws and Technology (15-Y 0-N)
11/19/2024	Senate	Left in General Laws and Technology

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SB 430 - Residential development in certain areas; affordable housing.

Chief Patron: VanValkenburg

Status: Failed

*A BILL to amend and reenact § 15.2-2288.1 of the Code of Virginia, relating to residential development in certain areas; affordable housing.*

24104605D

**SUMMARY AS INTRODUCED:**

**Residential development in certain areas; affordable housing.** Provides that any type of residential use that is permitted in a locality shall be considered a conforming residential use on any parcel other than parcels zoned for (i) agriculture, (ii) conservation, or (iii) a different residential use. The bill states that no local ordinance shall require that a special exception, special use, or conditional use permit be obtained for a conforming residential use and that rights under existing zoning shall be considered vested pursuant to existing vesting provisions. The bill further provides that any residential development pursuant to the authority granted in the bill shall dedicate a minimum of 10 percent of the total number of housing units to housing affordable to households making at or below 120 percent of the area median income.

**5 Last Events**

01/09/2024	Senate	Prefiled and ordered printed; offered 01/10/24 24104605D
01/09/2024	Senate	Referred to Committee on Local Government
01/29/2024	Senate	Continued to 2025 in Local Government (15-Y 0-N)
11/19/2024	Senate	Left in Local Government

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SB 596 - Virginia Residential Landlord and Tenant Act; noncompliance with rental agreement.

Chief Patron: Ebbin

Status: Failed

*A BILL to amend and reenact the second enactment of Chapter 47 of the Acts of Assembly of 2020, Special Session I; to amend and reenact §§ 55.1-1236 and 55.1-1245 of the Code of Virginia; and to amend the Code of Virginia by adding a section numbered 55.1-1245.1, relating to Virginia Residential Landlord and Tenant Act; noncompliance with rental agreement; emergency eviction process.*

24104621D

**SUMMARY AS INTRODUCED:**

**Virginia Residential Landlord and Tenant Act; noncompliance with rental agreement; emergency eviction process.** Reduces from 15 to seven the number of days, after the date upon which a tenant is served a landlord's intent to terminate the tenancy due to certain illegal activities by the tenant, within which the initial hearing on the landlord's action for immediate possession of the premises shall be held. The bill also reorganizes certain provisions of the Virginia Residential Landlord and Tenant Act to consolidate language and organize the structure of certain provisions of the Act.

**5 Last Events**

01/10/2024	Senate	Prefiled and ordered printed; offered 01/10/24 24104621D
01/10/2024	Senate	Referred to Committee on General Laws and Technology
01/17/2024	Senate	Impact statement from DPB (SB596)
02/07/2024	Senate	Continued to 2025 in General Laws and Technology (15-Y 0-N)
11/19/2024	Senate	Left in General Laws and Technology

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SB 800 - Budget Bill.

Chief Patron: Lucas

Status: In Committee

*A BILL to amend and reenact Chapter 2 of the Acts of Assembly of 2024, Special Session I, as amended by Chapters 3 and 4 of the Acts of Assembly of 2024, Special Session I, which appropriates the public revenues for two years ending, respectively, on June 30, 2025, and June 30, 2026; a Bill to amend and reenact § 58.1-15, § 58.1-322.03, § 58.1-416, § 58.1-419, § 58.1-422.4, § 58.1-422.5, and § 58.1-492 of the Code of Virginia; and a Bill to amend the Code of Virginia by adding § 58.1-339.15 and § 58.1-416.1.*

**SUMMARY AS INTRODUCED:**

Budge Bill. Amends items of and adds items to Chapter 2 of the Acts of Assembly of 2024, Special Session I.

5 Last Events

12/18/2024	Senate	Prefiled and ordered printed; Offered 01-08-2025 25103938D
12/18/2024	Senate	Referred to Committee on Finance and Appropriations

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SB 828 - Income tax, state; housing opportunity tax credit, sunset extended.

Chief Patron: Locke

Status: In Committee

*A BILL to amend and reenact §§ 58.1-439.29 and 58.1-439.30 of the Code of Virginia, relating to income tax; Virginia housing opportunity tax credit; sunset extended.*

**SUMMARY AS INTRODUCED:**

**Income tax; housing opportunity tax credit; sunset extended.** Extends the housing opportunity tax credit sunset date from taxable year 2025 to taxable year 2030. The bill also increases the aggregate credit cap across all calendar years from \$255 million to \$1.505 billion and imposes an annual aggregate credit cap of \$250 million in each calendar year between 2026 and 2030. The bill also provides that of the \$250 million in credits authorized per calendar year from 2026 through 2030, 33 percent shall be reserved for qualified projects located in a geographic area within the Balance of State Pool, defined in the bill. This bill is a recommendation of the Virginia Housing Commission.

5 Last Events

12/31/2024	Senate	Prefiled and ordered printed; Offered 01-08-2025 25103999D
12/31/2024	Senate	Referred to Committee on Finance and Appropriations

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SB 839 - Zoning; by-right multifamily development in areas zoned for commercial use.

Chief Patron: VanValkenburg

Status: In Committee

*A BILL to amend the Code of Virginia by adding a section numbered 15.2-2286.2, relating to zoning; by-right multifamily development.*

**SUMMARY AS INTRODUCED:**

**Zoning; by-right multifamily development in areas zoned for commercial use.** Requires a locality to provide in its zoning ordinance provisions allowing for the by-right development and construction of multifamily residential uses on all land contained in commercial or business zoning district classifications. The bill provides that the review and approval of such development shall be done administratively by the locality's staff and that any residential development that dedicates a minimum of 10 percent of the total number of housing units to households with a household income at or below 80 percent of the area median income shall be granted an accelerated plan review and permit approval process by the locality's staff.

**5 Last Events**

01/02/2025	Senate	Prefiled and ordered printed; Offered 01-08-2025 25102146D
01/02/2025	Senate	Referred to Committee on Local Government

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SB 932 - Zoning; development and use of accessory dwelling units.

Chief Patron: Salim

Status: In Senate

*A BILL to amend the Code of Virginia by adding a section numbered 15.2-2292.3, relating to zoning; development and use of accessory dwelling units.*

**SUMMARY AS INTRODUCED:**

**Zoning; development and use of accessory dwelling units.** Requires a locality to include in its zoning ordinances for single-family residential zoning districts accessory dwelling units, or ADUs, as defined in the bill, 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 bill prohibits the locality from requiring (i) dedicated parking for the ADU except in densely developed neighborhoods; (ii) setbacks for the ADU greater than that of the primary dwelling; and (iii) consanguinity or affinity between the occupants of the ADU and the primary dwelling. The bill has a delayed effective date of July 1, 2026.

**5 Last Events**

01/06/2025	Senate	Referred to Committee on Local Government
01/13/2025	Senate	Reported from Local Government with amendments (6-Y 5-N 2-A)
01/14/2025	Senate	Rules suspended
01/14/2025	Senate	Constitutional reading dispensed (on 1st reading) (37-Y 0-N)
01/14/2025	Senate	Passed by for the day

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SB 975 - Statewide housing targets for localities.

Chief Patron: VanValkenburg

Status: In Committee

*A BILL to amend and reenact § 36-139 of the Code of Virginia and to amend the Code of Virginia by adding in Article 1 of Chapter 22 of Title 15.2 a section numbered 15.2-2209.4, relating to statewide housing targets for localities.*

**SUMMARY AS INTRODUCED:**

**Statewide housing targets for localities.** Requires localities to increase their total housing stock by at least 7.5 percent over the five-year period beginning January 1, 2026. The bill provides that, in order to meet the 7.5 percent growth target, a locality shall develop a housing growth plan that best meets the needs of the locality and may include any of various listed housing growth strategies. The bill further provides that, after January 1, 2031, an applicant who seeks local government approval for a residential development that will have the effect of increasing the supply of housing in a locality and has that application rejected may, in addition to other remedies, appeal such decision to the Housing Approval Board, which shall be established by the Director of the Department of Housing and Community Development. The bill authorizes the Housing Approval Board to overturn local decisions and approve applications under certain circumstances. However, if the Housing Approval Board determines that a locality has in good faith implemented at least three of the housing growth strategies listed in the bill and has not rejected more than 25 percent of new housing development proposals over the previous five years, the Housing Approval Board shall allow the local decision to stand. Finally, the bill provides that the Housing Approval Board shall give extra weight for increases in affordable housing and for the rehabilitation of current, underutilized housing stock.

**5 Last Events**

01/07/2025	Senate	Prefiled and ordered printed; Offered 01-08-2025 25104261D
01/07/2025	Senate	Referred to Committee on Local Government

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SB 995 - Department of Housing and Community Development; Task Force on Property Appraisal and Valuation Equity.

Chief Patron: Williams Graves

Status: In Committee

*A BILL to amend the Code of Virginia by adding in Chapter 8 of Title 36 a section numbered 36-140.02, relating to Department of Housing and Community Development; Task Force on Property Appraisal and Valuation Equity.*

**SUMMARY AS INTRODUCED:**

**Department of Housing and Community Development; Task Force on Property Appraisal and Valuation Equity.** Creates the Task Force on Property Appraisal and Valuation Equity to study the misvaluation and undervaluation of real property owned by minority individuals to combat bias in real property appraisal and valuation. The bill requires the Task Force to meet at least annually and to report to the Governor and General Assembly by December 1 of each year regarding its activities and any recommendations. The bill expires on July 1, 2028.

**5 Last Events**

01/07/2025	Senate	Prefiled and ordered printed; Offered 01-08-2025 25102981D
01/07/2025	Senate	Referred to Committee on Rules

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SB 1011 - Affordable dwelling unit program; City of Falls Church.

Chief Patron: Salim

Status: In Senate

*A BILL to amend and reenact § 15.2-2304 of the Code of Virginia, relating to affordable dwelling unit program; City of Falls Church.*

**SUMMARY AS INTRODUCED:**

**Affordable dwelling unit program; City of Falls Church.** Adds the City of Falls Church to the list of localities with authority to provide for an affordable dwelling unit program.

**5 Last Events**

01/07/2025	Senate	Referred to Committee on Local Government
01/13/2025	Senate	Reported from Local Government (12-Y 1-N)
01/14/2025	Senate	Rules suspended
01/14/2025	Senate	Constitutional reading dispensed (on 1st reading) (37-Y 0-N)
01/14/2025	Senate	Passed by for the day

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SB 1344 - Virginia Housing Trust Fund; creation and management.

Chief Patron: Jordan

Status: In Committee

*A BILL to amend and reenact § 36-142 of the Code of Virginia, relating to Virginia Housing Trust Fund; creation and management.*

**SUMMARY AS INTRODUCED:**

**Virginia Housing Trust Fund; creation and management.** Provides that the Department of Housing and Community Development (the Department) shall use at least 65 percent of the moneys from the Virginia Housing Trust Fund (the Fund) to provide flexible financing for low-interest loans through eligible organizations and up to 35 percent of the moneys from the Fund to provide grants through eligible organizations for targeted efforts to reduce homelessness. Under current law, the Department is required to use at least 80 percent of the moneys from the Fund to provide flexible financing for low-interest loans and up to 20 percent of the moneys from the Fund to provide grants for targeted efforts to reduce homelessness.

5 Last Events

01/13/2025	Senate	Prefiled and ordered printed; Offered 01-13-2025 25101749D
01/13/2025	Senate	Referred to Committee on General Laws and Technology

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**Counts:** HB: 32 HJ: 1 SB: 11 SJ: 0