

2026 Session VA General Assembly

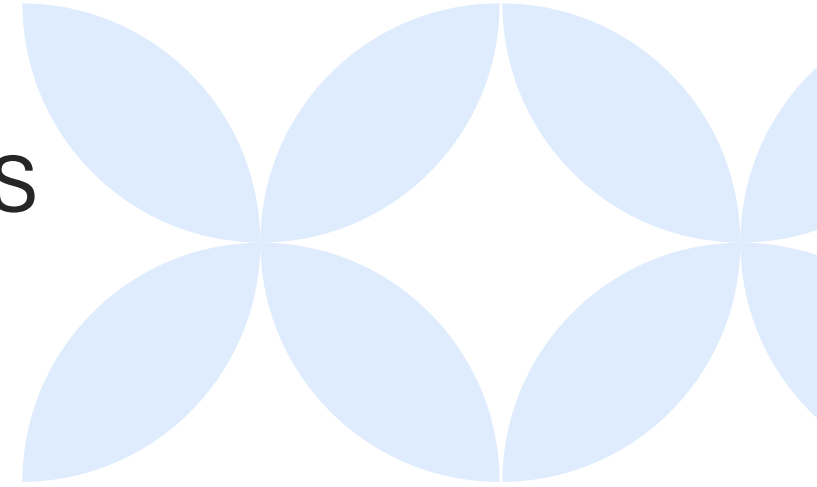
HOUSING COMMISSION

JUNE 4, 2026

REGULAR SESSION

The General Assembly meets annually, beginning on the second Wednesday in January, for **60 days in even-numbered years** and for 30 days in odd-numbered years, with an option to extend annual sessions for a maximum of 30 days. The Senate of Virginia and the Virginia House of Delegates, both bodies of the Virginia Legislature, meet in the historic, working Capitol building in Richmond, Virginia.

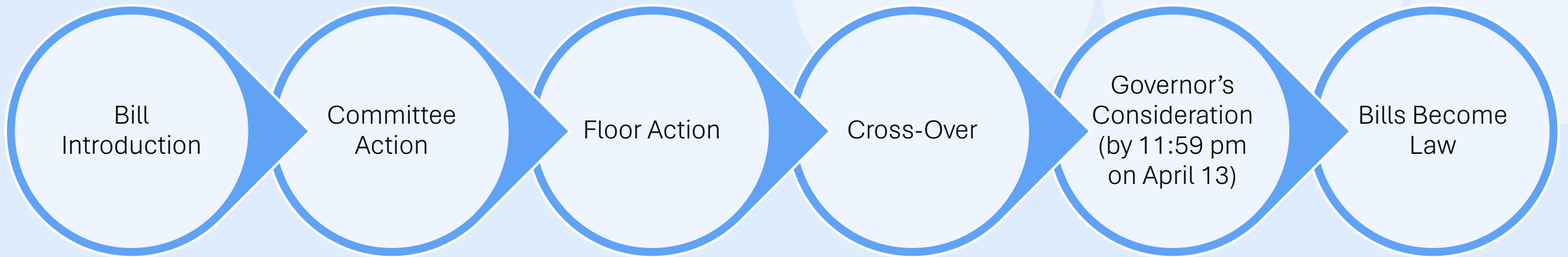
2026 REGULAR SESSION STATISTICS VA GENERAL ASSEMBLY



Type	Introduced	Passed House	Passed Senate	Passed	Incorporated	Failed	Approved	Vetoed	Continued to Next Session
H.B	1530	852	735	727	54	495	710	16	254
H.J.R	317	287	286	285	0	18	4	0	12
H.R	486	477	0	477	0	6	0	0	0
S.B	836	440	523	429	32	203	414	15	174
S.J.R	296	289	281	289	0	6	3	0	1
S.R	172	0	171	171	0	0	0	0	1
Totals	3637	2345	1996	2378	86	728	1,131	31	442



VA GENERAL ASSEMBLY - BILLS BECOME LAWS



- Sign into law
- Amend & return to GA
- Veto & return to GA – can override
- Take no action – law without signature
- GA reconvenes to consider actions

A COUPLE BILLS OF NOTE...

Priority topics

- Housing (production: by-right, manufactured, affordable, workforce (employees), etc. and tenant rights)
- Data centers
- Power, solar, battery storage

Increasing data requests

- SB665 (Srinivasan)
 - Department of Housing and Community Development; local housing policy; report to Department. Expands 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. This bill is identical to HB 356.
- SB666 (Srinivasan)
 - Department of Housing and Community Development; housing development database. Requires the Department of Housing and Community Development to collect from each locality...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.

HOUSING | LANDLORD AND TENANT

[HB 14](#) (Price) | Approved

Virginia Residential Landlord and Tenant Act; enforcement by localities.

[HB 15](#) (Price) | Approved

Virginia Residential Landlord and Tenant Act; landlord remedies; noncompliance with rental agreement; mandatory waiting period. Increases the mandatory waiting period for a landlord to pursue remedies for termination of the rental agreement from five days to 14 days.

[HB 174](#) (Feggans) | Approved

Virginia Residential Landlord and Tenant Act; tenant remedies; early termination of rental agreement by military personnel.

HOUSING | LANDLORD AND TENANT

[HB281](#) (Callsen) | Approved

Virginia Residential Landlord and Tenant Act; noncompliance as defense to action for possession for nonpayment of rent. Removes the provision requiring that a tenant in possession of a dwelling unit, prior to asserting a defense against an action for rent or possession, pay into court the amount of rent found by the court to be due and unpaid and for such amount to be held by the court pending the issuance of an order.

[HB 837](#) (McClure) | Approved

Virginia Residential Landlord and Tenant Act; Eviction Diversion Program; eligibility. Requires any general district court that implements the Eviction Diversion Program to attach information about the Program, including eligibility criteria, to any summons for unlawful detainer.

[HB 1005](#) (Tran) | Approved

Virginia Residential Landlord and Tenant Act; rental payment methods; prohibited fees. Requires a landlord subject to the Virginia Residential Landlord and Tenant Act to accept payment of periodic rent and any security deposit by check and money order.

HOUSING RELATED

[HB4](#) (Bennett-Parker) | Approved

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.

[HB352](#) (Thomas) | Approved

Local authority; affordable housing performance grant programs. Allows any locality that has created an industrial development authority or economic development authority (the Authority) to establish, by ordinance, an affordable housing performance grant program. Such ordinance authorizes the Authority to award affordable housing performance grants to qualifying applicants.

[SB328](#) (Perry) | Approved

Housing for local employees; grants for homeownership and workforce housing alternatives. Eliminates the maximum amount a locality may provide (i) to employees of the locality, employees of the school board, and employees of constitutional officers for homeownership grants to purchase primary residences in the locality and (ii) to school division personnel for residential housing assistance grants to provide affordable workforce housing alternatives.

HOUSING RELATED

[HB1212](#) (Sewell) | Approved

Small lot residential zoning districts. *Requires* any locality with a population of 50,000 or more to adopt, maintain, and apply to land within its boundaries at least one zoning district classification that permits a single-family dwelling on a lot with a minimum lot area not exceeding 3,000 square feet. The bill provides that such zoning district classifications shall not impose minimum lot widths exceeding 30 feet or setback, lot coverage, or density requirements that would preclude construction of eligible dwellings on conforming lots. The bill's provisions do not apply to areas within a historic district.

[HB594](#) (Simonds) | Approved

Expedited approval for certain affordable housing developments. Allows a locality, by ordinance, to authorize a zoning administrator to use an administrative process to approve rezoning applications for certain affordable housing developments.

[HB922](#) / [SB296](#) (Lopez / Favola) | **Continued**

County manager plan of government; affordable dwelling unit ordinance. Increases local authority over affordable housing for counties that have adopted the county manager plan of government (Arlington County).

HOUSING+ RELATED

[HB888](#) (Shin) | Approved

Minimum off-street parking requirements in certain areas. Provides that a locality *shall not require*, as a condition of zoning approval, minimum off-street parking for residential, multifamily, or mixed-use development located within a designated area, as defined in the bill, in amounts exceeding (i) 0.5 parking spaces per dwelling unit for multifamily or mixed-use residential development and (ii) one parking space per dwelling unit for one-family and two-family dwellings and townhouses.

[HB1279](#) / [SB388](#) (Cole, JG / McPike) | Approved

Affordable housing; religious organizations and other nonprofit tax-exempt properties. Allows for the 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 provides that *zoning ordinances shall allow* the by-right development and construction of housing on real property owned by such organizations, subject to various conditions and limitations. The bill provides that the review of such developments be completed pursuant to general law and states that localities shall not require a special exception, special use permit, conditional use permit, rezoning, or any discretionary review or approval process. The bill requires that at least 60 percent of the housing development's total units be for affordable housing and that the housing development remain affordable for at least 30 years. The bill also provides that all such housing is subject to local real property taxation following completion, unless explicitly exempted by the locality. The bill has a *delayed effective date of January 1, 2027, and expires on January 1, 2031*. This bill is identical to SB 388.

CONTINUED RESEARCH

- Virginia State Legislative Information System
- <https://lis.virginia.gov/bill-search>

The screenshot displays the Virginia Legislative Information System (LIS) interface. At the top, there is a navigation bar with links for 'VIRGINIA GENERAL ASSEMBLY / LIS LEARNING CENTER / PRIVACY POLICY / LIS HOME / REGISTER ACCOUNT / LOGIN'. Below this, a secondary navigation bar includes 'Session Information', 'Bills & Resolutions', 'State Budget', 'Virginia Law', and 'Reports to the General Assembly'. The main header reads 'BILLS & RESOLUTIONS' with a search bar on the right that says 'Search for keyword, chapter, or bill number' and a 'Find a Bill' button. A dropdown menu shows '2026 Regular Session'. On the left side, there are several interactive elements: 'Lobbyist-in-a-Box' with a 'Log in to View Watchlists' link, 'Bills by Category' with a 'View Bills by Category List' link and an 'Include Failed Legislation' toggle switch, and a 'Find a Bill' dropdown. The main content area is titled '2026 Regular Session: Bills by Category' and features four filter columns: 'Bills by Member' (Choose a Member), 'Bills by Committee' (Choose a Committee), 'Bills by Subject' (Choose a Subject), and 'Bills Introduced by Day' (calendar icon). Below these filters, there are four categories of bills: 'Introduced' (All legislation, Most frequently accessed), 'Passed' (Passed the House, Passed the Senate, Passed, Enrolled, Signed by Speaker & President), 'Sent to Conference' (In Conference, Conference Report Agreed to, Failed in Conference), and 'Governor' (Governor's recommendations, Governor's recommendation adopted, Approved or enacted, Vetoed, Acts of Assembly chapters). At the bottom, there are two more categories: 'Failed/Awaiting Action' (Failed, Pending, Continued to next session, Continued from last session) and 'Incorporated' (Incorporated).