



Virginia General Assembly Housing Legislation Overview

Tenant - Landlord Relations

[HB1638](#): Requires the Virginia Department of Housing and Community Development to develop a criminal record screening model policy for affordable housing under the Virginia Residential Landlord and Tenant Act, maintaining compliance with federal Fair Housing Act guidelines. Landlords must follow this policy and provide it to applicants.

[SB812/HB1719](#): Increases from 5 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. The notice must be served before the landlord may pursue remedies for termination of the rental agreement, such as eviction.

[SB815](#): Prohibits a residential landlord from taking "adverse action," if they own more than four rental dwelling units or more than a 10% interest in more than four rental dwelling units, whether individually or through a business entity, in the Commonwealth.

[SB1043/HB1867](#): Provides that a landlord shall be required to provide written notice of nonrenewal to any tenant, if they who own more than four rental dwelling units or more than a 10% interest in more than four rental dwelling units, whether individually or through a business entity, in the Commonwealth.

[SB1121/HB2415](#): 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.

Affordable Housing Initiatives

[HB2781](#): Expands the authority to establish affordable dwelling unit programs to counties with a county executive form of government. Albemarle County, which is already granted such authority under current law, and Prince William County are the only counties that have adopted such a form of government.

[HB1973](#): Creates a framework for localities to preserve affordable housing and authorizes localities to implement an ordinance that requires an owner to accept a right of first refusal offered by the locality or qualified designee, on publicly supported housing, defined in the bill, in order to preserve affordable housing for at least 15 years.



[SB1313](#): Authorizes any locality in the Commonwealth to provide for an affordable housing dwelling unit program by amending the zoning ordinance of such locality. Current law restricts such authorization to counties with an urban county executive or county manager form of government and certain other localities. The bill has a delayed effective date of July 1, 2026.

Reporting and Oversight

[HB2396/SB1270](#): Directs the Virginia Housing Development Authority to form a technical advisory group to address deed fraud and submit findings by November 1, 2025.

[SB787](#): Consolidates due dates for reports from the Department of Housing and Community Development into one annual report due on October 1 of each year.

Energy Efficiency

[SB777](#): Establishes an Income-Qualified Energy Efficiency and Weatherization Task Force to assess barriers and improve energy efficiency services for low-income households, requiring a report by September 30, 2026.

Zoning and Land Use

[HB2533](#): Clarifies that local comprehensive plans may include accessory dwelling units in their residential development strategies.

[SB974](#): Transfers administrative review authority for subdivision ordinances from planning commissions to designated agents to expedite approval processes.

[HB2245](#): Directs the Department of Taxation to develop a uniform income and expense reporting form that may be provided by duly authorized assessors and completed by the owners of affordable rental housing properties prior to assessment of such affordable rental housing properties.

Homelessness

[SB1251/HB2071](#): Provides that the Commissioner of the Department of Veterans Services shall assist the Department of Corrections, sheriffs, and local and regional jails, in utilizing the U.S. Department of Veterans Affairs' Veterans Re-Entry Search Services system to identify veterans incarcerated in state prisons and local and regional jails. The system will help such veterans prepare for release or re-entry, reduce recidivism and homelessness, connect such veterans to resources to address the challenges of post-traumatic stress disorder, and divert eligible veterans to treatment dockets.



Miscellaneous Housing Regulations

[HB2122](#): Mandates clearer fee disclosures in manufactured home rental agreements and informs renters about insurance coverage for flood risks.

[SB816](#): Adjusts provisions for real property tax exemptions for elderly and disabled individuals, allowing localities to require payment of delinquent taxes before granting exemptions.