

Virginia Housing Commission 2025 Interim Bills Referred

Bill Number/ Code Section	Title	Workgroup	Summary as Referred
HB 1790 (Orrock) § 15.2-2280 . Zoning ordinances generally.	Zoning ordinances; residential district classifications; affordable housing	Neighborhood Transitions, Local Land Use and Community Living	Authorizes a locality, within the residential district classifications of its zoning ordinance, to include districts specifically designated for affordable housing.
SB 1344 (Jordan) § 36-142 . Creation and management of Fund.	Virginia Housing Trust Fund; creation and management	Affordable Housing Solutions, Landlord/ Tenant & Real Estate Law	Provides that DHCD (the Department) shall use at least 65% 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% 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% of the moneys from the Fund to provide flexible financing for low-interest loans and up to 20% of the moneys from the Fund to provide grants for targeted efforts to reduce homelessness.
HB 1708 (Gardner) no code section	Access to Housing Task Force; report	Affordable Housing Solutions, Landlord/ Tenant & Real Estate Law	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.
HB 2542 (Seibold) § 55.1-1823.2 . <i>Amateur radio antennas permitted.</i>	Common interest communities; amateur radio antennas permitted	Neighborhood Transitions, Local Land Use and Community Living	Prohibits certain common interest community associations from prohibiting the installation of an amateur radio antenna on the roof of the unit owned by the unit owner or on a roof appurtenant to the unit owned by the unit owner or, in the case of a property owners' association, a lot owner's property, and sets forth provisions governing the installation and removal of such amateur radio antennas.
HB 1709 (Gardner) § 55.1-1222 . Access of tenant to cable, satellite, broadband, and other facilities.	Va. Residential Landlord & Tenant Act; landlord obligations access, of tenant to broadband services	Affordable Housing Solutions, Landlord/ Tenant & Real Estate Law	Prohibits the landlord of a multifamily dwelling unit from accepting payment from a provider of broadband service for granting such provider mere access to the landlord's tenants or giving such tenants mere access to such service. The bill also prohibits a landlord from demanding or accepting payment from tenants in exchange for such a service unless the landlord itself is the provider of the service.
HB 2048 (Anthony) § 36-142 . Creation and management of Fund.	Virginia Housing Trust Fund; geographic equity impact assessment.	Affordable Housing Solutions, Landlord/ Tenant & Real Estate Law	Require DHCD to conduct an annual geographic equity assessment (GEIA) to identify distressed localities that have historically received less investment for housing and economic development. The bill provides that, of the 80% of moneys from the Fund used to provide flexible financing for low-interest loans, no more than 20% shall be allocated to a single locality unless such locality has been identified as underserved in the most recent GEIA.

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SB 1452 (Sturtevant) § 6.2-419.1 . <i>Certain restrictions on conveyance or assumption; prohibited.</i>	Conveyance or assumption; certain restrictions prohibited	Neighborhood Transitions, Local Land Use and Community Living	Certain restrictions on conveyance or assumption; prohibited. Prohibits the holder of the obligation secured by a mortgage or deed of trust on certain residential real estate from imposing, agreeing to, or enforcing a legal restriction on conveyance or restriction on the assumption of a residential mortgage or deed of trust. The bill requires a holder, if a mortgage or deed of trust requires approval of the holder for a conveyance or assumption, to approve the sale or transfer of all or part of the encumbered property, or the sale or transfer of a beneficial interest in a trust all or part of the property, if (i) at least one of the people acquiring ownership is determined to be creditworthy under generally accepted mortgage underwriting standards; (ii) the seller retains an ownership interest in the property; or (iii) the transfer is by devise or descent. The bill provides that legal restrictions on conveyance are acceptable if the restriction is part of an eligible governmental or nonprofit program if the program is designed to assist the purchase of low-income or moderate-income housing.
HB 2602 (Cole) § 15.2-926 . Prohibiting loitering; frequenting amusements and curfew for minors; sleeping in vehicles; penalty. § 15.2-926.01 . <i>Localities shall provide temporary shelter; public camping.</i>	Persons seeking temporary shelter; provision of temporary shelter by locality	Affordable Housing Solutions, Landlord/ Tenant & Real Estate Law	Prohibits a locality from adopting or enforcing any ordinance that creates criminal penalties for sleeping or seeking temporary shelter in a legally parked vehicle and provides that no person who is sleeping or seeking temporary shelter in a legally parked car shall be detained solely for such reason. The bill prohibits a locality from detaining any person who is public camping, as defined in the bill, solely for such reason unless the locality is able to immediately provide other temporary shelter to such person or the person is deemed to pose an immediate threat to the public. The bill also requires a locality to make a reasonable effort to provide temporary shelter for individuals without housing and gives authority to use government-owned property for such purpose.
SB 1139 (Sturtevant) § 2.2-2240.3 . Definitions; Virginia Jobs Investment Program and Fund; composition; general qualifications. § 2.2-2240.7 . <i>Virginia Workforce Housing Assistance Program; report.</i>	Virginia Workforce Housing Assistance Program; established, report	Neighborhood Transitions, Local Land Use and Community Living	Establishes the Virginia Workforce Housing Assistance Program to provide grants to eligible employers, defined in the bill, that set up housing down payment assistance programs for employees in amounts equal to the lesser of 15% of housing down payment assistance expenses incurred by an eligible employer during the fiscal year or \$50,000. The bill specifies that an eligible employer may only receive grants in the aggregate of up to \$150,000 across all fiscal years or \$250,000 for housing down payment assistance expenses incurred for employees in certain fiscally stressed localities. The bill provides that the Program be administered by the Department of Housing and Community Development in coordination with the Virginia Economic Development Partnership Authority.

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Bill Number/ Code Section	Title	Workgroup	Summary as Referred
HB 2238 (Martinez) § 15.2-961 . Replacement of trees during development process in certain localities.	Preservation of existing trees during development; certain localities.	Neighborhood Transitions, Local Land Use and Community Living	Allows a locality with a population of at least 75 people per square mile or a locality located within the Chesapeake Bay watershed, when assessing the adequacy of existing trees identified by the developer during the development process to be preserved or in assessing the overall impact of the development on existing trees, to require, by ordinance, the developer to (i) submit a survey or map detailing the location of critical root zones on the subject property, including any roots from mature trees that have grown over the subject property line to the abutting property or property adjacent to the subject property, or (ii) provide other information reasonably calculated to assist the locality to determine if such trees are sufficient to meet all or part of the tree canopy requirements.

Requested by Letter			
Code Section	Patron	Topic	Workgroup
§ 55.1-1206. Landlord may obtain certain insurance for tenant.	Ebbin	Study related costs to tenants when opting out of required damage insurance provided by landlords and obtaining separate insurance from the landlord's chosen provider	Affordable Housing Solutions, Landlord/ Tenant & Real Estate Law
	Surovell	Mandatory disclosure for home sales subject to Chesapeake Bay Preservation Act	Affordable Housing Solutions, Landlord/ Tenant & Real Estate Law
	Surovell	Prohibiting home inspectors from disclaiming civil liability below insurance requirements. Caveat emptor/buyer beware	Affordable Housing Solutions, Landlord/ Tenant & Real Estate Law
§ 55.1	Surovell	Prohibited acquisition of residential land by large corporations	Affordable Housing Solutions, Landlord/ Tenant & Real Estate Law

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	Stanley (requested by mayor of Alexandria)	Right of First Refusal	Neighborhood Transitions, Local Land Use and Community Living
	Maldonado	Feasibility of establishing manufactured home subdivisions/zoning ordinances in Virginia	Neighborhood Transitions, Local Land Use and Community Living
	DeSteph	Declarant control of residential developments and the process for transitioning control to lot owners	Neighborhood Transitions, Local Land Use and Community Living