

2026 Local Rent Control Authority Bill Study

Study Plan

This document is a guideline; study plans are subject to changes as needed. Materials will be provided to members to aid discussion. Staff study actions are based in part on legislators' input and public discussions during initial bill hearings. Staff studies will be updated to include conclusions reached by the Workgroup and Full Commission.

During the 2026 General Assembly Session, the House Counties, Cities, and Towns Subcommittee #3 recommended [HB 278 \(Clark\)](#) be sent to the Commission for further study. [SB 355](#) was continued to 2027 in the Senate Local Government Committee.

Staff Study Actions:

- Conduct comparative analysis on language used in other states and localities.
- Conduct case studies by examining changes in rental prices, rental fees, building permitting, and building construction.
- Assess the economic impact of different policy options on stakeholders, including tenants and housing providers.
- Study other rent-control regulatory models and formulas to determine policy options.
- Compile and analyze rental price trends across Virginia.
- Examine the potential impact as a tool for affordable housing preservation.
- Conduct a literature review.
- Analyze the provisions of [HB 278](#) and [SB 355](#) and provide recommendations.

Workgroup Actions:

- Discuss policy options and provide recommendations for consideration by the full Commission.
- Work with staff to draft potential language for consideration at the final full Commission meeting.