

2017 LEGISLATIVE AGENDA

HOME BUILDERS ASSOCIATION OF VIRGINIA (HBAV)

HOUSE BILL 1697: EXTENSION OF PLAN VALIDITY: Patron: Delegate Danny Marshall.

HBAV supports an extension of local government approved land use plans enacted in 2012. The land use validity legislation is set to expire on July 1, 2017. Such an extension protects the investment that homebuilders have made in these sites, and provide an adequate supply of approved lots when demand returns for such building sites. The legislation will also save localities the resources that would otherwise be required to reconsider already approved land use plans. Reconsideration of previously approved land use plans could take many months or more than one year to complete. – HB 1697 Committee on Counties, Cities and Towns

SENATE BILL 1193 by Senator Richard Stuart and HOUSE BILL 1979 by Delegate Chris Peace: CONTRACTOR LICENSING AGREEMENT & ESTABLISHMENT OF CLASS D CONTRACTORS REGISTRATION: HBAV supports legislation to clarify that any contractor that directly employs or otherwise contracts with a person who is not licensed or fails to maintain a license for work that requires a license is responsible for any resulting fines or penalties.

Senate Bill 1193 and House Bill 1979 also provides for a new class of Registration or certain project contractors engaged in low-cost projects under the supervision of licensed contractors. Currently, Virginia's Contractor Licensing Laws have a Class A, B, and C Licensures. Class D Contractors would have to register with the Board for Contractors. They would be required to be supervised or managed and warranted by a Class A, B, or C Contractor, would have to receive a Form 1099, would use his own tools and equipment and, would be paid on a per-project basis. Work performed by a Class D contractor shall not exceed \$1,000 per project. SB 1193 – Committee on General Laws & Technology; HB 1979 – Committee Referral Pending

HOUSE BILL 1797: PROFFER AMENDMENT NOTICE REQUIREMENTS: Patron: Delegate Chris Stolle. HBAV supports direct mail notice of a proposed Proffer Amendments to adjoining property owners. Previously, a Circuit Court decision required all landowner's subject to an existing proffered condition to be a co-applicant of the amendment. The General Assembly addressed that local court decision by only requiring direct mail notice to all such landowners, which could total thousands of landowners at a significant expense for an applicant of a proffer amendment. The Virginia Supreme Court has now reversed the lower court decision. Therefore, HBAV supports amending the Code of Virginia to a more reasonable notice requirement: direct mail notice to property owners within 2,000 feet of the location of the proffer amendment, and general notice to all other landowner's subject to a proffer. HB 1797 Committee Referral Pending

PRIORITY NUMBER ONE: HBAV continues to support the Proffer Reform Legislation (Senate Bill 549, by Senators Obenshain and Saslaw and Delegate Gilbert) enacted in 2016. SB 549 is good public policy; Homebuilders should not pay for impacts that they do not cause. Amendments to SB 549 would be premature, because the measure would have only been law for 6 months when the 2017 Session of the General Assembly convenes.