

Home Builders Association of Virginia

LEGISLATIVE

AGENDA

2023

SESSION

Extension of Local Land Use Approvals – [HB 1665](#) (Marshall) / [SB 1205](#) (Lewis)

Extends the validity of plans, permits, and other local land-use approvals to July 1, 2025, provided that such approvals were valid as of July 1, 2020. Currently, those plans, permits, and approvals are set to expire July 1, 2023. These bills continue the statewide extensions enacted by the legislature in 2020 and 2022.

Virginia Housing Commission Review of Land-Use, Zoning, & Development Review Statutes; Report to Secretary of Commerce and Trade by November 2023 – [HJ 507](#) (Marshall)

Directs the Virginia Housing Commission to develop amendments to the “Planning, Subdivision of Land and Zoning” chapter of the Virginia Code to (i) streamline and enhance predictability in the development review process and (ii) alleviate the effects of local ordinances on housing costs and supply. Also directs the Commission to identify state funding sources and other incentives to encourage modernization of local zoning and land-use ordinances. The Commission’s report and draft legislation must be completed by November 1, 2023.

In-Lieu Fee Mitigation for Wetland and Stream Impacts – [HB 1628](#) (Coyner)

Also includes budget amendment

Legislation and budget amendment seek to implement the state’s “In-Lieu Fee” program, known as the Wetland and Stream Replacement Fund. The Fund, which was established in 2013 but never implemented, allows developers to mitigate wetland/stream impacts by providing funds to the Department of Environmental Quality (DEQ). HB 1628 ensures operational efficiency of the Fund. The budget amendment (page two) provides funding to the DEQ to assist in obtaining approval from the U.S. Army Corps of Engineers to operate the Fund, and one FTE to manage day-to-day operations of the Fund.

Historic Rehabilitation Tax Credit – [HB 1668](#) (Marshall) / [SB 1066](#) (Surovell)

Increases maximum amount of the historic rehabilitation tax credit that may be claimed by a taxpayer in any taxable year from \$5M to \$10M. Also allows taxpayer to claim up to an additional \$10M for projects in an enterprise zone.

Local Land-Use & Housing Policy Clearinghouse – [HB 2494](#) (Ware)

Also includes budget amendment

Requires localities to submit annual reports to the Department of Housing and Community Development summarizing any new or amended local ordinances or policies affecting residential land development and construction, including zoning and subdivision ordinances, Comprehensive Plans, fees, and more. Establishes a statewide clearinghouse of local housing policies to inform policymakers and stakeholders about the evolving local regulatory landscape.



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Universal License Recognition – [HB 2180](#) (Morefield) / [SB 1213](#) (McDougle)

Allows regulatory boards within the Department of Professional and Occupational Regulation (DPOR) to recognize licenses and certificates issued by another state and establishes a uniform process for transferring licenses and certificates into the state, with the goal to simplifying and expediting the transfers process for contractors and other applications and speed up the license transfer process for applicants and regulators.

Residential Land Development and Permit Fee Transparency – [HB 1671](#) (Wyatt)

Establishes requirement for localities to submit annual reports to the Department of Housing and Community Development detailing the total amount of fees collected per-project to process, review, and issue permits for all residential land development and construction activities.

Statewide Inventory of “Residential-Ready” Sites & Structures – [SB 1114](#) (Stanley)

Also includes budget amendment

Establishes the *Virginia Residential Sites and Structures Locator* to assist localities in marketing potential development sites (land or existing structures) to builders and developers.

Public Notice Requirements for Land-Use Applications and Ordinances – [HB 1473](#) (B. Fowler)

Improves efficiency of the development review process by removing requirement for localities to include a “descriptive summary” of land-use proposals in public hearing notices published in newspapers.

Constitutional Amendment – New construction property tax exemption – [HJR 517](#) (Leftwich)

Proposes an amendment to the Virginia Constitution to allow localities to enact property tax exemptions/abatement ordinances to spur new residential development.

HBA of Virginia Budget Priorities

- **In-Lieu Fee Mitigation Program:** Additional \$450,000 to the Department of Environmental Quality to assist in obtaining approval from the U.S. Army Corps of Engineers to operate the Wetland and Stream Replacement Fund and one FTE to manage day-to-day operations of the Fund.
- **Residential Sites and Structures Locator:** Additional \$350,000 to the Department of Housing and Community Development to assist in the development and operation of the Residential Sites and Structures Locator.
- **Land-Use and Housing Policy Clearinghouse:** Additional \$300,000 to the Department of Housing and Community Development to collect annual reports from localities and create clearinghouse.
- **Funding for Local Building Departments to Accelerate Permit Review:** \$10M to provide financial assistance to localities to increase capacity for and accelerate the review and issuance of building permits by local building departments.
- **DEQ Permit Efficiency and Accountability:** \$3.5M to expand implementation of the *Permit Evaluation and Enhancement Program* (PEEP) to streamline the Department’s permit review process, creating transparency and accountability for permit review timelines.