



2021 Legislative Agenda

12.15.2020

The 2021 Virginia General Assembly Session will present a unique set of political and logistical circumstances that Virginia REALTORS® must navigate to be successful in our legislative efforts.

Most of the legislative sessions and committee meetings will be held virtually with limited or no physical access from advocacy groups.

All 100 members of the House of Delegates will be up for election in November of 2021 and several sitting legislators have announced intentions to run for statewide political office next year. This dynamic will create a heightened awareness of policy decisions on the political contest in next year's primary and general elections.

With that in mind, the Virginia REALTORS® Board of Directors and Public Policy Committee has approved the following issues for inclusion in our 2021 Legislative Agenda.

Association Health Plans

Virginia law already allows certain business and trade groups to pool together in an Association Health Plan (AHP) to offer their members another choice for affordable, quality health insurance. Because of the self-employed status of our members, thousands of Virginia REALTORS® are prohibited from accessing affordable coverage through AHPs. Virginia REALTORS® sought legislation in the 2020 General Assembly that would have allowed this option for our Association and other qualified self-employed business groups. While the legislation passed with overwhelming bi-partisan majorities, it was ultimately vetoed by the Governor. In the 2021 General Assembly, Virginia REALTORS® will seek a narrowly tailored law that will specifically allow our association to pursue the AHP option, thus limiting the potential impact on the broader health insurance market.

Consumer Awareness – Flood Risk Report

Virginia REALTORS® will seek legislation to create a Flood Risk Report from the data already on public websites of the Virginia Department of Conservation and Recreation (DCR). The legislation would also add this provision to the Buyer Beware Disclosure. The Flood Risk Report would be a simplified and easily accessible source of information on flooding and flood insurance for potential homebuyers.

Property Owners and Condo Owners Associations (POA/COA)

Virginia REALTORS® will work with stakeholders in the Common Interest Community to introduce legislation that will allow property owner and condo unit owners associations to conduct regular and annual meetings through electronic means. The Attorney General has already opined that these meetings can be held electronically but stakeholders believe it would be prudent to add this to the Virginia Code.

Landlord – Tenant/Foreclosure

Federal legislation re-enacted the Protecting Tenants at Foreclosure Act (PTFA) in 2018. The PTFA requires that a purchaser at foreclosure allow a tenant to continue to occupy the rental dwelling unit for up to 90 days if the purchaser is buying the house as their home and up to the balance of the term of the existing lease if the purchaser is buying the house for investment. Virginia REALTORS® will seek legislation to conform Virginia law to the PTFA.

The Government Relations team will continue provide more detailed information on the 2021 Virginia REALTORS® Legislative Agenda as we get closer to the start of the General Assembly Session. If you have questions or thoughts about the agenda, please contact us at advocacy@virginiarealtors.org.