Parking Reform
HB 888

Effective July 1, 2026

HB 888 reduces excessive parking requirements for developments near transit.

What does the law require?

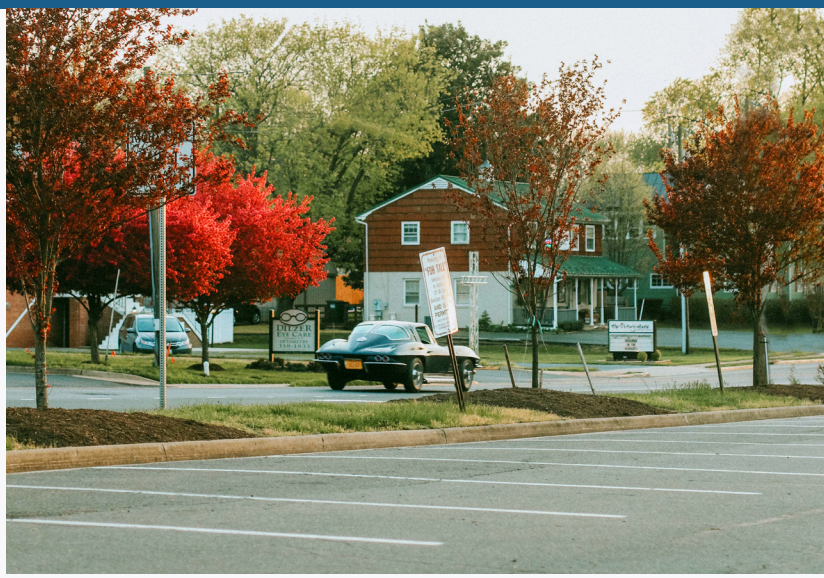
If a development is within a half-mile of a "mass transit or public transportation station or facility," a locality cannot require more than –

- 0.5 parking spaces per dwelling unit for multifamily or mixed-use residential developments; and
- One (1) parking space per dwelling unit for one-family and two-family dwellings and townhouses.

In addition, localities with a population greater than 20,000 must establish an administrative review process for developers to request a reduction of minimum off-street parking requirements of at least 20% for developments **not located a half-mile of a "mass transit or public transportation station or facility."**

What qualifies as a "mass transit or public transportation" ?

- Passenger transportation on a **fixed route** by rubber-tired, rail, or other surface conveyance providing shared-ride service to the general public on a regular and continuing basis, including bus rapid transit or other high-capacity transit service as identified by the Virginia Department of Rail and Public Transportation
- **Does not include** school buses, microtransit, charter or sight-seeing services, a vehicular ferry service that serves as a link in the highway network, or a human service agency or other client-restricted transportation.



Exception Localities with a population greater than 600,000 may impose off-street parking requirements greater than above within a half-mile of a locality managed fixed route bus stop **IF** the locality includes an administrative process that allows the project applicant to obtain at least a 25% reduction in minimum off-street parking requirements for a development within 1,000 feet of such bus stop.

To obtain administrative reduction, the applicant must show that:

1. All units serve households at or below 70% AMI, using income averaging;
2. The proposed elimination of spaces is necessitated by the unique site characteristics or specific uses, making them either infeasible or unnecessary; OR
3. A formal shared parking agreement is in place to guarantee that equivalent parking spaces are available within 1,000 feet of the property in question.

Questions? **Contact:** Hello@YIMBYLaw.org

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