YIMBY LAW

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Laying the Groundwork for Housing Reform

A Review of the 2025 Virginia Legislative Session

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About YIMBY Action & YIMBY Law

YIMBY Action is a grassroots movement of pro-housing advocates fighting for more equitable, sustainable, and abundant housing in every community. Volunteer members across America work in their own communities to improve access to safe, affordable homes near jobs and opportunity. YIMBY Action pushes for policies that end exclusionary zoning, reduce displacement, and promote smart growth.

YIMBY Law is the legal arm of the pro-housing movement and is housed in YIMBY Action's 501c3 affiliate, Yes In My Back Yard. YIMBY Law was established in 2019 to enforce housing law compliance, particularly the pro-housing laws recently fought for and won with YIMBY activism to address the housing shortage and affordability crisis.

About the Coalition

The Commonwealth Housing Coalition (CHC) works to advance legislation in the Virginia General Assembly that removes barriers to home construction; allows people to live in the types of homes they prefer, near the amenities they desire; and affirms that the housing shortage is a statewide issue requiring state level solutions.

Coalition members include affordable housing developers, faith communities, tenant advocates, smart growth coalitions, fair housing organizations, anti-poverty advocates, homebuilders, Realtors, chambers of commerce, trade associations, and YIMBYs. YIMBY Action serves as the convener of the Coalition. To learn more about the CHC, visit CommonwealthHousingCoalition.org.

By the Numbers



1,994
BILLS INTRODUCED
during the 2025 Session

917
BILLS PASSED
159 amended

231
LAND USE RELATED
during the 2025 Session

20
ENACTED INTO LAW

Insights from the Legislative Year

As is custom in odd numbered years, the Virginia General Assembly met for a short 45-day session in 2025. A total of 1,994 bills were introduced, and of those, 917 bills passed both chambers.

This year also happens to be an election year in Virginia. All 100 House seats, and offices of the Governor, Lieutenant Governor, and Attorney General will be on the ballot this November. As a result, conventional wisdom held that any bill passing out of a Democratically controlled House and Senate would need overwhelming bipartisan support to earn a signature from Republican Governor Glen Youngkin.

Increasing housing stability was the primary focus of housing legislation this session, followed by legislation to legalize more homes and more types of homes across the Commonwealth. YIMBY Action and the Commonwealth Housing Coalition's priority bills included:

- Accessory Dwelling Units (HB 1832/SB 932)
- Housing Near Jobs (SB 839)
- Housing Targets (HB 2641/SB 975)[1]
- Zoning for Mission Driven Housing (SB 1351)

[1] Housing Targets was a YIMBY Action priority bill. The Commonwealth Housing Coalition did not take a position.

Unfortunately, of those bills, none were enacted into law. Instead, the General Assembly focused on passing laws that improved the approval timeframe for subdivisions and adopted changes to the Virginia Landlord Tenant Act, enhancing housing stability.

While it's clear that the legislature is taking an interest in housing, their skepticism about broad reforms will generate limited impacts on home prices and rental costs. To meaningfully reduce the cost of housing, future sessions must focus on removing local prohibitions on affordable and diverse types of homes.

Each section below is divided between bills that **Did Not Pass** during the session, and bills that **Passed** and became law.

Glossary of Terms

Not all terms below are used in this document, but they are common phrases in Virginia legislation that will be useful for understanding this and future drafting cycles.

Continued: Also referred to as being "carried over", a continued bill is postponed until the next regular session of the General Assembly. Continued legislation retains its originally assigned number.

Delayed Enactment: Sets a prospective effective date months or years in the future, providing notice to affected parties about upcoming requirements or restrictions.

Effective Date: Date on which a bill becomes a law. Unless otherwise specified, the effective date of bills passed during a regular session of the General Assembly is July 1.

Passed by indefinitely: Action to allow a committee to reconsider legislation at a later meeting. If the committee takes no further action, the bill is dead.

Referred to the Housing Commission: The Virginia Housing Commission is a standing commission composed of members of the General Assembly, as well as stakeholders appointed by the governor. Legislation can be referred to the Commission for further study, and the Commission may recommend studied bills in future sessions.

Reenactment clause: A legal mechanism which prevents a section of law from taking effect unless the General Assembly approves it in the future by a vote at a subsequent session.

YIMBY Action & CHC Priority Bills[2]

Accessory Dwelling Unit Legalization (HB 1832) – Did Not Pass

Sponsor/Patron(s): Del. Shelly Simonds (D)

Vote Count House: N/A **Vote Count Senate:** N/A

Signed by Governor: N/A

Effective Date: N/A, would have been July 1, 2026

Bill Summary: Expands zoning ordinances that allow for single-family districts to also allow Accessory Dwelling Units (ADUs). This expansion allows localities to require one ADU per single-family home lot, a limit of thirty day rentals, replacement of parking, and the application of many local building codes. They may not require dedicated parking in many areas, rear or side setbacks greater than that of the primary dwelling, or familial relationships between the occupants of the ADU and the primary dwelling.

Key Impact on Housing: If successful, this bill would have helped spur ADU production broadly across the state. Doing so would open up options for affordable housing, living near family, and more walkable communities. It would have applied across the state, in all single-family zoned areas, instantly creating many legal avenues to boost housing supply.

YIMBY Law's Opportunities and Concerns for Implementation: If implemented, many local governments would have fought directly and indirectly to oppose ADUs. The bill accounts for many ways that local planning officials could inhibit housing growth, but it does not create a new right of action or method of enforcement. Therefore, many individual homeowners or builders would have to file lawsuits against their local governments to complete their units, effectively adding a massive cost on top of the fees for permits and construction.

[2] All Bill Summaries are adopted, with edits, from the official Virginia Legislation description as provided with each bill.

Housing Near Jobs: By-Right Multifamily Development in Areas Zoned Commercial (SB 839) – Did Not Pass

Sponsor/Patron(s): Sen. Schuyler VanValkenburg (D), Sen. Lamont Bagby (D)

Vote Count House: N/A **Vote Count Senate:** 5-Y, 7-N in Local Government Committee

Signed by Governor: N/A

Effective Date: N/A

Bill Summary: Requires a locality to provide in its zoning ordinance provisions allowing for by-right development and construction of multifamily residential uses on all land contained in commercial or business zoning district classifications. The bill provides that the review and approval of such development shall be completed administratively by the locality's staff and that any residential development that dedicates a minimum of ten percent of the total number of housing units to households with a household income at or below eighty percent of the area median income shall be granted an accelerated plan review and permit approval process by the locality's staff.

Key Impact on Housing: This bill would have reduced traffic and commute times by helping workers live near their jobs. Housing production would have been faster with less guesswork, making housing less expensive while building walkable communities.

YIMBY Law's Opportunities and Concerns for Implementation: As written, the bill proposes broad changes to local zoning authority, but it would have left many unanswered questions about enforcement. It did not directly provide for methods of enforcement, and the requirement for administrative review implies a grant of authority to local governments that is not explicit in the bill's language. The policy aims are worthy but would have required amendments with specifics to be actionable.

Housing Targets for Localities (HB 2641/SB 975) – Did Not Pass[3]

Sponsor/Patron(s): Del. Dan Helmer (D), Sen. Schuyler VanValkenburg (D)

[3] Housing Targets was a YIMBY Action priority bill. The Commonwealth Housing Coalition did not take a position.

Vote Count House: 50-Y, 48-N / N/A

Vote Count Senate: Passed by indefinitely in Finance and Appropriations Committee / Defeated in Local Gov't 4-Y, 8-N, 3-A

Bill Summary: Requires localities to increase housing stock by at least 7.5% over five years beginning January 1, 2027. To achieve this goal, localities must develop housing growth plans that meet the needs of a locality, including certain policies such as repealing parking minimums or increasing density.

The bill allows applicants to appeal rejected development proposals to a newly established Housing Approval Board (HAB) under the Department of Housing and Community Development (DHCD). The HAB can overturn local decisions unless the locality has, in good faith, implemented at least three of the housing growth strategies listed in the bill and has not rejected more than 25% of new housing development proposals over the previous five years. The HAB would give extra credit for increases in affordable housing and the rehabilitation of current, underutilized housing stock in its decision-making process.

Key Impact on Housing: Currently, local comprehensive plans are purely advisory; they are often used as justifications for preventing noncompliant housing, while rarely leading to approval of compliant housing. This bill formalizes a commitment to increasing housing production and applies requirements for specific policies to local governments. While localities retain flexibility in their local plans and programs, outright denials of new growth would not be acceptable policy.

YIMBY Law's Opportunities and Concerns for Implementation: Local governments often balk at any loss of local control. If implemented in the future, this bill would need to be tightly scrutinized for its methodology, how DHCD administers and reviews housing plans, and whether appeals to the prospective HAB ultimately succeed. Even where they require specific policies and allow for appeals, those measures are only useful if localities are held to account for illegally denying housing or ignoring their responsibilities to plan for the needs of growing communities.

Zoning for Mission Driven Housing (SB 1351) – Did Not Pass

Sponsor/Patron(s): Sen. Kannan Srinivasan (D)

Vote Count House: N/A **Vote Count Senate:** N/A

Signed by Governor: N/A

Effective Date: N/A

Bill Summary: Provides that no local ordinances require a special exception, special use permit, conditional use permit, or additional fee to be obtained for the development and construction of affordable housing on real property connected to a public sewage system and owned by a religious organization or certain nonprofit organizations. The bill requires that at least 60 percent of the housing development's total units be for affordable housing and that the housing development remain affordable for at least 50 years.

Key Impact on Housing: The bill would have immediately reduced time and cost for affordable housing on faith owned land. This is a consistent and growing need of religious communities, which often lack the funds or legal staff to counteract ubiquitous hostility they face when trying to construct affordable housing.

YIMBY Law's Opportunities and Concerns for Implementation: Beyond the rezoning process, there are many ways that local governments can stall or kill developments they see as undesirable. This bill is a key start to the process of making these developments viable.

Other Housing Bills

All laws below are broken into sections based on YIMBY Action's five core solutions:

1. **Legalize Housing** - Allow for more housing in every neighbourhood, especially historically affluent and exclusionary neighborhoods, removing barriers to both subsidized affordable and market rate housing.
2. **Fund Affordable Housing** - Increase funding for subsidized affordable housing through a wide variety of mechanisms, including direct subsidies.
3. **Increase Housing Stability** - Enact policies that support current residents having safe and stable housing choices amid growth.
4. **Streamline Permitting** - Make housing permits fast and fair, removing arbitrary barriers to both subsidized affordable and market rate housing.
5. **Fix Incentives** - Reform structures that incentivize communities to say no to new homes, including tax systems and car centric transportation systems.

Legalize Housing

Community Land Trust Membership (HB 2151)

Sponsor/Patron(s): Del. Betsy Carr (D)

Vote Count House: 98-Y, 1-N **Vote Count Senate:** 39-Y, 0-N

Signed by Governor: March 18, 2025

Effective Date: July 1, 2025

Bill Summary: Community land trusts (CLTs) are nonprofits that own land on behalf of a community, intended to maintain long-term affordable housing. This law changes board requirements so that they no longer need to be open for tenants, corporate members who are not tenants, or options the CLT decides in its documents.

Key Impact on Housing: Community Land Trusts will be easier to operate. They have distinct needs from other corporate boards, and this change will give them greater flexibility to organize themselves to their specific needs, limiting them to tenants or members instead of the general public.

YIMBY Law's Opportunities and Concerns for Implementation: Community Land Trusts are useful ways to disburse land for affordable housing, and this law signals the General Assembly's understanding that founding and running such trusts can be prohibitively complicated. It will be more helpful to those founding new trusts, who should note the additional complexity they are allowed in board composition.

Falls Church Added to Affordable Dwelling Unit Authority (HB 2137/SB 1011)

Sponsor/Patron(s): Del. Marcus Simon (D)

Vote Count House: 86-Y, 9-N **Vote Count Senate:** 39-Y, 0-N

Signed by Governor: March 24, 2025

Effective Date: July 1, 2025

Bill Summary: Adds the City of Falls Church to the list of localities with authority to provide an affordable dwelling unit program or mandatory inclusionary zoning. These programs allow cities to adopt programs that incentivize or require affordable unit construction where the developer includes affordable housing.

These programs provide affordable shelter for residents, promote housing diversity, and reduce land costs for moderately priced housing. The bill also stipulates that projects participating in the program cannot be required to make additional contributions to county or city housing funds, thereby creating a streamlined approach to developing affordable housing.

Key Impact on Housing: Falls Church will have more authority to require affordable units in new developments. The program prioritizes individuals who work in or for the city, who are aged 62 or older, those with disabilities, or those without housing.

YIMBY Law's Opportunities and Concerns for Implementation: Of all jurisdictions with such programs, few have led to meaningful production. The many requirements placed on this inclusionary zoning program limit its ability to incentivize new development.

Strategies for Housing by Faith/Nonprofit Organizations (HB 2153/SB 1178)

Sponsor/Patron(s): Del. Betsy Carr (D), Sen. Ghazala Hashmi (D)

Vote Count House: 84-Y, 5-N / NA **Vote Count Senate:** 35-Y, 5-N / Left in Finance

Signed by Governor: March 24, 2025

Effective Date: July 1, 2025

Bill Summary: This law directs the state DHCD to publish a document describing the strategies a locality may consider for alteration or waiver of requirements for zoning permits, site plan application incentives, and other considerations that a locality may consider when implementing an ordinance to stimulate affordable housing and include strategies on property owned by a property tax-exempt nonprofit organization. The document will be posted on the Department's website no later than December 1, 2025.

Key Impact on Housing: The amended version is significantly less impactful than its earlier version, which would have explicitly provided expedited permitting for housing on land owned by nonprofits. The current version allows stakeholders to submit commentary on existing legal options and provide clarity on how jurisdictions can streamline and allow for

nonprofit housing production. After consultation with local partners, YIMBY Law has disseminated research on what Virginia law currently allows and what tools the Department should emphasize.

YIMBY Law's Opportunities and Concerns for Implementation: The final version of this bill is unlikely to lead to measurable increases in housing production. DHCD's report will be useful in delineating the problems facing non-profit developers and the assistance options available to local governments. Their response, if any, will set the tone for future advocacy. DHCD is fundamentally limited to reviewing options that are already available to local governments, which they are already choosing not to pursue.

Tiny Homes/ADUs in Comprehensive Plans (HB 2533)

Sponsor/Patron(s): Del. Briana Sewell (D)

Vote Count House: 96-Y, 0-N **Vote Count Senate:** 25-Y, 13-N

Signed by Governor: March 24, 2025

Effective Date: July 1, 2025

Bill Summary: Clarifies that comprehensive plans may include the use of tiny homes and accessory dwelling units as part of any residential development and use designated within such plan.

Key Impact on Housing: This law will help community members advocate for greater diversity of homes. While adding no requirements or authority, it raises the profile of tiny homes and ADUs as viable housing options and opens the door for local plans allowing their use.

YIMBY Law's Opportunities and Concerns for Implementation: Local governments are free to ignore this law, as it doesn't require them to do anything. Even if they include ADUs in comprehensive plans, those plans are not legally binding. While the law is unlikely to spur ADU production at a statewide level, it can help advocates convince local governments that ADU production is a valuable policy worthy of greater consideration.

Fund Affordable Housing

Reimbursement of Water/Sewer Connection Fees (SB 1263)

Sponsor/Patron(s): Sen. Lamont Bagby (D)

Vote Count House: 97-Y, 0-N **Vote Count Senate:** 38-Y, 2-N

Signed by Governor: March 24, 2025

Effective Date: July 1, 2025

Bill Summary: Allows localities to provide full or partial reimbursement of water and sewer connection fees, capital recovery charges, and availability fees remitted by an applicant in connection with any new residential development.

Key Impact on Housing: To incentivize new development, local governments can allow builders to recoup fees paid for new utility connections, making construction more affordable. Quite often, utility and other impact fees accumulate for developments, ballooning their costs and ultimately raising rent prices. Fees are usually higher for multifamily development.

YIMBY Law's Opportunities and Concerns for Implementation: The law opens up an incentive for new residential developments, but it does not require localities to adopt such incentives, meaning many or all may choose to ignore the grant of authority. However, by clarifying local authority over utility fees, the law provides greater authority and flexibility to localities that are serious about improving housing production.

Increase Housing Stability

Early Rental Termination for Survivors of Abuse or Sexual Offenses (SB 884)

Sponsor/Patron(s): Sen. Russet Perry (D)

Vote Count House: 63-Y, 15-N **Vote Count Senate:** 25-Y, 15-N

Signed by Governor: March 24, 2025

Effective Date: July 1, 2025

Bill Summary: Provides that a tenant who is a survivor of family abuse, sexual abuse or other criminal sexual assault, stalking, or human trafficking may terminate an active and current rental agreement. They must first obtain a preliminary protective order. Alternatively, they are eligible if a magistrate, law-enforcement agency, grand jury, special grand jury, or court has issued a warrant, summons, information, or indictment charging any such crime.

Key Impact on Housing: This law will have little impact on new housing, but will help keep residents safe. Prior law only allowed breaking a lease after the issuance of a permanent protective order. Expanding options will help survivors move to safer housing with fewer steps and court appearances.

YIMBY Law's Opportunities and Concerns for Implementation: Advocates working in housing and survivor advocacy can help advise residents about the many powerful tools they can pursue to leave unsafe living situations without risks to their rental history.

As this law applies protections based on orders that come from civil and criminal courts, it will be imperative to educate court staff and law enforcement, as well as renters and landlords, about how these orders interact. Warrants, summons, indictments, and protective orders can all stem from related but distinct authorities, all of whom must be aware of how said orders now interact with landlord/tenant law.

Enhanced Penalties for Violations by Owners of Multifamily Properties (SB 1267)

Sponsor/Patron(s): Sen. Lashrecse Aird (D)

Vote Count House: 97-Y, 0-N **Vote Count Senate:** 39-Y, 0-N

Signed by Governor: March 24, 2025

Effective Date: July 1, 2025

Bill Summary: Allows enhanced civil penalties for zoning violations involving property that is zoned or used for multifamily residential purposes. The bill also requires that for any

violation involving property that is zoned or used for multifamily residential purposes, a person who admits liability shall be required to abate or remedy the violation. Their time to make repairs can be determined by localities and must be between 30 days and 24 months from the date of admission of liability.

Key Impact on Housing: Allows faster and more severe penalties for landlords who provide multiple units and repeatedly violate the law, generating stronger protections for renters. It is important to note that this law applies to land that is zoned or used for multifamily purposes, not limiting itself strictly to land used for multifamily. It could apply to land that is zoned for multifamily use but only contains single-family units.

YIMBY Law's Opportunities and Concerns for Implementation: The wide abatement timeline of 30 days to 24 months will create inconsistencies across communities as they decide on different methods of enforcement. Separately, there are already penalties for landlord/tenant violations, and repeat violators already receive numerous penalties for multiple violations. Meanwhile, the law could inadvertently disincentivize affordable/multifamily developments, while failing to provide new incentives for compliant landlords.

Eviction Diversion Pilot Program (HB 1623/SB 830)

Sponsor/Patron(s): Del. Adele McClure (D) / Sen. Mamie Locke (D)

Vote Count House: 72-Y, 21-N / 76-Y, 18-N

Vote Count Senate: 39-Y 0-N / 38-Y, 0-N

Signed by Governor: March 24, 2025

Effective Date: July 1, 2025

Bill Summary: Removes the July 1, 2025, expiration date from the Program, and makes the Program available to all general district courts. Extends and expands the state Eviction Diversion Program, connecting tenants with resources and financial assistance to prevent evictions and resolve outstanding balances owed by renters.

Key Impact on Housing: This law will be a promising tool for stability, incentivizing legal remedies other than eviction for non-payment of rent, while encouraging timely repairs.

YIMBY Law's Opportunities and Concerns for Implementation: Proven, effective eviction diversion programs are less costly, time consuming, or damaging to a renter's

history than full eviction proceedings. However, funding for this program is limited. The law gives priority to localities with matching funds, which could limit the program to areas with lower levels of need.

Extending Stays of Eviction/Foreclosure Actions for Furloughed Federal Employees (SB 1430)

Sponsor/Patron(s): Sen. Aaron Rouse (D)

Vote Count House: 82-Y, 14-N **Vote Count Senate:** 39-Y, 1-N

Signed by Governor: March 24, 2025

Effective Date: March 24, 2025

Bill Summary: Extends stays of foreclosure or eviction proceedings from 30 to 60 days. The extension applies to any homeowner who defaults on a note that is secured by a one-family to four-family residential property or any owner who rents a one-family to four-family residential dwelling unit. These protections are limited to those who default on a note that is secured by such property after a closure of the United States government.

Key Impact on Housing: This legislation provides a crucial 60-day stay on eviction and foreclosure proceedings for tenants and homeowners who are furloughed or not receiving wages due to the partial closure of the U.S. federal government.

YIMBY Law's Opportunities and Concerns for Implementation: This law is a time-limited, short-term solution. It provides extra time to remedy deficiencies caused by a shutdown of the federal government, but it does little beyond that to assist those government employees with overcoming their drop in income, which in turn may harm housing access.

No Written Agreement Required Before Showing Properties to Prospective Buyers (HB 1684/SB 1309)

Sponsor/Patron(s): Del. Briana Sewell (D), Sen. Jeremy McPike (D)

Vote Count House: 99-Y, 0-N / 94-Y 0-N

Vote Count Senate: 39-Y, 0-N / 39-Y, 0-N

Signed by Governor: March 24, 2025

Effective Date: July 1, 2025

Bill Summary: Prospective buyers/tenants cannot be required to sign a written agreement before being shown a property.

Key Impact on Housing: By ensuring prospective renters may visit properties without first being required to sign agreements limiting their rights, the law expands access to better housing options and increases competition in the rental market.

YIMBY Law's Opportunities and Concerns for Implementation: Educating renters as to their rights and landlords as to their obligations will be crucial to ensuring that those rights are respected.

Property Tax Exemption for Residents who are Elderly or Have Disabilities (HB 2029/SB 816)

Sponsor/Patron(s): Del. Phil Hernandez (D), Sen. Aaron Rouse (D)

Vote Count House: 94-Y, 3-N / 96-Y, 0-N

Vote Count Senate: 39-Y, 0-N / 38-Y, 0-N

Signed by Governor: March 24, 2025

Effective Date: July 1, 2025

Bill Summary: Allows localities to require potential exemption recipients to address any prior delinquent taxes through payment in full, entering into an installment agreement and/or submitting an offer in compromise with the treasurer.

Also expands the notification requirements for tax exemption programs, mandating that treasurers include program information in tax bills, potentially in assessment change notices, and prominently display details on the locality's website. Grants localities more flexibility in granting tax exemptions by allowing prorated exemptions for portions of a tax year when a taxpayer qualifies for the exemption but has not yet filed an application, or becomes eligible during the tax year.

Key Impact on Housing: This provision aims to make the tax relief process more accessible and adaptable to individual circumstances, ensuring that eligible elderly and disabled individuals can receive appropriate property tax relief even if they do not immediately file for the exemption upon becoming qualified.

YIMBY Law's Opportunities and Concerns for Implementation: This is a complex program that does not require adoption by localities, reducing the likelihood of significant impact. If successful, it could mean lower property tax costs for vulnerable populations, but that success is contingent upon local adoption and education of affected residents.

Property Tax Exemption for Surviving Spouses of Deceased Military (HB 1868)

Sponsor/Patron(s): Del. Michael Feggans (D)

Vote Count House: 95-Y, 0-N **Vote Count Senate:** 39-Y, 0-N

Signed by Governor: March 24, 2025

Effective Date: July 1, 2025

Bill Summary: Clarifies that the real property tax exemption currently available to the surviving spouse of any member of the armed forces of the United States who died in the line of duty with a Line of Duty determination from the U.S. Department of Defense includes the death of any such member that was the result of suicide.

Key Impact on Housing: In recognition that military injuries can be mental as well as physical, this law expands property tax exemptions to spouses where the Department of Defense has determined a death by suicide was a result of their service.

YIMBY Law's Opportunities and Concerns for Implementation: The United States has been meaningfully reevaluating the impacts of service, both mental and physical. The law can help alleviate those impacts for family members, but it will require much legal assistance, often from civil legal aid, to help obtain necessary service determinations following the death of a family member.

Protection Against Actions by Public Housing Authority (HB 2415/SB 1221)

Sponsor/Patron(s): Del. Rae Cousins (D), Sen. Lashrecse Aird (D)

Vote Count House: 47-Y, 46-N / 56-Y, 41-N

Vote Count Senate: 40-Y, 0-N / 39-Y, 0-N

Signed by Governor: May 2, 2025

Effective Date: May 2, 2025, until July 1, 2028

Bill Summary: Exempts indigent defendants from having to post an appeal bond in unlawful detainer actions brought by a public housing authority. Prohibits any landlord that is a public housing authority from requiring a tenant to pay any fees for the maintenance or repair of a dwelling unit. If the repair is necessitated by the tenant's action or omission and requires a notice of nonpayment of rent to a tenant, it must be printed on pink or orange paper. The notice needs to explain how the tenant can recertify their income in accordance with federal law and policy.

Key Impact on Housing: Tenants in public housing will be able to more easily appeal evictions, require landlords to pay for repairs, and correct notices of nonpayment.

YIMBY Law's Opportunities and Concerns for Implementation: The law authorizes the payment of attorney's fees to the winning party, which can include the landlord. Such increased costs may disincentivize renters from filing appeals that they may be able to win.

Requiring Written Notice of Non-Renewal (HB 1867/SB 1043)

Sponsor/Patron(s): Del. Adele McClure (D), Sen. Adam Ebbin (D)

Vote Count House: 58-Y, 39-N / 40-Y, 0-N

Vote Count Senate: 23-Y, 17-N / 62-Y, 34-N

Signed by Governor: March 24, 2025

Effective Date: July 1, 2025

Bill Summary: Provides that a landlord who owns more than four rental dwelling units or more than a 10 percent interest in more than four rental units, whether individually or through a business entity, in the Commonwealth shall be required to provide written notice of nonrenewal to any tenant.

Key Impact on Housing: Tenants will receive advance notice in writing before a nonrenewal of their lease, giving them extra time to plan and discuss their options with the landlord while seeking new housing.

YIMBY Law's Opportunities and Concerns for Implementation: The notice period is required to be at least sixty days before the nonrenewal. Two months is helpful to tenants, but is still a short amount of time to locate new housing.

Requires Itemized Charges in Rental Agreements (HB 2430)

Sponsor/Patron(s): Del. Marcus Simon (D)

Vote Count House: 81-Y, 16-N **Vote Count Senate:** 22-Y, 18-N

Signed by Governor: May 24, 2025

Effective Date: July 1, 2025

Bill Summary: Requires landlords to include on the first page of a written rental agreement an itemization of all charges to the tenant that comprises (i) the security deposit, (ii) the amount of rent due per payment period pursuant to the lease period, and (iii) any additional one-time charges due prior to the commencement date of the rental agreement or that will be included in the first rental payment.

Key Impact on Housing: Expenses will be clear and explicit in all rental agreements, letting renters know exactly what their legal obligations are under their leases.

YIMBY Law's Opportunities and Concerns for Implementation: The law applies to all leases that are entered into, extended, or renewed on or after the effective date. Renters and landlords will need to ensure that they update any leases that would be renewed to comply with the new itemization requirements.

Requires Acceptance of Rental Payments by Any Method (HB 2218/SB 1356)

Sponsor/Patron(s): Del. Kathy Tran (D), Sen. Kannan Srinivasan (D)

Vote Count House: 90-Y, 4-N / 50-Y, 46-N

Vote Count Senate: 40-Y, 0-N / 22-Y, 17-N

Signed by Governor: April 2, 2025

Effective Date: July 1, 2025

Bill Summary: Landlords must accept payment of periodic rent and security deposits by any lawful means, including check, electronic funds transfer, debit or credit card, cash, and money order. The bill also removes a provision requiring the tenant to request a written receipt after paying in the form of cash or money order and requires the landlord to provide such a written receipt. Finally, the bill prohibits a landlord from charging a tenant any fee for the collection or processing of any payment of rent, security deposit, or any other fees.

Key Impact on Housing: The law cuts down on unnecessary fees and allows payment without having to go through a proprietary website. Any payment method is acceptable, with an option for receipt to verify cash or money order payments. Requiring records of payment will increase renter protections.

YIMBY Law's Opportunities and Concerns for Implementation: The provision allowing receipts of payment will help keep records for rent and save effort at future diversion or eviction proceedings, making a renter's obligations and history clear.

Streamline Permitting

Administrative Approval of Subdivisions (HB 2293/SB 974)

Sponsor/Patron(s): Del. Carrie Coyner (R), Sen. Schuyler VanValkenburg (D)

Vote Count House: Laid on the table / 89-Y, 8-N

Vote Count Senate: N/A / 30-Y, 5-N

Signed by Governor: March 24, 2025

Effective Date: July 1, 2025

Bill Summary: Removes planning commission and governing body approval authority for the administrative review process for plats and plans and assigns such authority solely to a designated agent. The bill also expedites the review process by shortening the timeframe for forwarding plats and plans to state agencies for review.

Key Impact on Housing: A complement to HB 2660, this law increases the speed of subdivision construction approvals by reducing administrative barriers.

YIMBY Law's Opportunities and Concerns for Implementation: Local governments have limited planning staff, and the law allows applications to be deemed approved under certain conditions. It will be important for builders to assert their rights via litigation if local or state governments choose to ignore this law.

Reducing Notice Times for Public Hearings (HB 1996)

Sponsor/Patron(s): Del. Elizabeth Bennett-Parker (D)

Vote Count House: 96-Y, 0-N **Vote Count Senate:** 39-Y, 0-N

Signed by Governor: March 18, 2025

Effective Date: July 1, 2025

Bill Summary: This law reduces the timeline for a second public hearing notice. Planning Commissions must announce planning/zoning actions at least five days beforehand, rather than seven. A party's actual notice of, or active participation in, the proceedings waives the right to challenge the validity of the proceeding due to failure of the party to receive notice.

Key Impact on Housing: Shortening the notice period enables planning commissions to address matters more promptly while still maintaining public awareness and participation.

YIMBY Law's Opportunities and Concerns for Implementation: Historically, notice requirements only invite room for complaints by the nearby community. While the reduction in notice requirements for second hearings is small, this change signals how unnecessary it is to require extreme lengths to notify people of changes in property they don't own.

Reducing Timelines for Subdivision Approvals (HB 2660)

Sponsor/Patron(s): Del. Marcus Simon (D)

Vote Count House: 97-Y, 0-N **Vote Count Senate:** 39-Y, 0-N

Signed by Governor: March 19, 2025

Effective Date: July 1, 2025

Bill Summary: Shortens the timeframes for various local government approvals of subdivision plats and site plans. Additionally, the bill calls on the Virginia Code Commission to convene a work group consisting of various stakeholders to review existing provisions related to the submission, review, and approval of subdivision plats and site plans.

Enhances accountability by requiring automatic escalation to the planning director or staff supervisor after a third resubmission – ensuring higher-level oversight over project reviews,

reducing back-and-forth over staff comments, and giving developers an opportunity to resolve. The director must act within 14 days to approve, disapprove with specific reasons, or allow minor corrections for administrative approval within seven days.

Key Impact on Housing: This bill makes it easier to split land and build multiple units of housing on sections of land. Land use decisions will be faster, more certain, less expensive, and the working group will continue to hasten this process.

YIMBY Law's Opportunities and Concerns for Implementation: As this law speeds along the subdivision process, it will help show the importance of specific standards and timelines. They make building faster, more predictable, and introduce less room for political discretion that makes projects unbuildable.

Fix Incentives

Annual Housing Reports (HB 2203/SB 787)

Sponsor/Patron(s): Del. Terry Kilgore (R), Sen. Ryan McDougle (R)

Vote Count House: 99-Y, 0-N / 94-Y, 0-N **Vote Count Senate:** 39-Y, 0-N / 40-Y, 0-N

Signed by Governor: March 18, 2025

Effective Date: January 1, 2026

Bill Summary: Consolidates due dates for certain reports relating to the Department of Housing and Community Development to October 1. Requires such reports to be submitted as part of one annual report, to be presented to the Governor and the General Assembly. The bill creates several new requirements: an annual report on the outcomes associated with closed projects that received a grant from the Virginia Growth and Opportunity Fund. The Department will use such reports to create and maintain a public facing performance dashboard with such information to be updated annually. The Department will also issue a comprehensive annual report on the state's homeless programs.

Key Impact on Housing: Advocates will have access to statewide, consolidated information on housing production and the effectiveness of grant dollars. This centralized

information source will allow advocates to know which locations are building housing and how state funding is being used.

YIMBY Law's Opportunities and Concerns for Implementation: Virginia communities have historically been inconsistent about reporting requirements for housing production. Consolidated reporting dates will make it easier for state officials to review and follow up on incomplete reports. However, officials will need support to complete those functions and to make actionable policy decisions based on data submitted by local governments. Pro-housing advocates will have an excellent opportunity to provide that support by assisting with analyzing reported data to produce a well-rounded view of housing production in Virginia, which will drive better policies at the state and local levels.

Conclusion

While major statewide production reforms stalled in 2025, Virginia's legislature showed growing engagement with the housing shortage. Progress on streamlining and permitting lays important groundwork, even as bolder proposals like statewide housing targets or ADU legalization fell short. Generally, this session highlighted both the urgency of broader reform and the political groundwork still needed. Continued organizing, especially around legalizing homes and holding localities accountable, will be essential to making future sessions deliver real, statewide progress on housing access and affordability.