Legalizing Manufactured Homes
HB 655 / SB 346

Effective July 1, 2026

HB 655/SB 346 provides zoning parity for manufactured homes in areas where site-built housing is allowed. Previously restricted in many jurisdictions, these homes — often the most affordable path to ownership — will now be treated equally under zoning rules.

What does the law require?

Localities **must permit** the placement of manufactured homes in zoning districts where site-built housing is allowed.

Manufactured homes must meet the following criteria to be permitted:

- Converted to real property in accordance with § *46.2-653.1*;
- Constructed so that the certificate of occupancy is **issued within five years following** the date of manufacture listed on the home's data plate; and
- Placed on individual lots

*What is **not allowed** under the law?*

Localities must not **adopt or enforce** any zoning, land-use, or development regulation that **treats manufactured homes differently or more restrictively** than a single-family site-built dwelling allowed in the same zoning district.

Exception Localities may adopt ordinances designed to **protect existing or future areas** of **historical or archaeological significance**, historical sites, historical landmarks, and historical buildings and structures, or **to establish local historical districts.**

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



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