Bill	Description	Status
НВ89	Conditional zoning proffers; affordable dwelling units. Exempts onsite proffers related to affordable dwelling units from provisions that determine whether a proffer is unreasonable.	Defeated
HB163	Conditional proffers; public facility capacity; previously approved residential developments. Authorizes a locality to base its assessment of a public facility's capacity on the projected impacts specifically attributable to previously approved residential developments, or portions thereof, that have not yet been completed when determining whether a proffer is unreasonable.	Defeated
HB1446	Conditional rezoning proffers. Exempts counties that operate under the urban county executive form of government (Fairfax County) from provisions related to the request or acceptance of unreasonable proffers.	Defeated
SB458	Conditional proffers; public facility capacity; previously approved residential developments. Authorizes a locality to base its assessment of a public facility's capacity on the projected impacts specifically attributable to previously approved residential developments, or portions thereof, that have not yet been completed when determining whether a proffer is unreasonable. The bill also removes language prohibiting a locality from accepting any unreasonable proffer; language prohibiting a locality from requesting any unreasonable proffer is retained.	Carried Over
SB208	Impact fees for residential development. Repeals provisions that limit existing impact fee authority to (i) localities that have established an urban transportation service district and (ii) areas outside of such service districts that are zoned for agricultural use and that are being subdivided for by-right residential development. The effect of the repeal will be to make the existing impact fee provisions available for use by any locality that includes within its comprehensive plan a calculation of the capital costs of public facilities necessary to serve residential uses.	Carried Over

Bill	Description	Status
SB469	Conditional zoning. Removes restrictions on the types of proffers a locality may request or accept in connection with a rezoning or proffer condition amendment as a condition of approval of a new residential development or residential use. The bill removes a restriction on denying an application on the basis of a failure or refusal to submit an unreasonable proffer or proffer condition amendment. The bill also removes a requirement that a proffer be made only when the new development will create a need in excess of the existing public facility capacity. The bill removes the requirement that a court hearing the appeal of a rezoning or amendment to an existing proffer action presume, absent clear and convincing evidence to the contrary, that the initial refusal or failure to submit an unreasonable proffer was the controlling basis for the denial of the application when the applicant can show by a preponderance of the evidence that it refused or failed to submit an unreasonable proffer. The bill removes the right of an applicant appealing a rezoning or amendment to an existing proffer action to recover reasonable attorney fees and costs. The bill removes a requirement that a reviewing court remand the action with a direction to approve the rezoning or proffer condition amendment. The bill eliminates an exception to proffer restrictions for a new residential development or residential use in a small area comprehensive plan.	Defeated
SB944	Cash proffers; impact fees. Removes various provisions granting localities authority to accept cash proffers as part of the conditional rezoning process. The bill repeals provisions that limit existing impact fee authority to (i) localities that have established an urban transportation service district and (ii) areas outside of such service districts that are zoned for agricultural use and that are being subdivided for by-right residential development. The effect of the repeal will be to make the existing impact fee provisions available for use by any locality that includes within its comprehensive plan a calculation of the capital costs of public facilities necessary to serve residential uses.	Carried Over
SB957	Exemption from certain conditional rezoning proffer requirements. Provides that certain provisions enacted in 2016 related to conditional rezoning proffers shall not apply to any county that operates under the county executive form of government that adjoins a county that operates under the urban county executive form of government (Prince William County) or to any city adjoining a county that operates under the urban county executive form of government (Cities of Alexandria, Fairfax, and Falls Church) if such locality enacts an ordinance to provide that such provisions shall not apply.	Carried Over

Bill	Description	Status
SJ13	Study; joint committee to study the 2016 conditional rezoning proffer reform bill; report. Establishes a joint committee of the Senate Committee on Local Government and the House Committee on Counties, Cities and Towns to study the 2016 conditional rezoning proffer reform bill.	Defeated
SB208	Impact fees for residential development. The effect of the repeal will be to make the existing impact fee provisions available for use by any locality that includes within its comprehensive plan a calculation of the capital costs of public facilities necessary to serve residential uses.	Carried Over
HB127	Construction fraud; penalty. Revises the crime of construction so that a person is guilty if he fraudulently fails or refuses to perform a promise for construction after having obtained an advance of money or other thing of value to do so. Currently, in order for a person to be guilty, he must have obtained the advance with fraudulent intent.	Defeated
HB195	Charter; City of Alexandria; tree planting and replacement. Grants the City authority to adopt an ordinance providing for the planting and replacement of trees during the development process. The ordinance shall require that the site plan for any subdivision or development include the planting or replacement of trees on the site to the extent that, at 10 years, minimum tree canopies or covers will meet certain criteria based on zoning, density, and other factors set out in the ordinance.	Defeated
НВ400	Replacement of trees during development process; Chesapeake Bay watershed. Authorizes any locality in the Chesapeake Bay watershed to adopt an ordinance providing for the planting and replacement of trees during the land development process. Current law only allows a locality with a population density of at least 75 persons per square mile to adopt such an ordinance. The bill authorizes such an ordinance to exceed the requirements set out in the section.	Defeated
НВ447	Chesapeake Bay Preservation Areas; mature trees. Adds the preservation of mature trees, both as a stormwater management tool and as a means of providing other benefits, to the list of activities that the State Water Resources Board is directed to encourage and promote as it adopts criteria for local governments to use as they consider development in Chesapeake Bay Preservation Areas.	Defeated

Bill	Description	Status
НВ570	Real estate settlement agents. Establishes a presumption that any person who is authorized to act as a settlement agent is competent to handle settlements of federally backed mortgages secured by real estate in the Commonwealth. Lenders are prohibited from imposing any additional requirement as a condition of closing such mortgages. The measure also (i) provides that if a lender maintains a list of approved settlement agents, the list shall include any person qualified to act as a settlement agent and (ii) prohibits a lender from removing a person from such a list unless it has given the person notice of the reasons for the proposed removal and an opportunity to request a hearing. If a hearing is requested, it shall be conducted by the State Corporation Commission (SCC), and the lender shall not remove the person from its list unless the SCC finds that the removal is permitted.	Defeated
НВ723	Stormwater management facilities; private residential lots; disclosure. Requires the State Water Control Board to adopt regulations requiring a local stormwater management authority that requires a landowner of property zoned for residential use to maintain a stormwater management facility on such property to record with the deed for the property a statement of the specifications and requirements and a schedule of audits of the facility.	Defeated
HB1028	Real estate settlement; choice of settlement service provider. Provides that a purchaser or borrower in a transaction related to real estate in the Commonwealth shall have the right to select the settlement agent, mortgage lender or broker, and any other vendor associated with the financing or settlement of such real estate. Currently, such right is limited to the choice of settlement agent. The bill also prohibits the seller or any other party associated with a real estate transaction from requiring the use of, or offering anything of value for the use of, a particular mortgage lender or broker or any other vendor as a condition of the sale.	Defeated
HB1032	Real estate settlements, prohibition against kickbacks, rebates, or other things of value. Subjects any affiliated settlement service provider of any person selling real property or performing services as a real estate agent, attorney, lay settlement agent, or lender to the prohibition against paying or receiving kickbacks, rebates, or other things of value pursuant to services required to complete a real estate settlement being referred to any person.	Defeated

Bill	Description	Status
HB1171	Construction contracts; liability for payment of wages. Provides that construction contracts shall be deemed to include a provision under which the general contractor and the subcontractor are jointly and severally liable to pay the wages due to the subcontractor's employees. The measure provides that if the wages due to the subcontractor's employees are not paid, the general contractor is subject to criminal and civil penalties for which an employer is liable for failing or refusing to pay wages. The measure requires the subcontractor to indemnify the general contractor for wages, damages, interest, penalties, or attorney fees owed as a result of the subcontractor's failure to pay the wages unless the subcontractor's failure to pay wages was due to the general contractor's failure to pay moneys due to the subcontractor. The measure also provides that the lack of privity between the general contractor and the employees of the subcontractor is not a defense in an action against the general contractor arising from nonpayment of wages to the subcontractor's employees.	Defeated
HB1411	Statewide Fire Prevention Code; powers and duties of the Virginia Fire Services Board. Transfers primary authority for the adoption of the Statewide Fire Prevention Code from the Board of Housing and Community Development to the Virginia Fire Services Board.	Defeated
HB1420	Statewide Fire Prevention Code; powers and duties of the Virginia Fire Services Board. Transfers primary authority for the adoption of the Statewide Fire Prevention Code from the Board of Housing and Community Development to the Virginia Fire Services Board.	Defeated
SB290	Affordable dwelling unit ordinances. Expands from specific localities to any locality the scope of existing enabling legislation related to affordable dwelling unit ordinances, making such legislation applicable statewide. Other existing statewide provisions related to affordable dwelling unit ordinances are repealed and references to those provisions are deleted.	Defeated
HB341	Cluster development; open space; stormwater management area. Allows a locality to prohibit a stormwater management area from being located in an "open space" or "conservation area" established as part of a cluster development. Current law bars localities from enacting such a prohibition.	Defeated

Bill	Description	Status
НВ209	Duty to take reasonable precautions; criminal conduct of a third party. Provides that any person owning, operating, or managing (i) a commercial property used primarily for business purposes or (ii) residential real property that is owned by a person who owns five or more dwelling units that are used primarily for rental as a dwelling unit shall have the duty to take reasonable precautions to protect the tenants, other authorized occupants, or guests or invitees of such property against injury caused by the criminal conduct of a third party, if the danger of injury by such conduct is known to such owner, operator, or manager or is reasonably foreseeable. The bill provides that the same duty applies to any private security services business contracted to provide services to such person owning, operating, or managing such property.	Defeated
HB245	Vested rights. Provides that a nonconforming use may be continued so long as the use is not discontinued for more than one year and meets other conditions. Existing law provides that such use shall not be discontinued for more than two years.	Defeated
НВ1038	Virginia Property Owners' Association Act; maintenance of stormwater management facilities. Provides that the board of directors of each association shall be responsible for inspecting and maintaining the stormwater best management practice that serves and is operated or owned by the development.	Defeated
НВ1040	Common Interest Community Board; complaints from association members and other citizens. Requires condominium, cooperative, and property owners' associations to respond to each complaint from their association members and other citizens, address each issue raised in the complaint in full, and provide the response to the complainant within 30 days of receipt of the complaint.	Defeated
HB1043	Property Owners' Association Act; meetings of association boards of directors. Provides that an association member may share a recording of any portion of an association board of directors meeting that is required to be open and that neither the board of directors nor a subcommittee or other committee thereof conducting the meeting shall obstruct a member from recording or sharing a recording of the meeting. The bill also provides that during any portion of a meeting required to be open, the vote of each board member shall be announced to members and recorded in the meeting minutes. Finally, the bill requires that a summary of any comments made by association members and the issues discussed be included in the meeting minutes.	Defeated
HB1585	Property Owners' Association Act; operation of the association; requirements for certain associations; enforcement. Applies to the Property Owners' Association Act certain provisions of the Virginia Nonstock Corporation Act for associations incorporated under that act. The bill provides that such provisions are to be enforced by the Common Interest Community Board.	Defeated

Bill	Description	Status
HB164	Board for Contractors; prerequisites to obtaining a building permit; elimination of affidavit requirement. Removes the requirement that a building permit applicant's written statement that he is not subject to licensure or certification as a contractor or subcontractor be supported by an affidavit. The bill contains technical amendments.	Passed House and Senate; Signed by the Governor
HB211	Ground water withdrawal permit term; lengthening to 15 years. Lengthens from 10 years to 15 years the maximum term of a ground water withdrawal permit issued by the State Water Control Board. The bill also lengthens the maximum term of a ground water withdrawal special exception from 10 years to 15 years. The bill contains technical amendments.	Passed House and Senate
НВ358	Ground water management; subdivisions; technical evaluation. Requires the developer of a subdivision located in a designated ground water management area for which the developer obtains plat approval on or after July 1, 2018, to apply for a technical evaluation, with certain criteria, from the Department of Environmental Quality prior to final subdivision plat approval if there will be 30 or more lots within the subdivision served by private wells.	Passed House and Senate
НВ377	Virginia Water Protection Permit; exception for stormwater management facility on dry land. Exempts from the requirement to obtain a Virginia Water Protection Permit an impact to a stormwater management facility on dry land.	Passed House and Senate
HB494	Land development; replacement of trees; locality within Chesapeake Bay watershed. Authorizes any locality within the Chesapeake Bay watershed to adopt an ordinance providing for the planting and replacement of trees during the development process. Currently, only a locality with a population density of 75 persons per square mile may adopt such an ordinance.	Passed House and Senate; Pending Governor's Review
НВ683	Uniform Statewide Building Code; security of certain records. Clarifies that while information contained in engineering and construction drawings and plans for any single-family residential dwelling submitted for the purpose of complying with the Uniform Statewide Building Code (§ 36-97 et seq.) or the Statewide Fire Prevention Code (§ 27-94 et seq.) shall not be subject to disclosure to the public under the Virginia Freedom of Information Act (§ 2.2-3700 et seq.), such information shall not be deemed confidential.	Passed House and Senate; Signed by the Governor
HB857	Landlord and tenant law. Removes remaining differences between general landlord and tenant provisions and the Virginia Residential Landlord and Tenant Act by conforming provisions pertaining to residential dwelling units in several areas.	Passed House and Senate; Pending Governor's Review

Bill	Description	Status
нв859	Uniform Statewide Building Code; administration and enforcement; agreements for assistance between localities. Provides that the local governing body of a county or municipality may enter into an agreement with the local governing body of another county or municipality for the provision to such county or municipality's local building department of technical assistance with administration and enforcement of the Building Code.	Passed House and Senate; Pending Governor's Review
НВ1307	Stormwater management; rural Tidewater; tiered approach to water quantity technical criteria; impervious cover percentage. Allows any rural Tidewater locality, as defined in the bill, to comply with water quantity technical criteria for certain land-disturbing activities based on the percentage of impervious cover in the watershed. The bill provides that any eligible locality electing to use certain control standards shall, by ordinance, adopt an official map that indicates the percentage of impervious cover in each watershed within the locality and shall update the map at least annually. The bill allows any such locality to apply one of the following three standards for managing water quantity to any new development project: (i) if the site, as indicated on the map, has less than 5.0 percent impervious cover, the standard shall be a particular State Water Control Board regulation; (ii) if the watershed has 5.0 percent or more but less than 7.5 percent impervious cover, the standard shall be the one-year, 24-hour release method; and (iii) if the watershed has 7.5 percent or more impervious cover, the standard shall be the energy balance method. The bill provides that any project whose construction would cause the watershed in which it is located to step up to the next higher tier shall be evaluated under the energy balance method or a more stringent alternative. The bill also directs the Department of Environmental Quality to use an appropriate new or existing Regulatory Advisory Panel to assist in clarifying the interpretation and application of the MS-19 standard.	Passed House and Senate; Pending Governor's Review
HB1308	Stormwater; local plan review; acceptance of signed plan in lieu of review. Authorizes any rural Tidewater locality, whether or not it has opted out of administering a stormwater or erosion and sediment control program, to require that a licensed professional retained by the applicant submit a set of plans and supporting calculations for land-disturbing activities that disturb 2,500 square feet or more but less than one acre of land. The bill requires the plans to bear a certification and to be signed and sealed by the professional. The locality is required to accept such plans in satisfaction of the local plan review requirement. The bill also directs the Department of Environmental Quality to examine the possibility of expanding the use of the agreement in lieu of a stormwater management plan, currently authorized for use in the construction of certain single-family residences, to include any nonresidential development site of less than one acre in a rural Tidewater locality.	Passed House and Senate; Pending Governor's Review

Bill	Description	Status
HB1595	Vested rights; existing landscape cover materials. Prohibits an owner of real property who has an occupancy permit as of January 1, 2018, from being required to retrofit existing landscape cover materials, or from continuing to use, supplement, or refurbish existing landscape cover materials on their property.	Passed House and Senate; Pending Governor's Review
SB129	Subdivision ordinance; pro rata share of certain road improvements. Adds the City of Chesapeake and Portsmouth to those localities that may require payment by a subdivider or developer of land of a pro rata share of the cost of reasonable and necessary road improvements, located outside the property limits of the land owned or controlled by him but serving an area having related traffic needs to which his subdivision or development will contribute, to reimburse an initial subdivider or developer who has advanced such costs or constructed such road improvements. The City of Chesapeake appears to have been inadvertently dropped from this statute during a 2007 Code revision.	Passed House and Senate
SB319	General contractors; waiver or diminishment of lien rights; subordination of lien rights. Provides that a general contractor may not waive or diminish his lien rights in a contract in advance of furnishing any labor, services, or materials. The bill further provides that, notwithstanding the prohibition against waiving or diminishing such a lien right, a general contractor may, prior to or after providing any labor, services, or materials, contract to subordinate his lien rights to prior and later recorded deeds of trust, provided that such contract is (i) in writing and (ii) signed by any general contractor whose lien rights are being subordinated pursuant to such contract.	Passed House and Senate; Pending Governor's Review
SB529	Board for Contractors; prerequisites to obtaining a building permit; elimination of affidavit requirement. Removes the requirement that a building permit applicant's written statement that he is not subject to licensure or certification as a contractor or subcontractor be supported by an affidavit but adds a requirement that the applicant include in the written statement the identifying information of the licensed or certified person who will be carrying out or superintending the work. The bill contains technical amendments.	Passed House and Senate; Pending Governor's Review

Bill	Description	Status
SB993	Local planning commissions; proposed plats. Reduces from 60 days to 45 days the time within which a local planning commission shall act on a proposed plat, site plan, or plan of development after it has been officially submitted for approval. The bill prohibits a local planning commission from delaying the official submission of any proposed plat, site plan, or plan of development by requiring presubmission conferences, meetings, or reviews. The bill also reduces from 45 days to 30 days of receipt of the plat the time within which any state agency or public authority making a review of a plat shall complete its review upon first submission or for any proposed plat that has previously been disapproved. The bill eliminates exemptions (i) for deficiencies caused by changes, errors, or omissions occurring in the applicant's plat, site plan, or plan of development filings after the initial submission of such plat, site plan, or plan of development and (ii) from the review and approval of construction plans.	Passed House and Senate
SB 488	Abandoned school revitalization zones. Allows localities to establish by ordinance one or more abandoned school revitalization zones for the purpose of providing incentives to private entities to purchase or develop real property or to assemble parcels suitable for economic development that include an abandoned school site. Each locality establishing an abandoned school revitalization zone may grant incentives and provide regulatory flexibility. The incentives may include, but not be limited to, (i) reduction of permit fees, (ii) reduction of any type of gross receipts tax or any other type of tax as permitted by state law, and (iv) waiver of tax liens to facilitate the sale of property, if deemed appropriate. A school located in an abandoned school revitalization zone shall be eligible for participation in the Virginia Shell Building Initiative.	Passed House and Senate
HB1547	Virginia Fair Housing Law; unlawful discriminatory housing practices; sexual orientation and gender identity. Adds discrimination on the basis of an individual's sexual orientation or gender identity as an unlawful housing practice. The bill defines sexual orientation and gender identity.	Defeated
НВ78	Department of Professional and Occupational Regulation; waiver of first- time licensing fees for low-income applicants. Requires any regulatory board within the Department of Professional and Occupational Regulation to waive the initial application fee for any low-income individual applying for any license, certificate, or registration issued by the regulatory board or the Department. The bill defines "low-income individual" as any individual whose gross annual income is less than \$25,000 per year.	Defeated

Bill	Description	Status
нл13	Encouraging localities to develop a more uniform and streamlined permitting process. Expresses the sense of the General Assembly that localities be encouraged to develop a more uniform and streamlined permitting process. Such an effort would benefit from having the Virginia Association of Counties and the Virginia Municipal League take the lead in developing a model application and permitting process while utilizing the best practices from localities throughout the Commonwealth.	Defeated
SB460	Professions and occupations; home inspectors; assertion as to presence or absence of radon. Provides that no home inspector shall make any assertion as to the presence or absence of radon, or amount thereof, in a residential building, nor conduct or offer to conduct any radon screening or testing, unless he (i) is listed as a professional by either the National Radon Proficiency Program or the National Radon Safety Board or (ii) meets any other proficiency measures deemed acceptable by the U.S. Environmental Protection Agency or the Board of Health for the purpose of offering such screening or testing, and otherwise complies with additional requirements contained in Title 32.1 (Health).	Defeated
SB990	Stormwater; State Water Control Board; regulations. Authorizes the State Water Control Board (the Board) to adopt stormwater regulations that provide any definitions, equations, or protocols needed to implement the runoff reduction method of demonstrating compliance with water quality technical criteria for certain land-disturbing activities. The bill directs the Board to develop guidance to establish a compliance tool for projects that are subject to the runoff reduction method and the best management practice design specifications needed to implement the water quality technical criteria.	Defeated
HB 101	Board for Contractors; tradesmen licenses; expiration date. Provides that licenses for tradesmen shall expire three years from the date of issuance by the Board for Contractors. The bill requires the Board to sync the expiration date of a tradesman license, which is currently on a two- year cycle, to updates to the Uniform Statewide Building Code, which are typically on a three-year cycle.	Passed House and Senate; Pending Governor's Review
SB741	Stormwater management; termination of general permit; notice. Requires a Virginia Stormwater Management Program Authority (VSMP authority) to advise the Department of Environmental Quality to terminate coverage under a General Permit for Discharges of Stormwater from Construction Activities within 60 days of receiving a complete notice of termination from the operator of the construction activity. The bill (i) provides that such permit coverage shall be deemed terminated 90 days after the receipt by the VSMP authority of a complete notice of termination and (ii) requires any VSMP authority receiving incomplete notice to inform the operator within a reasonable time and provide a detailed list of the missing elements.	Passed House and Senate; Pending Governor's Review

Bill	Description	Status
SB809	Eminent domain; calculation of lost profits. Amends, in the definitions of "lost profits" and "business profit" for the purposes of eminent domain, the period for which lost profits are calculated to a period not to exceed three years from the later of (i) the date of valuation or (ii) the date the state agency or its contractor prevents the owner from using the land or any of the owner's other property rights are taken. Under current law, lost profits are calculated for a period not to exceed (a) three years from the date of valuation if less than the entire parcel of property is taken or (b) one year from the date of valuation if the entire parcel of property is taken. The bill specifies that the person claiming lost profits is entitled to compensation whether part of the property or the entire parcel of property is taken. The bill further specifies that if the owner is not named in the petition for condemnation, he may intervene in the proceeding and that proceedings to adjudicate lost profits may be bifurcated from the other proceedings to determine just compensation if the lost profits claim period will not expire until one year or later from the date of the filing of the petition for condemnation, but such bifurcation shall not prevent the entry of an order confirming indefeasible title to the land interests acquired by the condemning authority.	Passed House and Senate; Pending Governor's Review

Post-Session Initiatives

Bill	Description	Status
SB290	Affordable dwelling unit ordinances. Expands from specific localities to any locality the scope of existing enabling legislation related to affordable dwelling unit ordinances, making such legislation applicable statewide. Other existing statewide provisions related to affordable dwelling unit ordinances are repealed and references to those provisions are deleted.	HBAV will work with Senator McClellan and other stakeholders to develop voluntary incentives for affordable housing; Virginia Housing Commission will also discuss.
нв195	Charter; City of Alexandria; tree planting and replacement. Grants the City authority to adopt an ordinance providing for the planting and replacement of trees during the development process. The ordinance shall require that the site plan for any subdivision or development include the planting or replacement of trees on the site to the extent that, at 10 years, minimum tree canopies or covers will meet certain criteria based on zoning, density, and other factors set out in the ordinance.	HBAV and NVBIA stakeholders offered to work with the City of Alexandria on local tree ordinance issues
SJ53	Study; Virginia Housing Commission; accessory dwelling structures; report. Directs the Virginia Housing Commission to study accessory dwelling structures, defined as additional living quarters on single-family dwelling structures that are independent of the primary dwelling unit. In conducting the study, the Commission is to review (i) the prevalence and necessity for accessory dwelling structures, (ii) relevant provisions of the Uniform Statewide Building Code, and (iii) the feasibility of changing land use and zoning practices in order to facilitate their expanded use. The bill also directs the Commission to make recommendations concerning the use and placement of accessory dwelling structures.	Virginia Housing Commission will have discussions about this bill; HBAV will work with the Housing Commission and will be having independent meetings with Delegate Patrick Hope and represenatives from the City of Arlington and VBCOA about USBC and zoning changes that may incentivize the production of accessory dwelling unit ordinances.
нв400	Replacement of trees during development process; Chesapeake Bay watershed. Authorizes any locality in the Chesapeake Bay watershed to adopt an ordinance providing for the planting and replacement of trees during the land development process. Current law only allows a locality with a population density of at least 75 persons per square mile to adopt such an ordinance. The bill authorizes such an ordinance to exceed the requirements set out in the section.	HBAV and NVBIA stakeholders will work with Delegate Keam and City of Vienna on local tree ordinance issues.
HB341	Cluster development; open space; stormwater management area. Allows a locality to prohibit a stormwater management area from being located in an "open space" or "conservation area" established as part of a cluster development. Current law bars localities from enacting such a prohibition.	HBAV and FABA stakeholders will work with Stafford County to review and consider changes to the County's cluster ordinance.

Post-Session Initiatives

Bill	Description	Status
SB 1456	State Inspector General; powers and duties. Requires the State Inspector General to receive complaints that allege a local ordinance violates state law, determine whether the complaints give reasonable cause to investigate, and provide a report detailing any findings to the complainant.	HBAV will work with Delegate Bob Thomas to determine how to amend and possibly advance this legislation forward during the 2019 General Assembly Session.
	Virginia's Historic Rehabilitation Tax Credit Program	Preservation Virginia and HBAV commissioned an independent economci impact analysis of the Virginia Historic Rehabilitation Tax Credit Program which was recently released and promoted by First Lady Pam Northam, along with a study that was commissioned by Virginia Commonwealth Univeristy and Preservation Virginia. HBAV will continue to promote these studies to local and state legislators over the course of 2018.
	Virginia's Housing Policy Advisory Council	The Virginia Housing Policy Advisory Council released a study in 2017 detailing the economic impact of the housing industry across Virginia and in certain MSA's. HBAV will continue to promote this study to local and state legislators over the course of 2018.
	Proffer Legislation	HBAV will participate in an informal meeting of the Senate Local Government Committee - this meeting will occur in April and is an opportunity for the Committee to receive testimony from all stakeholders regarding the 2016 proffer legislation.
	Impact Fee Legislation	HBAV will participate in an informal meeting of the Senate Local Government Committee - this meeting will occur in the Summer; Committee will receive testimony from various stakeholders regarding the implemention of impact fees in other states.