

SUPPORT POLICIES FOR HOUSING PRODUCTION

HOME BUILDERS ASSOCIATION OF VIRGINIA 2026 LEGISLATIVE AGENDA

PRIORITY LEGISLATION

Market-Driven Parking Standards | HB888 (Shin)

Outdated minimum parking mandates increase construction costs, limit housing supply, and force buyers and renters to absorb higher prices. The bill caps off-street parking requirements near transit and targeted development areas.

Small Lot Ordinances | HB1212 (Sewell)

Large-lot zoning requirements drive up land costs, limit density, and reduce opportunities to build entry-level homes. The bill requires localities over 20,000 people to establish one small-lot residential zoning district allowing by-right development of one and two-family homes and townhomes.

Water and Sewer Connection Fees | HB1144 (Martinez)

High water and sewer connection fees (tap fees), often \$15,000–\$25,000 per unit, price many first-time buyers out of the market and raise costs for starter homes. This bill allows localities to reimburse first-time buyers for these fees and requires fee waivers for developments under affordable dwelling unit ordinances.

Challenges to Land Use Decisions | HB447 (Simon)

Limits third-party challenges to local land use approvals by requiring proof of particularized harm and proximity — reducing delays, costs, and uncertainty for developers and localities.

Reduce Infrastructure Cost Barriers | HB196 (Thomas)

High upfront infrastructure costs for water, sewer, roads, and stormwater often make new residential development financially unviable and stall housing production. Creating the Virginia Residential Development Infrastructure Fund will provide grants and loans to localities for infrastructure supporting new housing.

Housing Policy Transparency | HB356 (Thomas), SB665 (Srinivasan)

Virginia lacks consistent statewide data on local housing policies, making it hard to identify barriers or track progress in addressing the housing shortage. The bills strengthen annual reporting to the Department of Housing and Community Development (DHCD) on local policies, fees, and housing activity.

ADDITIONAL BILLS VIRGINIA HOME BUILDERS SUPPORT

Housing Near Jobs | HB816 (Helmer), SB454 (VanValkenburg)

Requires localities to allow residential and multifamily development by-right in designated commercial zoning districts, creating faster, more predictable pathways to housing near employment centers.

Housing Performance Grants | HB352 (Thomas)

Ensures projects with below-market rate units remain financially viable by providing localities, economic development authorities, and developers a flexible tool to create project-specific financing agreements.

Virginia Housing Trust Fund Awards | HB1043 (Carr)

Delays in affordable and special needs housing funding create uncertainty, slow down, and raise costs on critical housing projects. The bill requires DHCD to notify applicants of award or denial within 75 days of the submission deadline.

Economic Development Authority Bond Financing | HB806 (Carr)

Allows economic development authorities to issue bonds for new residential development projects, unlocking an important housing finance tool.

Facts:

- Housing costs are rising faster than incomes and supply is not keeping pace
- Virginia faces a deficit of more than 100,000 housing units
- Virginia's median home price is over \$400,000, putting homeownership out of reach
- Outdated zoning, slow permitting, land and labor shortages are driving up housing costs

Find details on these bills
and at [HBAV.com](https://hbav.com).



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OPPOSE HARMFUL HOUSING REGULATIONS

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BILLS VIRGINIA HOME BUILDERS OPPOSE

Rent Control | HB278 (Clark), HB1177 (Cole), SB355 (Boysko)

Allows localities to pass ordinances limiting the amount that rents can be increased from year to year. This would lead to a decrease in the quality and quantity of available rental housing, discourages new construction investment, and exacerbates housing shortages.

Impact Fees | HB1430 (Cousins)

Impact fees raise upfront development costs, which are ultimately passed on to homebuyers and renters, making housing less affordable. They also discourage or delay new construction, reducing housing supply and worsening shortages.

Adequate Public Facilities | SB781 (Sturtevant)

Allows local governments to deny or delay rezoning requests solely because they determine existing public facilities are inadequate to support new development. This gives localities broad discretion to block or indefinitely delay rezoning — creating uncertainty, increasing costs, and restricting housing supply even when developers are willing to help fund or phase in needed infrastructure.

Inclusionary Zoning | SB74 (McPike), HB867 (Cousins)

Allows localities to create mandatory affordable housing dwelling unit programs. This discourages development and will exacerbate the shortage of missing middle-housing supply.

Mandatory Adoption of Latest Energy Code | HB377 (Bennett-Parker)

Would unravel Virginia's Building Code adoption process through legislation, requiring immediate adoption of international energy code. Virginia ranks high in building code adoption and enforcement compared to other states. Virginia Building Code updates incorporate and amend for these international provisions to improve energy performance through enhanced standards for insulation, windows, lighting, ventilation, and HVAC sizing compared to older rules.

DID YOU KNOW?

Adding regulatory costs makes housing more expensive.

Government regulations add almost \$94,000 to the cost of a new home. **When the cost increases by only \$1,000, more than 4,000 Virginia households are priced out of the market.**

Housing Affordability Depends on the Efficiency, Predictability, and Clarity of this Process



The Voice of Virginia's Home Building Community.



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HBAV was founded in 1956 to promote and protect the Virginia housing industry. One-third of HBAV's 3,109 members are home builders, multifamily builders, land developers, and/or remodelers, while the remaining are business and trade partners working in fields like financing and building products. HBAV accomplishes its mission through advocacy, industry news, and education.