



June 18, 2026



To: VML Member Locality Managers

From: Michelle Gowdy, Executive Director

Subject: 2026 approved bills that may require local review or action

Attached for your information is a list of bills approved by the 2026 General Assembly that may affect local governments and may require review, or policy or administrative action. This is not an exhaustive or complete list, *nor is this legal advice on the part of VML*. We will update you on any further actions/information we receive, particularly policy language that may be included in the Appropriations Act, which as of this date has not been finalized by the General Assembly.

It has been several years since VML was able to provide such a chart; this effort was made possible because of work provided by Capitol Square Strategies and the VML legislative staff. We are interested in hearing from you regarding the usefulness of this chart, and what other information would be helpful to you in future years as you review legislative actions possibly affecting your local government.

*Please consult your local attorney before implementing any changes as well as the code sections directly. Again, this is not legal advice.

Bill	Title	Local Impact / Recommended Review	Council/Board Action Needed	Effective Date
MANDATORY - REQUIRES LEGISLATIVE OR POLICY COMPLIANCE				
HB 1212	Small Lot Residential Zoning Districts	Requires localities with populations of 50,000 or more to adopt, maintain, and apply at least one zoning district classification that permits small-lot single-family residential development. Applicable localities should review the zoning ordinance and dimensional standards for compliance. Lots can't exceed 3,000 sq. ft	If applicable, adopt conforming zoning ordinance amendments.	7/1/2026
HB 1279 / SB 388	Affordable Housing on Religious Organization and Nonprofit Property	Requires local zoning ordinances to allow, subject to statutory conditions, administrative approval and by-right housing development on qualifying property owned by certain tax-exempt religious organizations and nonprofit entities. Local zoning and site-plan procedures should be reviewed for compliance.	If applicable, amend zoning ordinance and related review procedures.	Delayed effective date of 1/1/2027 with a sunset on 1/1/31
HB 1046 / SB 324	Virginia Public Procurement Act; Additional Public Works Contract Requirements	Requires public bodies entering certain construction contracts to impose additional contractor and subcontractor compliance obligations, including safety training, recordkeeping, and apprenticeship-related requirements. Staff should review procurement policies, bid documents, and contract templates for consistency.	Direct staff to update procurement documents.	Delayed effective date 7/1/2027

HB 1220	Photo Speed Monitoring Devices; Placement and Operation	Imposes additional local requirements for the placement, operation, signage, calibration, reporting, data retention, vendor oversight, and use of civil penalty revenues for photo speed monitoring programs. Localities using such devices, including work-zone deployments, should review their ordinances, contracts, summons practices, and public-reporting procedures.	If locality uses photo speed monitoring devices, amend ordinance, program procedures, and vendor documents as needed.	Use of summons developed by the Supreme Court of Virginia effective 1/1/2027. Requirement for conspicuous signs effective 7/1/2027.
HB 684 / SB 59	Photo-Monitoring Systems for Traffic Signals; Proof of Violation	Updates rules governing local photo-monitoring systems for traffic signals and proof of violation. Localities using or considering red-light camera programs should review ordinances, notice practices, evidentiary requirements, contracts, and enforcement procedures for conformity.	If locality uses photo-monitoring systems for traffic signals, amend ordinance, enforcement procedures, and vendor documents as needed.	7/1/2027
SB 531	Zoning; Development and Use of Accessory Dwelling Units	Requires localities to allow the development and use of accessory dwelling units subject to statutory conditions and permit requirements. Local zoning ordinances, permit procedures, and dimensional standards should be reviewed for compliance.	If applicable, amend zoning ordinance and related permit procedures.	7/1/2027
HB 888	Minimum Off-Street Parking Requirements in Certain Areas	Limits the ability of localities to require minimum off-street parking as a condition of zoning approval in certain areas (near transit), subject to statutory exceptions. Local zoning and parking requirements should be reviewed for conformity. Any locality with a population greater than 20,000 shall, by ordinance, establish an administrative review process.	If applicable, amend zoning ordinance and parking standards.	7/1/2026
MANDATORY - REQUIRES ADMINISTRATIVE REVIEW OR IMPLEMENTATION				
SB 87	Local Government Sporting Events and Sporting Facilities; Automated External Defibrillators	Requires localities to ensure operational automated external defibrillators are available at local government sporting events and sporting facilities. Local facility operations, staffing, and budget needs should be reviewed in advance.	No immediate ordinance action; future budget or operational direction may be needed.	7/1/2028 Note the delayed effective date.
HB 82 / SB 58	Elections; Deadline for Receipt of Absentee Ballots and Cure Materials	Moves the deadline for receipt of absentee ballots, cure information, and certain provisional-ballot identification materials to 5:00 p.m. on the third day after the election. Local electoral boards and registrars should update election procedures, notices, and canvass timelines.	No board/council action; registrar and electoral board should update local election procedures.	1/1/2027

HB 835 / SB632	Elections; Candidate and Elected Official Address Confidentiality	Requires changes to local election administration and records practices by limiting disclosure of certain personally identifiable information contained in candidate filings. Election forms, retention practices, and FOIA response procedures should be updated.	No board/council action; administrative election-records and FOIA handling updates are required.	1/1/2027
SB438	Absentee voting in person; available 2 nd and 3 rd Sunday before all elections.	Mandates Sunday voting on 2 nd and 3 rd Sundays between 11:00am and 5:00pm for a minimum of 5 hours.	Ensure the registrar has the tools to conduct this mandate	7/1/2026
SB 386/ HB1443	Sewage Sludge; PFAS Testing Requirements	Directs owners of sewage treatment works that land-apply, market, or distribute sewage sludge in the Commonwealth to conduct PFAS testing beginning January 1, 2027, and permits any locality in a groundwater management area to adopt by ordinance PFAS thresholds more stringent than state thresholds. Localities with wastewater or biosolids interests should review operational and ordinance implications.	If applicable, consider whether to adopt a more stringent local ordinance; otherwise direct staff to monitor wastewater and biosolids compliance impacts.	1/1/2027
HB 861	Pregnant and Postpartum Inmates; Reporting by Local and Regional Correctional Facilities	Requires sheriffs and local or regional correctional facilities to compile and submit quarterly reporting regarding pregnant and postpartum inmates. Affected facilities should review reporting processes, recordkeeping, and compliance responsibilities.	No board/council action; sheriff or jail administrator must implement reporting compliance.	7/1/2026
HB 91	Juvenile Correctional Facilities; Room or Cell Confinement	Imposes standards affecting room or cell confinement practices in juvenile correctional facilities. Local and regional juvenile detention administrators should review policy, training, and compliance procedures.	No board/council action; facility administration should update policies and training as needed.	7/1/2026
HB 727	Local Boards of Social Services; Appointments and Terms	Adjusts the limit on consecutive full terms for appointed members of local boards of social services. Affected localities should review appointment practices and board governance procedures.	No immediate board action unless appointment practices are revised.	7/1/2026
HB 569 / SB518	Public Works Contracts; Prevailing Wage Rate, Definitions, Civil Penalty	Requires prevailing-wage compliance in public works contracts paid in whole or in part with state or local funds and may require updates to local bid specifications, procurement templates, contract administration practices, and oversight for affected projects.	No immediate ordinance action; direct staff to update procurement documents, contract templates, and compliance procedures.	7/1/2026

HB 655/ SB346	Manufactured Homes; Local Zoning and Development Regulations	Limits the authority of localities to adopt or enforce zoning, land use, or development regulations that treat manufactured homes differently from comparable housing. Local zoning ordinances, development standards, and administrative practices should be reviewed for consistency.	No immediate board/ council action; direct staff to propose any conforming code changes.	7/1/2026
HB 862 / SB 391	Virginia Alcohol Safety Action Program (VASAP), Commission on; Structure and Responsibilities	Restructures the existing governance structure and responsibilities of the Commission on VASAP and expands its oversight authority over community based alcohol safety action programs. Creates new requirements for local governments beginning Jan. 1, 2028. Any locality serving as a fiscal agent or otherwise involved in a local ASAP should review administrative, fiscal, and programmatic impacts.	Unless amended in 2027 will require council or board action regarding ASAP fiscal agent responsibilities and implementation guidance.	1/1/2028 Action must be taken in 2027
SB 382/ HB590	Smart Solar Permitting Platform; Residential Solar Energy Systems	Creates a statewide smart solar permitting platform intended for local use in processing permits for residential solar energy systems. Localities should monitor implementation requirements, administrative impacts, and any resulting changes to current permitting procedures.	No board/council action now; can create an alternative platform prior to July 1, 2028	July 1, 2028
HB 681 / SB 75	Emergency and Temporary Detention Admissions; Retired Law-Enforcement Officers	Expands authority relevant to emergency and temporary detention admissions to include certain retired law-enforcement officers. Local law-enforcement, emergency custody, and behavioral-health coordination practices should be reviewed for implementation impacts.	No board/council action; law-enforcement and behavioral-health/csb staff should update procedures as needed.	7/1/2026
HB 632 / SB305	Kinship Foster Care; Barrier Crime Waiver	Establishes a process by which a local department of social services may seek a barrier-crime waiver on behalf of an otherwise qualified kinship foster care applicant in specified circumstances. Local departments should review placement, waiver, and documentation procedures.	No board/council action; local DSS should update internal procedures as needed.	7/1/2026
HB 1350	Virginia Erosion and Sediment Control Program; Civil Penalties and Special Orders	Increases the maximum civil penalty available to a locality authorized to administer a Virginia Erosion and Sediment Control Program and makes related enforcement changes. Localities administering such programs should review enforcement policies, notices, and penalty schedules.	No immediate ordinance action; direct staff to update erosion and sediment-control enforcement procedures if needed.	7/1/2026
OPTIONAL - ALLOWS LEGISLATIVE ACTION BY THE LOCALITY				
SB 74 / HB 867	Affordable Housing Dwelling Unit Program	Authorizes localities to amend their zoning ordinances to establish an affordable housing dwelling unit program. This legislation provides an additional local land use tool that may be considered if the locality wishes to pursue affordable housing incentives or development strategies.	Optional: adopt ordinance to create program.	7/1/2027

HB 352	Affordable Housing Performance Grant Programs	Authorizes localities that have created an industrial development authority or economic development authority to establish affordable housing performance grant programs through an industrial development authority or similar entity.	Optional: provide policy direction and authorize local implementation if desired.	7/1/2026
HB 496/ SB553	Local Zoning Ordinance Authority for Certain Industrial and Commercial Facilities; data from water users	Authorizes localities to include in their zoning ordinances certain requirements applicable to proposed industrial or commercial facilities, including annual reporting or related operational information as provided in the legislation. Staff should evaluate whether this water user data would be useful in addressing local land use, infrastructure, or community impact concerns.	Optional: amend zoning ordinance if locality wants to use authority.	1/1/2027
HB 14 / SB 290	Virginia Residential Landlord and Tenant Act; Enforcement by Localities	Authorizes a locality to institute an action on behalf of tenants or occupants when dangerous conditions in a dwelling unit present a serious threat to life, health, or safety and are not timely remedied. Staff may wish to review how this authority could interact with local code enforcement and tenant protection efforts.	Optional: direct staff on whether to use this authority.	7/1/2026
HB 702	Local Law-Enforcement Agencies; Firearm Give-Back or Buy-Back Programs	Allows each local law-enforcement agency to adopt policies and procedures to implement either a firearm give-back program or a firearm buy-back program on a recurring basis. If enacted, affected local agencies would need to review staffing, reporting, and funding considerations.	Discuss whether your locality wants to adopt a local policy and implementation plan.	Deadline of 1/1/2028
HB 1130	Lease of Surplus Property for Workforce Housing	Authorizes local governing bodies and school boards, under certain circumstances, to lease surplus or underutilized property for workforce housing purposes. This may provide a useful administrative or strategic tool for local housing efforts, subject to review of eligible property, existing procedures, and governing body direction.	Optional: approve lease or direct staff to identify candidate property.	7/1/2026
HB 594	Affordable Housing Developments; Expedited Approval Process	Authorizes a locality, by ordinance, to permit a zoning administrator to use an expedited approval process for certain affordable housing developments.	Optional: adopt ordinance to authorize expedited approvals.	7/1/2026
HB 513	Local and Regional Suicide Fatality Review Teams	Permits localities or combinations of localities to establish local or regional suicide fatality review teams and provides related confidentiality protections. The authority may be useful in coordination with public health and public safety partners.	Optional: establish by resolution, ordinance, or interlocal action.	7/1/2026
HB 802	Vacant Building Registration	Permits any locality, by ordinance, to require annual registration of certain long-vacant buildings or buildings meeting specified blight-related criteria. This may provide an additional code-enforcement and redevelopment tool.	Optional: adopt ordinance to create registration program.	7/1/2026

HB 806	Industrial Development Authorities; Housing	Expands the authority of industrial development authorities to support facilities used primarily for single-family or multifamily residences in order to promote safe and affordable housing. Localities with active IDAs may wish to evaluate whether this authority could support housing initiatives.	Optional: direct IDA or staff to evaluate and return with options.	7/1/2026
HB 833	Subdivision Ordinance; EV Charging Infrastructure	Allows localities, effective July 1, 2027, to include in subdivision ordinances requirements for EV-ready or EV-capable parking infrastructure for certain developments. This may warrant future consideration in connection with transportation and sustainability planning.	Optional: amend subdivision ordinance if desired.	7/1/2027
HB 1234 / SB 26	Land Development; Solar Canopies in Surface Parking Areas	Authorizes localities to include in land development ordinances provisions requiring solar canopies over designated nonresidential surface parking areas meeting statutory thresholds. This may provide an optional land-development and energy-related policy tool.	Optional: amend land-development ordinance if desired.	7/1/2027
SB 89 / HB388	Service Districts; Control of Invasive Plant Species	Allows a service district created within a locality to control the spread of invasive plant species identified by the Department of Conservation and Recreation. Localities using service districts may wish to consider whether this authority would be useful.	Optional: consider service-district action if useful.	7/1/2026
SB 176 / HB 630	Ranked Choice Voting for Locally Elected Offices	Expands the option for local use of ranked choice voting to additional locally elected offices. Localities interested in election system changes should monitor standards and software-approval requirements issued by the State Board of Elections.	Optional: adopt ordinance or resolution and complete election-administration review.	7/1/2026
SB 181	Real Property Tax Exemption for Repurposing Underutilized Structures	Permits localities to provide a partial real estate tax exemption for certain conversions of underutilized structures to residential use that satisfy affordability-related criteria. This may provide an additional incentive tool for housing redevelopment.	Optional: adopt tax-exemption ordinance.	7/1/2026
SB 328 / HB 164	Housing for Local Employees; Grants and Workforce Housing Alternatives	Expands flexibility for localities to provide homeownership grants or workforce housing assistance to locality employees, school board employees, constitutional officers' employees, and school division personnel. Staff may wish to review whether this authority supports recruitment and retention objectives.	Optional: provide policy direction and create assistance program if desired.	7/1/2026

SB 430 / HB 338	Authority of Local Governments; Service Employees	Permits a locality to adopt an ordinance or resolution imposing certain transition and retention requirements on successor service employers. This optional authority may warrant review in connection with local procurement and labor policies.	Optional: adopt ordinance or resolution if desired.	7/1/2026
HB 4	Affordable Housing Preservation; Right of First Refusal	Authorizes localities by ordinance to require, in specified circumstances, that owners accept a right-of-first refusal offer from the locality or its qualified designee for certain affordable housing properties. This provides an additional housing preservation tool.	Optional: adopt ordinance if locality wants to use this preservation authority.	7/1/2026
HB 1144	Water and Sewer Connection Fees; First-Time Homebuyers, Affordable Housing	Allows a locality to provide full or partial reimbursement of water and sewer connection fees to a first-time homebuyer for affordable housing. This may support local housing affordability strategies.	Optional: adopt local program or policy direction if desired.	7/1/2026
HB 549 / SB 589	Trees; Conservation and Replacement During Development Process	Expands and adjusts local authority concerning tree conservation and replacement during the development process, including tree-canopy replacement standards. Localities may wish to evaluate whether ordinance amendments are advisable.	Optional: amend tree-canopy or land-development ordinance if locality wants to use expanded authority.	7/1/2026
HB 257	Comprehensive Plan; Social Determinants of Health	Encourages localities to use relevant and available data and research related to social determinants of health when preparing or reviewing a comprehensive plan. This may be incorporated into future planning updates.	Optional: consider in future comprehensive plan updates.	7/1/2026
SB583 / HB 564	Bus Obstruction Monitoring Systems; Parking, Stopping, and Standing Enforcement	Allows localities to authorize the use of bus obstruction monitoring systems by a public transit agency operating within the locality to enforce parking, stopping, and standing restrictions. Localities should review whether to authorize use and under what framework.	Optional: adopt ordinance or authorization framework if desired.	7/1/2026
HB 55	Noise Abatement Monitoring Systems; Local Exemptions	Allows a locality in Planning District 8,9, 15 to operate a noise abatement monitoring system to enforce exhaust system violations.	Optional: amend local noise-abatement monitoring ordinance if desired.	7/1/2026 Sunset clause 7/1/2828
HB 343	Helmets; Local Authority	Adds motorized skateboards or scooters to existing authority for localities to require children 14 years of age or younger to wear protective helmets when riding or being carried on these gadgets.	Optional: adopt local safety ordinance if desired.	7/1/2026

SB 221	School Crossing Zones; Active Times	Authorizes a local governing body, by ordinance, to increase the active time for school crossing zones from 30 minutes to up to 60 minutes before and after regular school hours if local conditions warrant.	Optional: adopt ordinance if locality wants longer school crossing-zone active times.	7/1/2026
HB 223	Public Defender; Local Funding for Positions	Allows the governing body of a county or city to fund positions in the office of the public defender. This provides an additional local funding option to support indigent defense services.	Optional: approve local funding if desired.	7/1/2026
HB 474	Real Estate with Delinquent Taxes or Liens; Appointment of Special Commissioner	Increases the qualifying value thresholds for certain local real-estate tax sale procedures involving the appointment of a special commissioner. Local treasurers and attorneys should review whether these changes available collection tools.	Optional: direct staff to evaluate whether existing tax-sale procedures should be updated.	7/1/2026
HB 915	Local Taxation; Extension for Federal Government Shutdown	Allows a local governing body to provide an extension for certain local taxes owed by federal employees who are furloughed due to a federal government shutdown. This creates optional local tax-relief flexibility.	Optional: adopt local policy or resolution if desired.	7/1/2026
SB 226 / HB 1011	Compost and Organic Soil Amendments; Local Preference	Allows the governing body of a locality to give preference, in specified procurement or infrastructure contexts, to compost or products containing organic soil amendments produced within the locality. This may be relevant to parks, public works, or landscaping practices.	Optional: direct staff to evaluate local preference or procurement use if desired.	7/1/2026
HB 177	Fee for Passing Bad Checks to Localities	Makes clarifying amendments regarding the fee a locality may impose for the passing of a bad check and related payment-order issues. Local finance staff may wish to review current collection practices.	Optional: update local collection practices or forms if desired.	7/1/2026
HB 954	Local Taxes; Account Balances and Other Charges; Rounding Procedures	Addresses rounding procedures for local taxes, account balances, and other charges and directs evaluation of a more uniform statewide procedure. Local tax and billing practices should be reviewed.	Optional: direct finance staff to review local billing and rounding procedures.	7/1/2026
SB 317 / HB 248	Interjurisdictional Law-Enforcement Agreements; Co-Response Teams	Allows interjurisdictional law-enforcement agreements to provide for co-response teams staffed by one or more law-enforcement agencies and one or more community services boards. This offers an additional local public-safety and behavioral-health coordination tool.	Optional: authorize or update interjurisdictional agreements if desired.	7/1/2026

HB 18 / SB 3	Employee Child Care Assistance Program	Establishes the Employee Child Care Assistance Program to incentivize employers, including public employers, to contribute to child care costs of employees. Localities may wish to evaluate whether participation supports workforce recruitment and retention.	Optional: direct staff to evaluate participation if program becomes available.	7/1/2026
HB 1067	Regional Emergency Communications Authorities; Creation and Powers	Authorizes the creation of regional emergency communications authorities and sets out their powers and duties. Localities may wish to evaluate whether a regional structure would improve emergency communications administration and funding.	Optional: consider regional agreement or local participation if desired.	7/1/2026
HB 1072	Local Authority to Test and Monitor Land Application of Sewage Sludge	Allows a locality to provide for testing and monitoring for PFAS and related matters concerning the land application of sewage sludge within the locality. This provides optional local environmental oversight authority.	Optional: consider ordinance or monitoring framework if desired.	7/1/2026
HB 416	School Buses; Use for Public Purposes by Local Governing Bodies	Addresses use of school buses for public purposes by local governing bodies and related insurance reimbursement. Localities and school boards may wish to review existing use policies and insurance arrangements.	Optional: direct staff to review local use and reimbursement policies.	7/1/2026

OPTIONAL - ALLOWS ADMINISTRATIVE ACTION BY THE LOCALITY

HB 292	Agricultural and Forestal Districts Advisory Committee; Membership	Allows the commissioner of revenue or the local government's chief property assessment officer to have a representative from his office serve on his behalf on the agricultural and forestal districts advisory committee. This provides local administrative flexibility in staffing and committee participation for district applications.	No action required; locality may update committee procedures or designee practice if desired.	7/1/2026
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LEGISLATION THAT LIMITS OR CLARIFIES LOCAL AUTHORITY

HB 711 / SB 347	Local Regulation of Solar Facilities; Special Exceptions	Establishes criteria governing local consideration of certain ground-mounted solar energy generation facilities through special exception or related local land-use review. Localities should review whether zoning standards and special-exception procedures align with the bill's framework.	If needed, amend zoning ordinance and special-exception procedures.	7/1/2026
HB 994	Speed Safety Cameras; Placement and Operation	Adds or revises requirements governing local use of speed safety cameras, including placement, operational rules, and related enforcement requirements. Localities using such systems should review program compliance alongside HB 1220.	If locality uses speed safety cameras, amend local procedures and controls as needed.	Use of summons developed by the Supreme Court of Virginia effective 1/1/2027. Requirement for conspicuous signs effective 7/1/2027.