

City of Alexandria, Virginia

2025 Virginia Legislative Session Housing Legislation Summary

September 4, 2025



Housing Legislation Themes



Tenant Protections & Rights

Extended notice periods, enhanced disclosure requirements, protections for public housing residents

Affordable Housing Development

Local authorities to encourage housing development on religious/non-profit properties, housing targets for localities

Housing Assessment & Planning

Required housing growth plans, statewide housing needs assessment

Eviction Prevention

Eviction Diversion Program expansion, extended payment grace periods

Housing Equality

Criminal record screening guidelines, preventing discrimination based on eviction history

City's Housing Legislative Priorities



Key Housing-Related Principles

- Additional local tools for ***affordable housing*** while preserving local authority
- ***Protection of vulnerable residents*** in affordable/subsidized housing
- Support for legislation that ensures ***safe, reliable housing choices*** regardless of resources
- Maintaining ***local control***, both planning and zoning

City Supported Bills



- **Signed:** HB1623 (Eviction Diversion), HB1867 (Renewal Notice), HB2430 (Fee Disclosure), HB2153 (Faith and Housing), HB2415/SB1221 (Public Housing Authorities)
- **Vetoed:** HB1638 (Criminal Screening), HB1718 (Local Enforcement), HB1719/SB812 (Extended Notice), HB1872/SB815 (Adverse Actions), HB1973 (Right of First Refusal), HB2054 (Assisted Living), SB773 (Foster Care Housing)

Signed into Law

Signed Into Law: HB1623 & HB1867



HB1623: Diversion Program Expansion

- Renamed "Eviction Diversion Pilot Program" to "Eviction Diversion Program & removed July 1, 2025 expiration date
- Extended availability to all general district courts (previously limited to specific cities)
- **Eligibility criteria:** First court appearance with 25% payment, proof of income, explanation for nonpayment, good rental history, no redemption use in 6 months, no program participation in past year.
- **Payment plan:** 75% balance paid in three equal monthly installments via certified payment methods while maintaining current rent. Completion dismisses case; default results in immediate possession without hearing.

Signed Into Law: HB1623 & HB1867



HB1867: Rental Agreement Renewal Notice

- Requires landlords who own more than four rental units/10% interest to provide written notice when **not renewing** a tenant's lease
- Improves transparency in rental agreements, giving tenants more time to plan for housing transitions

SB884: Expanded Protections for DV Victims

- Allows DV victims to terminate leases with *preliminary* protective orders
- Under prior law, there must have been a permanent protective order or a conviction before the tenant could terminate the lease.

Signed Into Law: HB2151 & HB2245



HB2151: Community Land Trust Definition Revisions

- Updated definition of community land trusts in the VRLTA
- Removed requirement for open membership to any adult resident in specified geographic area
- Modified board composition requirements

HB2245: Affordable Housing Property Assessment

- Requires assessors to use income approach when determining fair market value of affordable rental housing (i.e. standardizes assessment methodology beginning July 1, 2026)
- Localities must reimburse property owners for legal fees if assessors fail to comply (when owner wins appeal)
- Directs Department of Taxation to develop simplified income/expense reporting form

Signed Into Law: HB2430 & SB974



HB2430: Fee Disclosure Requirements

- Requires all charges comprising security deposit and rent to be itemized on first page of lease
- Must include statement: "No additional security deposits or rent shall be charged unless it is listed below..."
- Clarifies what constitutes "rent" (important in eviction proceedings)
- Helps tenants understand financial obligations upfront

SB974: Subdivision Ordinance Reform

- Shifts plat and plan review authority from planning commissions/governing bodies to designated agents
- Expedites review process by shortening timeframes for forwarding plans to state agencies
- Streamlines development review & shortens approval processes

Signed Into Law: HB2153 & HB2415



HB2153/SB1313: Faith and Housing

- Directs DHCD to create guidance by December 2025 that helps localities streamline the process for churches and nonprofits to develop affordable housing on their tax-exempt properties

HB 2415/SB1221: Public Housing Authorities

- Exempts indigent defendants from appeal bonds in public housing eviction cases, prohibited certain maintenance fees, required income recertification notices

Signed Into Law: Other Bills



SB1430:

Extends foreclosure stay to 60 days during federal government closures

SB1251:

Helps identify incarcerated veterans to connect them with support resources

SB816:

Expands property tax exemption options for elderly and disabled residents

HB2195:

Requires certification for residential mold remediation services

HB1996:

Shortens public notice period for planning hearings from seven to five days

HB2302:

Ensures religious orgs. retain tax-exempt status during reconstruction of building used for religious worship or minister's residence

Veto

Notable Vetoes:

Housing Access & Stock



HB1872/SB815: Prohibiting adverse actions for expungement eligible eviction cases

- Would have prevented denial based on dismissed or nonsuited eviction history

HB1973: Right of first refusal for localities to preserve affordable housing

- Would have created framework to exercise right of first refusal on publicly supported housing

HB2641: Statewide housing targets

- Would have required localities to increase housing stock by 7.5% over five years (2026-2031)
- Would have established Housing Approval Board to potentially override local decisions

Notable Vetoes: Tenant Protections



HB1718: Local enforcement of landlord maintenance obligations

- Would have allowed localities to take legal action against landlords failing to maintain habitable conditions

HB1719/SB812: Extended nonpayment notice period

- Would have increased notice period from 5 to 14 days before terminating rental agreements

HB1638: Criminal record screening model policy for affordable housing

- Would have created consistent standards for criminal background screening based on HUD guidance

Notable Vetoes: Energy Efficiency & Services



HB1935/SB777: Low-Income Energy Efficiency and Weatherization Task Force

- Would have evaluated coordination of government and utility resources
- Would have developed plan for weatherization-ready repairs and energy efficiency retrofits by 2033

SB773: Foster care housing services

- Would have required housing plans for individuals aging out of foster care
- Would have directed securing federal Family Unification Program Housing Choice Vouchers

Year Ahead



Questions?