

Virginia Legislative Update 2026

*With your friendly, neighborhood
Virginia Legislative Committee
Co-Chairs –*

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General Assembly – 2026 Session Overview

•Regular Session

- Long Session: 60 days
- Convened January 14, 2026
- Adjourn *sine die* March 14, 2026**

•Legislation Statistics

- 2,362 bills introduced (plus 491 resolutions)
- Pre-Crossover:
 - 849 bills passed House
 - 520 bills passed Senate

•CIC Legislation

- ~65 bills monitored by Virginia LAC

Corporate Governance

SB 246 & HB 439 – Virginia Nonstock Corporation Act (effective 1/1/2027)

- Significant overhaul
- Excludes certain categories from definition of “Disinterested Director” including spouse of an interested Director, named defendant in action against Director, and a person with a material relationship with a person not an interested Director.
- Corporate Secretary’s duties codified as officer responsible for custody of minutes and authenticating corporate records.
- Notice requirements streamlined.
- Election of Board may be exclusively by electronic means.
- Ratification of corporate action may be made by Board Resolution.
- Corporate action outside a meeting may not need unanimous written consent.
- Expanded judicial review of corporate actions and elections and for removal of a director for malfeasance.

Assessment Collections

HB 444 – Uniform Consumer Debt Default Judgments Act (eff. 7/1/27)

- Applies to unsecured consumer debt, or secured consumer debt solely to obtain a money judgment.
- Does not apply to taking possession of real or personal property.
- Establishes specific requirements for a Complaint if default judgment is to be entered.

HB 601 & SB 301 – Garnishment: minimum protected bank account balance; procedure for financial institutions

- Bank accounts with \$1,000 or less in a single or cumulative accounts shall be exempt from garnishment.
- Protected benefits that have been deposited electronically within past two (2) months shall be exempt from garnishment.
- Exemptions do not apply against child or spousal support.
- A debtor does not need to request a hearing to assert exemptions.

Land Use

HB 252 – Relocation/modification of easement by landowner of servient estate.

- Any easement may be modified by written consent of both parties.
- Holder of servient estate may petition to relocate or modify easement.
 - Does not materially lessen utility of easement.
 - Does not increase burden on reasonable use and enjoyment.
 - Does not impair an affirmative purpose of easement.
 - Does not impair safety of any party.

Land Use (Cont'd)

- HB 733, Reasonable Use of an Easement Owner of a servient estate may
 - establish reasonable rules for use of an easement.
 - bring a civil action for violation of the rules for \$500 or actual damages, whichever is greater.
- HB 395 & SB 250 – Electric utilities; small portable solar generation devices; local regulation
 - Portable Solar Generation Devices generating no more than 1200 watts and are at customer side of electric meter.
 - No landlord who owns more than four (4) dwelling units may prohibit installation of a Portable Solar Generation Device but may impose reasonable restrictions.
 - Any customer of investor owned utility, municipal utility, or electrical cooperative may install a Portable Solar Generation Device.

Land Use (cont'd)

SB 531 – Zoning; development and use of accessory dwelling units.

- Zoning ordinances “**shall be deemed to include**” ADUs as a permitted accessory use.
- Must obtain ADU permit from locality.
- Localities may establish lease terms, parking, occupancy, size, and location requirements for ADUs.

HB 803 & SB 77 – Repairs or maintenance of property; entering adjoining property; petition for entry.

- Owner who needs to enter onto adjoining property for repairs or maintenance on their own property and is denied entry or given unreasonable restrictions may petition the Circuit Court for entry.
- Must return property to original condition or be liable for actual damages.



Other Bills of Interest

SB 803 – Virginia Fair Housing Law; quid pro quo & hostile environment.

- *Real Estate Board and Fair Housing Board to promulgate regulations within 280 days of enactment*

HB 163 & SB 316 – Notary; anti-deed fraud conditions.

- *Adds course requirement, deed registration system*

SB 44 – Cemeteries; NoVa cemetery registration. (eff. 7/1/27)

- *Modifies Publication Requirements for sale of property with cemetery.*

Other Bills of Interest (cont'd)

HB 1, Relating to Minimum Wage

- January 1, 2026, to January 1, 2027, Minimum Wage shall be \$12.77.
- January 1, 2027, to January 1, 2028, Minimum Wage shall be \$13.75.
- January 1, 2028, onwards, Minimum Wage shall be \$15.00 (adjusted annually by CPI).

HB 636, Prohibition of Employer Seeking Wage or Salary History

Employer prohibited from following:

- Seeking wage or salary history of prospective employee.
- Refusing to hire an employee who refuses to provide wage or salary history.
- Relying on past history in employment decisions.
- Failing to set wages or salary in good faith.

Other Bills of Interest

HB 1207, Paid Family & Medical Leave (eff. 1/1/28)

Family and Medical Leave Benefits will be paid to following, with stated conditions:

- Person caring for a new child in their first year by birth, adoption, or placement.
- Person with serious health condition that makes them unable to perform functions of employment.
- Person caring for a family member with a serious health condition.
- Person caring for covered service member.
- Twelve (12) week duration in benefit year.
- Benefits eighty percent (80%) of average weekly wages.

Getting Involved





Virginia Legislative Committee

Membership open to all WMCCAI members!



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Join!***

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What We Do:

- Receive reports from VALAC
- Receive reports from CAI Federal Govt Pub Affairs
- Receive reports re CICB / Ombudsman
- Discuss local legislation (e.g., counties, cities)