



2026 GENERAL ASSEMBLY UPDATE

New policy wins for housing justice

During this year's legislative session, HOME of VA and our allies championed the passage of new laws that **protect tenants** and **expand housing opportunity**.



PROTECT TENANTS

Virginia renters face justice gaps in our tight housing market, where high prices and scarcity limit choice. These new laws help balance the scales.

HB15 (Price) / SB48 (Rouse)

Give Families a Fair Chance to Pay Rent

Until now, the law allowed a period of just five days to pay overdue rent. Now, families will have 14 days to catch up—preventing avoidable evictions.

HB329 (McClure)

Strengthen Anti-Retaliation Protections

Enhances safeguards that prohibit landlords from retaliating against tenants who assert their rights, better balancing the scales of accountability.

HB379 (Bennett-Parker)

Reform Rental Application Fees

Requires up-front disclosure of costs and eligibility standards, so families avoid wasting application fees for units they would be unable to secure.

HB848 (Cousins)

Hold Negligent Landlords Accountable

Allows tenants to take landlords to court over dangerous living conditions, even if they have withheld rent due to those hazards.

HB845 (Cousins)

End Bifurcation in Eviction Court

Gives every tenant the right to challenge errant or inflated charges before losing their home, preventing unfair hearings and rushed evictions.

HB1361 (Maldonado)

Require Ledger Transparency

Requires landlords to attach an itemized ledger to any eviction notice, ensuring accuracy and preventing unfair billing practices.



EXPAND OPPORTUNITY

Outdated and restrictive zoning rules too often stand in the way of new housing. New laws cut red tape to motivate the market.

HB1279 (Cole) / SB354, SB388 (Carroll-Foy, McPike)

Faith in Housing

Allows tax-exempt land owned by faith-based groups and nonprofits to be used for housing without expensive, uncertain rezoning battles.

HB262 (Simonds) / SB354 (Salim)

Parking Reform

Ends parking minimums near certain transit corridors—reducing costs and heat islands while freeing land for homes, parks, and businesses.

HB611 (Cohen) / SB531 (Srinivasan)

Legalize Accessory Dwelling Units

Expands property rights to spur building of new backyard homes, helping seniors age in place and open more neighborhoods to more people.

SB74 (McPike) / HB867 (Cousins)

Incentive Zoning

Allows localities to incentivize affordable units in a portion of new construction, bolstering long-term affordable housing supply.

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