

NOTICE TO LANDOWNERS

HOUSE BILL 1844, by Delegate Athey

In recent months in parts of Virginia, non owners, and in some cases, competitors of property owners have sought binding “Determinations” from the local Zoning Administrator, without the knowledge of the landowner.

If a decision of a Zoning Administrator is not appealed in 30 days, the decision is final and unappealable. Meaning, the property rights of a landowner could be limited or compromised through the actions of a competitor, without their knowledge.

House Bill 1844, by Delegate Clay Athey, will help prevent such an occurrence in the future. The measure will require the local Zoning Administrator to provide a property owner written Notice within 10 days, should a request for a Zoning Determination be sought by anyone other than the property owner.

The proposed Committee Substitute will not trigger the Notice requirement, if the person seeking the Determination is an agent of the property owner.

The Committee Substitute for House Bill 1844 will also invalidate final and unappealable “Determinations”, if the property owner failed to receive timely and proper notice.

The Home Builders Association of Virginia would greatly appreciate your support **for HB 1844.**