



Home Builders Association of Virginia

A LEGACY OF MEMBERSHIP VALUE

Unprecedented Legislative and Regulatory Success

2019	2018	2017
<u>Passed</u>	<u>Passed</u>	<u>Passed</u>
Compromise Proffer Legislation opening lines of communication	Protection of proprietary construction documents	Licensing Exemption for workers whose work is valued at \$2,500 or less
Building Permit Fee Legislation	Vested Rights Legislation	Contractor Protection from Employment practices of lower tier subcontractors
Affordable Housing Fee Waivers	Neighboring Jurisdiction permitting and inspections authority.	Extended Local Land Use plan validity to July 1, 2020
<u>Defeated</u>	2015 VA USBC with major cost increases to buyers.	<u>Defeated</u>
Elimination of Stormwater Grandfathering	<u>Defeated</u>	Numerous Amendments to the 2016 Proffer Reform Legislation
Amendments to Cluster Zoning	Fire Prevention Code Authority	Onerous Tree Canopy Replacement Requirements
Increased Tree Replacement Requirements	Impact Fee Legislation	Requirement for wells before building permit issuance.
Affordable Dwelling Unit Legislation	Inclusionary Zoning	
Impact Fee Legislation	More Stringent Tree Replacement Standards	
	Prohibition on Affiliated Business Arrangements	

2016

Passed

Proffer Reform Legislation returning cash proffers to a voluntary system

Consolidation of SWM and E&S Laws into a single permit

Prohibition of HOA and COA Consent prior to issuance of permit or license.

Defeated

Requirement for a 5-mile radius traffic Impact Study on all rezoning.

Requirement for an 18-month waiting period following rezoning approval before land could be developed by-right.

2015

Passed

Made Permanent the prohibition on localities to accept per-lot cash proffers until final inspection.

New IRC education requirements on home inspectors of new homes and added a requirement for new home inspectors to be certified.

Relaxed standards for BZA approval and balanced the BZA process between landowners and localities.

Defeated

New DEQ Permit Requirements for waters wells in Easter Virginia.

Requirement for land lords to install new locks with each new tenant.

Permission for localities to use cash proffers to purchase development rights.

Continuous Space requirements in conjunction with Cluster Development.

2014

Passed

Clarification that landowners may seek Damages and Attorneys Fees in State Court as outlined in the rational nexus test in rezoning.

Optional landowner waiver of preliminary plan approval process for 50 lots or less.

Reduced VSMP permit fees for land disturbances of less than 5 acres for a single family home.

Reduced new condominium sales contract rescission to 5 calendar days.

Defeated

PD8 Zoning Ordinance Provision that limit the number of residential units with 500 sq. feet or less.

Adding Prince William County to the list of localities to establish service districts to impose higher taxes on owners of abutting land for underground relocation of utility lines.

Eliminated onerous provisions in the 2012 IECC for Single Family Homes that will save homeowners \$2,138 for each new home constructed.

2013

Passed

Provides Condominium Developers an Efficient Path to Extending Declarant Control beyond 5 years.

Prohibition on use of Cash Proffers for Maintenance/Technology Upgrades.

Clarified definition of Final Site Plan for purposes of Plan Validity.

Set Aside Significant Increases in USBC Energy Efficiency Requirements, Saving over \$2,138 in cost of every new home.

Defeated

Broad Impact Fee Authority for Localities. Mechanics Lien Limitation for Suppliers/Subs.

Limitation on Amendments to POA Declarations.

Increase in Local Recordation Tax for Local Affordable Housing Initiatives.

2012

Passed

Prohibits a Zoning Administrator from reversing Determination after 60 days based on a non-discretionary error.

Extends Per Lot Cash Proffer Payment delay until 2017.

Extends validity of approved Land use plans until 2017.

Removes authority of localities to enforce timing of Per Lot Cash Proffer Payments.

Coordinated winning lawsuit in JCC prohibiting localities from accepting Per Lot Cash Proffers until after final Inspection until July 1, 2017.

Defeated

Impact Fees at issuance of Building Permit for all new homes.

No Reduction of Performance Bonds until streets are accepted into state system.

Rezoning prohibited unless in compliance with local Comp Plan.

Limitation on Mitigation Bank Flexibility.

2011

Passed

Traffic Impact Statements (TIS) Eliminated for By-Right Projects TIS & Connectivity Reg. Review by VDOT.

Phosphorous Ban in Fertilizers

Per-Lot Cash Proffer Payment Delay extended to 2015.

BZA Appeal Notice Requirement.

\$5,000 Tax Credit for Construction of Accessible Homes.

USBC Adopted W/O Sprinklers

Balanced Stormwater Regulation Adopted

Defeated

Repeal of UDA Statute.

Mandatory Accessibility Standards.

No Building Permits Until Streets Accepted into State System.

FP Code to Fire Services BD.

POA Management to Homeowners at 80% of Lot Sales.

2010

Passed

Stormwater Regulation
Suspension

Zoning Administrator
Decisions to be Vested Right

BZA Appeal Fee Limited

Per-Lot Cash Proffer Payment
Delay

Defeated

Green Building Code Mandate

Rollback Tax Extension

Mandatory Accessibility
Standards for all new single
family homes

2009

Passed

Plan Validity Extension

Bond Administrative Fee
Reduction

Alternative Septic System
Local Denial Prohibition

Proffer Amendment Reform

Defeated

Road Impact Fee
Limit/Commercial

Employee Home Access
Background

APF/Impact Fees

Road Access Limits

CO Detectors Required

2008

Passed

Phased Development Validity
Clarification

Defeated

HBAV Proffer Reform * * * *

Sprinkler Mandate

Road Impact Fee
Limit/Family Sub

Proffers for PDR

2007

Passed

3202 Road Imp Fee Exp/UDA

HBAV Blitz

Eminent Domain (HBAV)

Notice/Right to Cure/Condo's

Bond Requirement Reform

Limits on Phased
Developments

Defeated

Education Impact Fees

New Home Sales Tax

APF/Impact Fees Powers for
Localities

Kaine APF for Localities

Impact Fees Powers for
Localities SLAPP Legislation
APF Bob Marshall/Frederick

2006

Passed

Notice/Right to Cure
Subdivision Approval

Efficiency/Plans to State

Traffic Impact Analysis

E/S Clarification (Rolband)

TDR Powers for Localities

Defeated

APF Kaine

Impact Fees Powers for
Localities

Subdivision Denial/Water
Supply Shortage

APF Bob Marshall x 5 Public
Services

Tree Preservation
Requirements

2005

Passed

Contractor Licensing
Clarification

Proffer Reform/Construction
Requirements

Defeated

Zoning Denial/Roads

10 Year Zoning Validation

Impact Fees

Road Impact Fees

APF x 5

2004

Passed

Revenue Bonds/Cash Proffers

Cash Proffer Disclosure

Warner Tax Increase for
Education

Defeated

B Marshall Plan/APF

Subdivision Denial/Water
Supply Limits

Numerous Impact Fee Bills

Zoning Denial/Level of
Service

Henrico Road Impact Fees

Pre/Dev Tree Conservation
Requirements

2003

Passed

Subdivision Approval
Efficiencies

Cash Proffer Disclosure

Comp Plan Affordable
Housing

Defeated

B. Marshall APF x 7 Public
Services

Water Connection Denial

Impact Fees

Zoning Denial/Water
Resources

2002

Passed

Bond Limits to Public
Facilities

Mail Notification to
Landowners on text
Amendments

5 Year Validity of Subdivision
Plats

Bond Release Inspection
Limits

Defeated

APF

Impact Fees

Building Permit Caps for
Localities

By-Right Denial because of

Lighting Levels

2001

Passed

USBC Strengthening

Proffer Disclosure
Requirements on Localities

Cluster Zoning Mandate

Prohibits State and Federal
Duplication of Wetland
Permits

Defeated

APF Powers for Localities

Impact Fees

Building Permit Caps

Stale Zoning Repeal

Expansion of Bay Act

2000

Passed

Prohibition on SUP At
Subdivision Plan Approval

Defeated

APF at Subdivision Level

Broad Impact Fees

Limits Vested Rights

Stale Zoning Repeal

Impact Fees by Referendum

1999

Passed

Vested Rights Act

Defeated

APF for Subdivision Approval

50% limit on Bond Release
until Project Completion

Downzoning Authorized by
Change in Circumstance

Repeals Vested Rights Act

Limits Vested Rights Act

School Impact Fees

Annual Building Permit
Limits

1998

Passed

Requires water & Sewer Fees
to be Fair and Reasonable

Defeated

APF at Zoning Requirement