



HOME BUILDERS
ASSOCIATION OF VIRGINIA

BUILDING OUR FUTURE

2025 General Assembly
end-of-session overview

February 28, 2025



THE VIRGINIA GENERAL ASSEMBLY

The legislative body of the Commonwealth of Virginia.

Consists of the “lower” chamber, the **Virginia House of Delegates** (100 members) and “upper” chamber, the **Senate of Virginia** (40 members).

Combined, the General Assembly’s elected representatives come from an equal number of constituent districts across the Commonwealth.

The House is presided over by the Speaker of the House; the Senate by the Lieutenant Governor of Virginia.

Convenes the second Wednesday in January, runs 60 days (even years) and 30/45 days (odd years).

When in Richmond, the General Assembly holds sessions in the Virginia State Capitol (designed by Thomas Jefferson in 1788) and adjacent General Assembly building (completed 2023).





HBAV's Day on the Hill 2025 is an annual event that brings builders and associates to Richmond to meet with lawmakers.



HOW A VIRGINIA BILL BECOMES A VIRGINIA LAW



HBAV hears recommendations from members and local associations over the summer. Our Legislative Committee vets and recommends bills to move forward.



HBAV works with the nonpartisan Division of Legislative Services (DLS) to draft legislation.



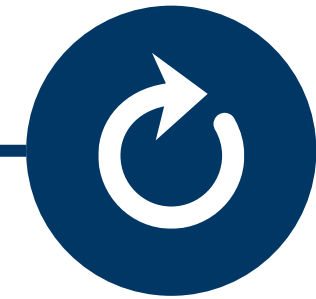
HBAV finds a sponsor (legislative ally) in the House or Senate.



Bills start in one chamber and are reviewed by committees before moving to the full chamber.

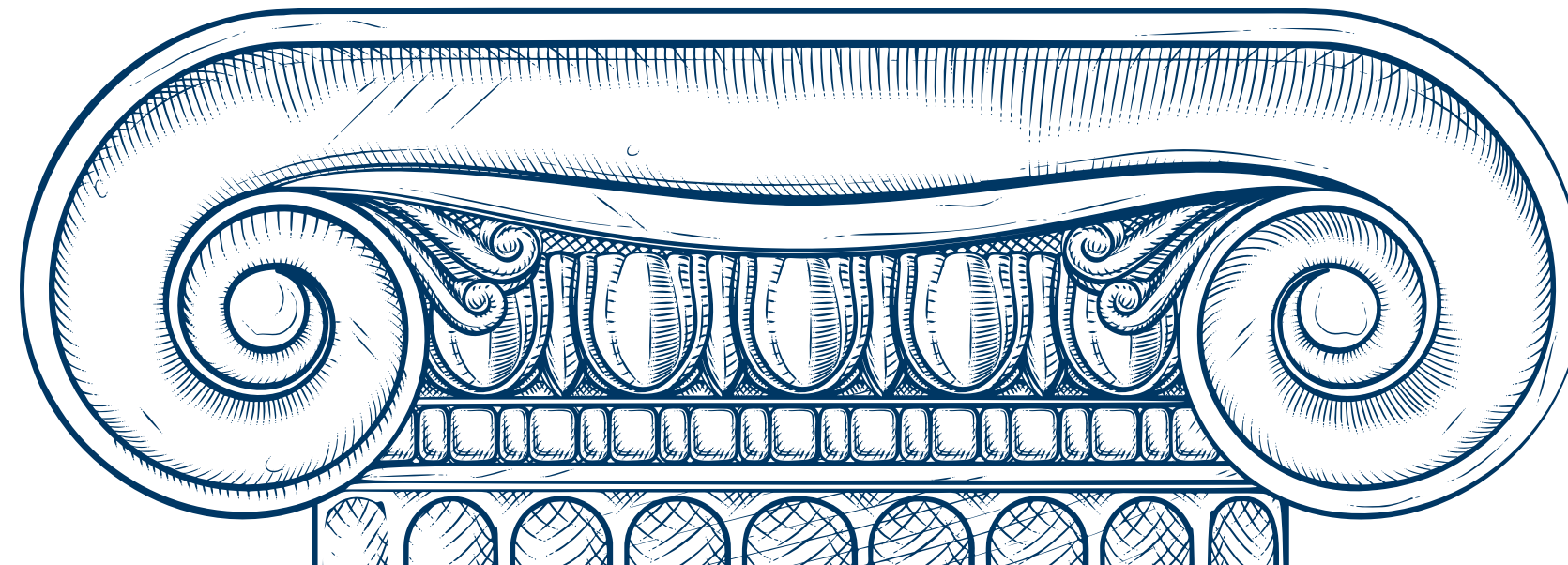


The bill passes or fails. Some need to be reviewed for fiscal impacts or further studied.



If the bill passes one chamber, it “Crosses over” to the other, then the process repeats.

Bills that pass both chambers go to the Governor for signing into law. Governors can amend or veto.

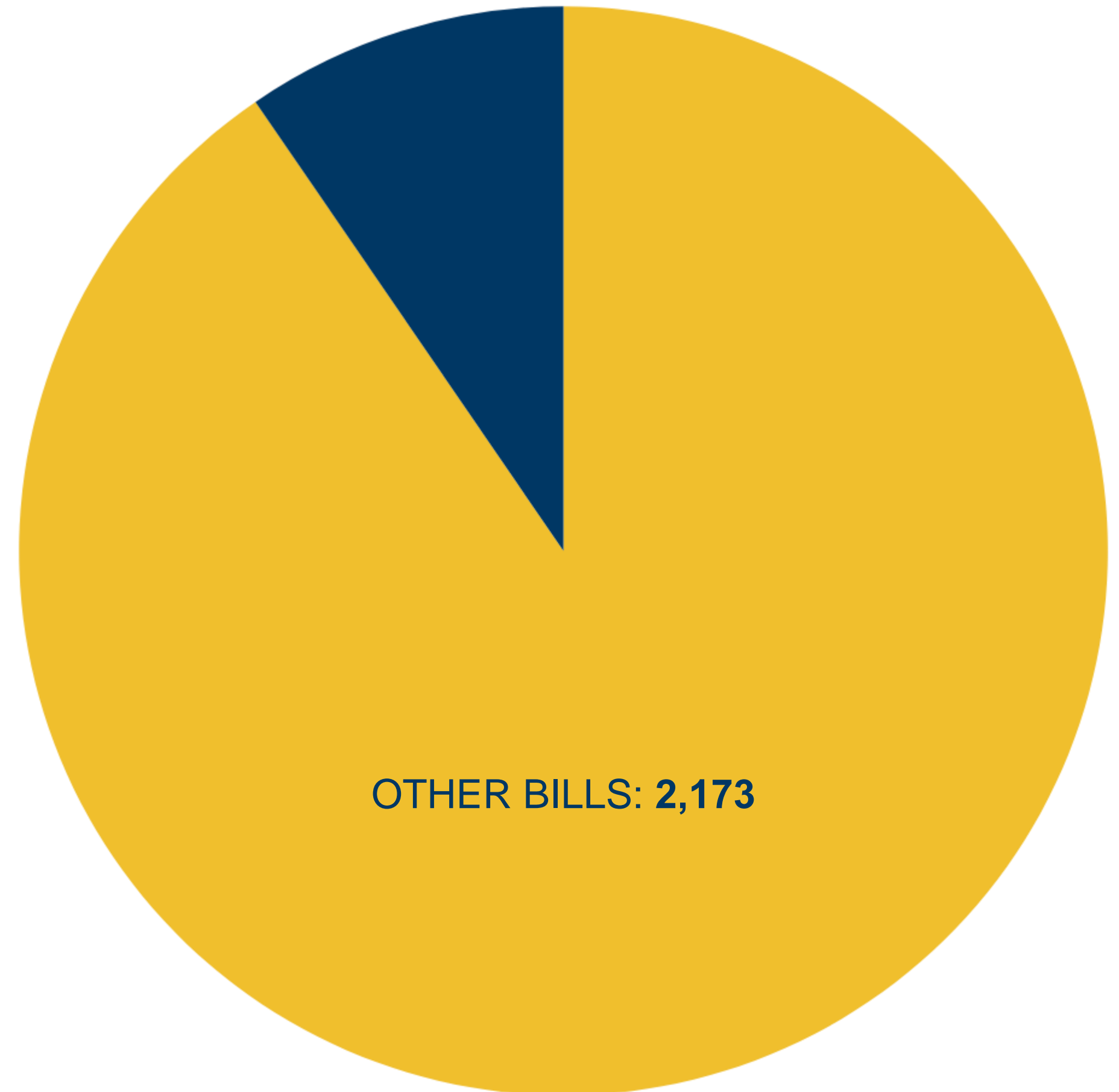


THE 2025 SESSION

45	Days in Session
2,404	Bills Introduced
964	Bills Passed
1,440	Bills Failed

Source: VPAP.org

BILLS IMPACTING HOUSING: 231





HOME BUILDERS
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2025 LEGISLATIVE AGENDA

Increasing Housing Supply to Meet Demand

Virginia needs more housing. The Commonwealth's population will grow by about 40,000 each year through 2028, but we aren't producing enough housing to meet this demand.

To close the gap, [here are the 2025 bills HBAV supported.](#)

HBAV'S 2025 PRIORITY LEGISLATION

SB974 (VanValkenburg and Coyner): Administrative Plan Review

Streamlines the approval process of site plans and subdivision plats, creating a more predictable and efficient approval process. Removes the “Never Ending” rezoning.

Passed the House 89-8 and the Senate 30-5. Headed to the Governor for consideration.



HB1707 (Bulova) & SB1059 (Hackworth): Contractor Recovery Fund

Increases the contractor recovery fund from \$20,000 to \$30,000 per claim. Raises the project limit thresholds for A, B, and C contractor licenses, which have not increased in 15 years.

Passed House and Senate unanimously. Headed to the Governor for consideration.

SB1263 (Bagby): Water and Sewer fees reimbursement

Allows localities to provide for the full or partial reimbursement of water and sewer connection fees.

Passed House and Senate unanimously. Headed to the Governor for consideration.



HB2660 (Simon w/ Owen, Milde, Sickles): Shortening Timeline Approvals

Makes the local government approval process for subdivision plats and site plans faster, clearer, and more efficient.

Passed House 97-1 and Senate unanimously. Headed to the Governor for consideration.

HB2445 (Callsen and Coyner): Tax breaks for affordable housing

Allows affordable rental housing units to pay less in property taxes than market rate, helping incentivize builders and maintain affordable housing status.

Passed the House 74-25 and Senate 35-4. Headed to the Governor for consideration.



VIRGINIA HOUSING OPPORTUNITY TAX CREDIT (HOTC) EXTENSION

HB1701 (Bulova and Thomas), included in HB1600 conference report budget amendment: Extending the HOTC through 2030

HBAV succeeded in gaining a 5-year extension to the HOTC, an incentive for affordable housing and development that has proven effective in making projects financially viable and addressing our critical need for diverse and affordable housing options.

The fund also increased to \$64 million annually, up from \$60 million.



SB1189 (Carroll Foy): Residential Development and Infrastructure Fund

Would have established a state-supported resource for critical housing infrastructure, including water, sewer, roads and stormwater systems for new residential and multifamily development.

Failed in Senate Finance and Appropriations.

HB2506 (Runion) and HB2086 (Shin): Energy efficient home tax credits

Would have authorized an eligible contractor to claim an income tax credit during the upcoming years for energy-efficient homes (bill language varied between amounts equal to \$1,000-\$4,000).

Failed in Senate Finance and Appropriations.



ADDITIONAL BILLS HBAV SUPPORTED

SB777 (Locke): Creating an Energy Efficiency Weatherization Task Force to evaluate ways to coordinate with local governments, utilities, and contractors to deliver energy-efficient housing upgrades for Virginia households

Passed Senate unanimously and the House 73-21. Headed to the Governor for consideration.

HB1758 (Gardner): Evaluating surplus government property for affordable housing development

After passing the House, passed by indefinitely in the Senate and dead for the year.

HB2349 (Owen): Developer performance guarantees, periodic and partial release

HB2480 (Owen): Traffic Impact study conditions

Both failed to report from their subcommittees.





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These Bills Harm Housing Access.

Virginia's new home median price is about \$462,000. Younger buyers are being priced out because many do not earn the median income needed (about \$138,000) to buy a new home.

Certain legislation makes this problem, and supply in general, worse. Here are the bills HBAV opposed.

HB2683 (Oates): Road impact fees

Would have lowered local government population requirements for eligibility to adopt a road impact fee ordinance from a population of at least 20,000 and a population growth rate of at least 5 percent to a population of at least 15,000 with no growth rate requirement.

Failed.

SB1136 (Boysko) and HB2175 (Clark): Rent control

Would have allowed localities to pass ordinances limiting the amount that rents can be increased. Would lead to a decrease in the quality and quantity of available rental housing, discourage new construction, and exacerbate housing shortages.

Failed.



HB2238 (Martinez): Tree root systems

Would have allowed localities to require a detailed map of all tree locations and critical root zones in a development. This would add delays and unnecessary costs.

Passed by indefinitely in a Senate committee and is dead for the year.

SB1313 (McPike): Inclusionary zoning

Allows localities to create mandatory affordable housing dwelling unit programs. This discourages development and exacerbates the shortage of missing middle housing supply in Virginia.

Passed the Senate 20-19 and passed the House 50-47. Headed to the Governor for consideration.





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OPENING DOORS SO YOU CAN BUILD THEM.

HBAV'S BuildPAC is the voice of Virginia's home building industry. With BuildPAC, we pool resources to raise awareness to important topics that impact our industry — and help elect pro-housing candidates to state offices.

November is a big election year for state offices, and HBAV is actively raising funds to contribute to candidates who support our industry. **Give now to HBAV BuildPAC** to help us increase housing, ensure sensible land-use and environmental regulations, and advance policies that spur new residential development in Virginia.

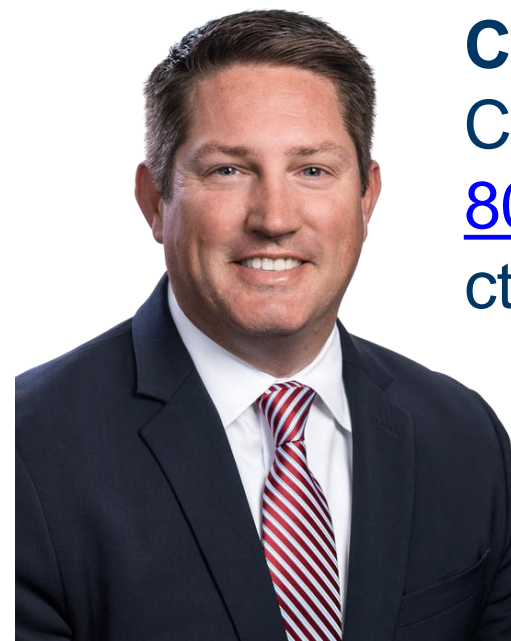


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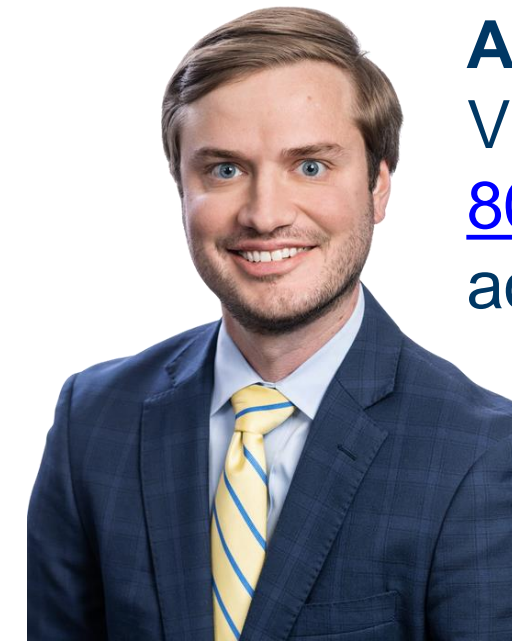


The Voice of Virginia's Home Building Community.

The Home Builders Association of Virginia (HBAV) was founded in 1956 to promote and protect the Virginia housing industry. One-third of **HBAV's 3,109 members** are home builders, multifamily builders, land developers, and/or remodelers, while the remaining are professional businesses and trade partners working closely in related fields like financing and building products. **HBAV accomplishes its mission through advocacy, industry news and education.**



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