



2023 Virginia End of Legislative Session Report

During the 2023 Virginia General Assembly session, legislators considered 4,176 bills and resolutions. Community Associations Institute's (CAI) Virginia Legislative Action Committee (VA LAC) had a busy legislative session advocating [on behalf of the approximately 2,010,000 Virginians living in 786,000 homes in more than 8,890 community associations](#). The 23-member VA LAC closely monitored more than 57 bills that would have directly or indirectly impacted common interest communities. Legislation of interest to common interest communities concerns a variety of topics. Overall, VALAC efforts were hugely successful, having invested significant time and effort in advance of the legislative session – in many cases convincing legislators not to submit harmful proposals on behalf of a disgruntled constituent or two.

SB 1428 - Common interest communities; foreclosure remedy. The VA LAC acted quickly when this legislation that would change the foreclosure procedures in common interest communities was introduced. The bill would change the existing law that caps judgments enforcing liens levied upon common interest community property at \$25,000. This bill would have been extremely detrimental to associations' foreclosure process and abilities to collect on liens. The quick work of the VA LAC to address these concerns was essential to ensuring the protection of foreclosures in associations.

Status: Failed Sine Die

HB 1519 - Common interest communities; professionally managed associations. This legislation allows associations to terminate automatically renewed contracts with management without cause with at least 60 days' notice. The VA LAC supported this amendment originally proposed by management companies. This legislation passed both chambers of the legislature unanimously.

Status: Successfully passed, awaiting Governor's signature

HB 2235/SB 1222 - Common interest communities; Resale Disclosure Act. This legislation deals with resale certificates and disclosure requirements relating to sales of property in community associations. This legislation was introduced in both chambers of the legislature, with slight differences. After careful consideration of the language, the VA LAC supported the bill in its existing state and supported the House version of the bill which was adopted as the substitution for the Senate version. The bill passed both chambers unanimously.

Status: Successfully passed, awaiting Governor's signature

SB1042/HB1627 - Common Interest Community Board; enforcement power over continuing violations. These two pieces of legislation allow the CIC Ombudsman to determine or refer complaints to the board. The final version of the bill, HB 1627, contains an amendment the VA LAC worked on with the DPOR.

Status: Successfully passed, awaiting Governor's signature

SB 1222/HB 2235 - Resale Disclosure Act; established. This legislation was of particular interest to the VA LAC. The VA LAC worked to clarify the language that applies to the requirements in a disclosure packet to include draft minutes from full membership meetings, but not board meetings.

Status: Passed, awaiting Governor's signature

HB 2098 – Common interest communities; authority of association to suspend right to use certain facilities. This legislation would have improved the authority for condominium unit owners associations and property owners associations to ensure compliance with association rules and regulations. House Bill 2098 passed the House of Delegates on a vote of 91-7. The Bill came out of Senate General Laws and Technology on a vote of 8-7. Expecting opposition, the VA LAC launched a grassroots email campaign in preparation for the bill to be heard by the entire Senate Chamber. That campaign allowed more than 220 advocates to urge their state Senator to support the legislation. Unfortunately, the Senate voted down the bill after extensive debate.

Status: Failed

SB 1480 - Professional and Occupational Regulation, Department of; deregulation of certain professions. The VA LAC monitored this legislation which would help alleviate requirements for certain occupational and professional licenses. This legislation would exempt association managers from requirements.

Status: Failed Sine Die

Your Assistance is Needed

The CAI VA LAC may rely on professional lobbying as a vital and integral part of the legislative process. As volunteers, CAI VA LAC members including homeowner leaders, community managers, and business partners, significantly rely on this highly effective professional representation. In addition to contributions from management companies and business partners, the CAI VA LAC needs your financial support to bolster their advocacy activities in 2022 and beyond. We encourage donations from Virginia community associations, business partners, and individuals. Please visit www.caionline.org/lacdonate/ and donate to “Virginia” to support our continued efforts.

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