

# 2025 SESSION

INTRODUCED

25101132D

1 **HOUSE BILL NO. 2142**

2 Offered January 13, 2025

3 Prefiled January 7, 2025

4 *A BILL to amend the Code of Virginia by adding in Article 1 of Chapter 22 of Title 15.2 a section numbered*  
5 *15.2-2209.4, relating to refund by localities of certain land use application fees.*

6 Patron—Milde

7 Referred to Committee on Counties, Cities and Towns

8 **Be it enacted by the General Assembly of Virginia:**

9 **1. That the Code of Virginia is amended by adding in Article 1 of Chapter 22 of Title 15.2 a section**  
10 **numbered 15.2-2209.4 as follows:**

11 **§ 15.2-2209.4. Refund of certain land use application fees.**

12 *A. In any instance in which (i) a locality has either denied or failed to take action on a land use applica-*  
13 *tion submitted pursuant to this chapter due to the failure of the applicant to meet a statutory deadline for a*  
14 *completed application and (ii) the locality is at least partially responsible for delays that caused the*  
15 *applicant to miss the deadline, the locality shall either refund the application fees paid by the applicant or*  
16 *waive application fees on a new application.*

17 *B. An application fee refund or waiver shall be initiated by a request from the applicant to the locality's*  
18 *director of planning or equivalent position. The request shall state the reason that the applicant believes the*  
19 *locality is at least partially responsible for the applicant's failure to meet the deadline. The locality shall have*  
20 *30 days to either approve or disapprove the request. If the locality disapproves the applicant's request for an*  
21 *application fee refund or waiver, the applicant shall have 30 days from the date of the locality's decision to*  
22 *appeal the denial to the board of zoning appeals, which shall have authority to either confirm or overturn the*  
23 *locality's decision pursuant to § 15.2-2309.*

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