

# 2026 SESSION

INTRODUCED

26102502D

1 **HOUSE BILL NO. 477**

2 Offered January 14, 2026

3 Prefiled January 12, 2026

4 *A BILL to amend the Code of Virginia by adding a section numbered 55.1-708.3, relating to Virginia*  
5 *Residential Property Disclosure Act; required disclosures; local permits.*

6 Patron—Watts

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8 Committee Referral Pending

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

11 **1. That the Code of Virginia is amended by adding a section numbered 55.1-708.3 as follows:**

12 **§ 55.1-708.3. Required disclosures; local permits.**

13 *The owner of residential real property located in the Commonwealth who has actual knowledge that the*  
14 *local governing body issued any special exception, special use permit, variance, or other land disturbing*  
15 *permit, including building permits and erosion and sediment control permits, for the property within the five*  
16 *years preceding the execution of a contract for sale for such property shall disclose such fact to the*  
17 *purchaser prior to the execution of the contract for sale. Such disclosure shall be provided to the purchaser*  
18 *on a form provided by the Real Estate Board on its website.*

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