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1 **HOUSE BILL NO. 496**

2 Offered January 14, 2026

3 Prefiled January 12, 2026

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 siting of data centers; site assessment; water usage disclosures.*

6 Patrons—Guzman and Cole, J.G.

7 Committee Referral Pending

8 **Be it enacted by the General Assembly of Virginia:**9 **1. That the Code of Virginia is amended by adding a section numbered 15.2-2209.4 as follows:**10 **§ 15.2-2209.4. Siting of data centers; site assessment; water use disclosures.**11 **A. For the purpose of this section:**

12 "Data center" means the same as that term is defined in subdivision A 43 of § 58.1-3506.

13 "Water use" means all water used in the operation of a data center.

14 **B. Prior to any approval of a rezoning application, special exception, or special use permit for the siting**
15 **of a new data center, a locality shall require that an applicant perform and submit a site assessment to**
16 **examine and disclose, to the extent practicable and within the timeline provided by subdivision A 7 of**
17 **§ 15.2-2286, the expected water use for the new data center.**18 **C. An applicant that is proposing the by-right development of a new data center shall disclose the**
19 **expected water use at the time of site plan or plan of development submission required by subdivision A 8 of**
20 **§ 15.2-2286.**21 **D. Water use disclosures required under this section shall include specified metrics including average**
22 **daily use, maximum daily use, and total maximum annual use.**23 **E. Notwithstanding any other provision of law, any applicant proposing the development of a new data**
24 **center shall not (i) use nondisclosure or confidentiality provisions or agreements or (ii) redact water and**
25 **wastewater service agreements to abrogate the requirements of this section.**26 **F. Nothing in this section shall be construed to prohibit, limit, or otherwise supersede existing local**
27 **zoning authority.**

INTRODUCED

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