

59 *§ 54.1-2345, the cooperative instruments of a cooperative created pursuant to the Virginia Real Estate
60 Cooperative Act (§ 55.1-2100 et seq.), or any declaration of a property owners' association created pursuant
61 to the Property Owners' Association Act (§ 55.1-1800 et seq.).*

62 *H. Nothing in this section shall apply to any existing permits for an ADU approved by the locality prior to
63 July 1, 2027.*

64 *I. Nothing in this section shall be construed to restrict a locality's passage prior to July 1, 2027, of an
65 ADU ordinance, or a subsequent amendment thereof, that substantially complies with the requirements of
66 this section.*

67 *J. Nothing in this section shall apply to a locality that adopted an ADU ordinance prior to January 1,
68 2026, if such ordinance does not deem an attached or detached ADU to be a special use.*

69 **2. That the provisions of this act shall become effective on July 1, 2027.**