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1 **HOUSE BILL NO. 995**

2 Offered January 14, 2026

3 Prefiled January 13, 2026

4 *A BILL to amend and reenact § 15.2-961.1 of the Code of Virginia, relating to conservation of trees during*  
5 *land development process; Planning District 8; minimum tree canopy or cover percentages requirements*  
6 *after development.*

7 Patron—Seibold

8 Committee Referral Pending

9 **Be it enacted by the General Assembly of Virginia:**10 **1. That § 15.2-961.1 of the Code of Virginia is amended and reenacted as follows:**11 **§ 15.2-961.1. Conservation of trees during land development process in localities belonging to a**  
12 **nonattainment area for air quality standards.**13 A. For purposes of this section, "tree canopy" or "tree cover" includes all areas of canopy coverage by  
14 self-supporting and healthy woody plant material exceeding five feet in height, and the extent of planted tree  
15 canopy at 20-years maturity.16 B. Any locality within Planning District 8 that meets the population density criteria of subsection A of  
17 § 15.2-961 and is classified as an eight-hour nonattainment area for ozone under the federal Clean Air Act  
18 and Amendments of 1990, in effect as of July 1, 2008, may adopt an ordinance providing for the conservation  
19 of trees during the land development process pursuant to the provisions of this section. In no event shall any  
20 local tree conservation ordinance adopted pursuant to this section also impose the tree replacement provisions  
21 of § 15.2-961.22 C. The ordinance shall require that the site plan for any subdivision or development provide for the  
23 preservation or replacement of trees on the development site such that the minimum tree canopy or tree cover  
24 percentage 20 years after development is projected to be as follows:25 

- 26 1. Ten percent tree canopy for a site zoned business, commercial, or industrial;
- 27 2. Ten percent tree canopy for a residential site zoned 20 or more units per acre;
- 28 3. Fifteen percent tree canopy for a residential site zoned more than eight but less than 20 units per acre;
- 29 4. Twenty percent tree canopy for a residential site zoned more than four but not more than eight units per  
30 acre;
- 31 5. Twenty-five percent tree canopy for a residential site zoned more than two but not more than four units  
32 per acre; and
- 33 6. Thirty percent tree canopy for a residential site zoned two or fewer units per acre.

34 *However, the ordinance may also require at 10 years the minimum tree canopies or covers set out in this*  
35 *subsection.*36 In meeting these percentages, (i) the ordinance shall first emphasize the preservation of existing tree  
37 canopy where that canopy meets local standards for health and structural condition, and where it is feasible to  
38 do so within the framework of design standards and densities allowed by the local zoning and other  
39 development ordinances; and (ii) second, where it is not feasible in whole or in part for any of the  
40 justifications listed in subsection E to preserve existing canopy in the required percentages listed above, the  
41 ordinance shall provide for the planting of new trees to meet the required percentages.42 D. Except as provided in subsection E, the percentage of the site covered by tree canopy at the time of  
43 plan submission shall equate to the minimum portion of the requirements identified in subsection C that shall  
44 be provided through tree preservation. This portion of the canopy requirements shall be identified as the "tree  
45 preservation target" and shall be included in site plan calculations or narratives demonstrating how the overall  
46 requirements of subsection C have been met.47 E. The ordinance shall provide deviations, in whole or in part, from the tree preservation target defined in  
48 subsection D under the following conditions:49 1. Meeting the preservation target would prevent the development of uses and densities otherwise allowed  
50 by the locality's zoning or development ordinance.51 2. The predevelopment condition of vegetation does not meet the locality's standards for health and  
52 structural condition.53 3. Construction activities could be reasonably expected to impact existing trees to the extent that they  
54 would not likely survive in a healthy and structurally sound manner. This includes activities that would cause  
55 direct physical damage to the trees, including root systems, or cause environmental changes that could result  
56 in or predispose the trees to structural and health problems.

57 58 If, in the opinion of the developer, the project cannot meet the tree preservation target due to the

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59 conditions described in subdivision 1, 2, or 3, the developer may request a deviation from the preservation  
60 requirement in subsection D. In the request for deviation, the developer shall provide a letter to the locality  
61 that provides justification for the deviation, describes how the deviation is the minimum necessary to afford  
62 relief, and describes how the requirements of subsection C will be met through tree planting or a tree canopy  
63 bank or fund established by the locality. Proposed deviations shall be reviewed by the locality's urban  
64 forester, arborist, or equivalent in consultation with the locality's land development or licensed professional  
65 civil engineering review staff. The locality may propose an alternative site design based upon adopted land  
66 development practices and sound vegetation management practices that take into account the relationship  
67 between the cost of conservation and the benefits of the trees to be preserved as described in ANSI A300  
68 (Part 5) — 2005 Management: Tree, Shrub, and Other Woody Plant Maintenance — Standard Practices,  
69 Management of Trees and Shrubs During Site Planning, Site Development, and Construction, Annex A,  
70 A-1.5, Cost Benefits Analysis (or the latest version of this standard). The developer shall consider the  
71 alternative and redesign the plan accordingly, or elect to satisfy the unmet portion of the preservation  
72 threshold through on-site tree planting or through the off-site planting mechanisms identified in subsection G,  
73 so long as the developer provides the locality with an explanation of why the alternative design  
74 recommendations were rejected. Letters of explanation from the developer shall be prepared and certified by  
75 a licensed professional engineer as defined in § 54.1-400. If arboricultural issues are part of explanation then  
76 the letter shall be signed by a Certified Arborist who has taken and passed the certification examination  
77 sponsored by the International Society of Arboriculture and who maintains a valid certification status or by a  
78 Registered Consulting Arborist as designated by the American Society of Consulting Arborists. If  
79 arboricultural issues are the sole subject of the letter of explanation then certification by a licensed  
80 professional engineer shall not be required.

81 F. The ordinance shall provide for deviations of the overall canopy requirements set forth in subsection C  
82 to allow for the preservation of wetlands, the development of farm land or other areas previously devoid of  
83 healthy and/or suitable tree canopy, or where the strict application of the requirements would result in  
84 unnecessary or unreasonable hardship to the developer.

85 G. The ordinance shall provide for the establishment of a tree canopy bank or fund whereby any portion  
86 of the tree canopy requirement that cannot be met on-site may be met through off-site tree preservation or tree  
87 planting efforts. Such provisions may be offered where it can be demonstrated that application of the  
88 requirements of subsection C would cause irresolvable conflicts with other local site development  
89 requirements, standards, or comprehensive planning goals, where sites or portions of sites lack sufficient  
90 space for future tree growth, where planting spaces will not provide adequate space for healthy root  
91 development, where trees will cause unavoidable conflicts with underground or overhead utilities, or where it  
92 can be demonstrated that trees are likely to cause damage to public infrastructure. The ordinance may utilize  
93 any of the following off-site canopy establishment mechanisms:

94 1. A tree canopy bank may be established in order for the locality to facilitate off-site tree preservation,  
95 tree planting, stream bank, and riparian restoration projects. Banking efforts shall provide tree canopy that is  
96 preserved in perpetuity through conservation easements, deed restrictions, or similar protective mechanisms  
97 acceptable to the locality. Projects used in off-site banking will meet the same ordinance standards  
98 established for on-site tree canopy; however, the locality may also require the submission of five-year  
99 management plans and funds to ensure the execution of maintenance and management obligations identified  
100 in those plans. Any such bank shall occur within the same nonattainment area in which the locality approving  
101 the tree banking is situated.

102 2. A tree canopy fund may be established to act as a fiscal mechanism to collect, manage, and disburse  
103 fees collected from developers that cannot provide full canopy requirements on-site. The locality may use this  
104 fund directly to plant and maintain trees on public or private property, or the locality may elect to disburse  
105 this fund to community-based organizations exempt from taxation under § 501(c)(3) of the Internal Revenue  
106 Code with tree planting, stewardship, or community beautification missions that benefit the community at  
107 large. For purposes of establishing consistent and predictable fees, the ordinance shall establish cost units that  
108 are based on average costs of two-inch caliper nursery stock trees. Any funds collected by localities for these  
109 purposes shall be spent within a five-year period established by the collection date.

110 H. The following uses shall be exempt from the requirements of any ordinance promulgated under this  
111 section: bona fide silvicultural activity as defined by § 10.1-1181.1 and the areas of sites included in lakes,  
112 ponds, and the normal water elevation area of stormwater retention facilities. The ordinance shall modify the  
113 canopy requirements of dedicated school sites, playing fields, and other nonwooded active recreation areas by  
114 allowing these and other facilities and uses of a similar nature to provide 10 percent tree canopy 20 years  
115 after development.

116 I. 1. In recognition of the added benefits of tree preservation, the ordinance shall provide for an additional  
117 tree canopy credit of up to one and one-quarter times the canopy area at the time of plan submission for  
118 individual trees or the coalesced canopy of forested areas preserved from the predevelopment tree canopy.

119 2. The following additional credits may be provided in the ordinance in connection with tree preservation:  
120 a. The ordinance may provide canopy credits of up to (i) one and one-half times the actual canopy area for

121 the preservation of forest communities that achieve environmental, ecological, and wildlife conservation  
 122 objectives set by the locality and (ii) two times the actual canopy credits if a site developer provides a stand  
 123 assessment before development plans are created, for review by the local jurisdiction, and protects identified  
 124 trees for conservation on the submitted site plans. The ordinance may establish minimal area, dimensional  
 125 and viability standards as prerequisites for the application of credits. Forest communities shall be identified  
 126 using the nomenclature of either the federal National Vegetation Classification System (FGDC-STD-005, or  
 127 latest version) or the Natural Communities of Virginia Classification of Ecological Community Groups,  
 128 Second Approximation (Version 2.2, or latest version).

129 b. The ordinance may provide canopy credits of up to three times the actual canopy area of trees that are  
 130 officially designated for preservation in conjunction with local tree conservation ordinances based on the  
 131 authority granted by § 10.1-1127.1.

132 J. The following additional credits shall be provided in the ordinance in connection with tree planting:

133 1. The ordinance shall provide canopy credits of one and one-half the area normally projected for trees  
 134 planted to absorb or intercept air pollutants, tree species that produce lower levels of reactive volatile organic  
 135 compounds, or trees that act to reduce air pollution or greenhouse gas emissions by conserving the energy  
 136 used to cool and heat buildings.

137 2. The ordinance shall provide canopy credits of one and one-quarter the area normally projected for trees  
 138 planted for water quality-related reforestation or afforestation projects, and for trees planted in low-impact  
 139 development and bioretention water quality facilities. The low-impact development practices and designs  
 140 shall conform to local standards in order for these supplemental credits to apply.

141 3. The ordinance shall provide canopy credits of one and one-half the area normally projected for native  
 142 tree species planted to provide food, nesting, habitat, and migration opportunities for wildlife. These canopy  
 143 credits may also apply to cultivars of native species if the locality determines that such a cultivar is capable of  
 144 providing the same type and extent of wildlife benefit as the species it is derived from.

145 4. The ordinance shall provide canopy credits of one and one-half the area normally projected for use of  
 146 native tree species that are propagated from seed or tissue collected within the mid-Atlantic region.

147 5. The ordinance shall provide canopy credits of one and one-quarter the area normally projected for the  
 148 use of cultivars or varieties that develop desirable growth and structural patterns, resist decay organisms and  
 149 the development of cavities, show high levels of resistance to disease or insect infestations, or exhibit high  
 150 survival rates in harsh urban environments.

151 K. Tree preservation areas and individual trees may not receive more than one application of additional  
 152 canopy credits provided in subsection I. Individual trees planted to meet these requirements may not receive  
 153 more than two categories of additional canopy credits provided in subsection J. Canopy credits will only be  
 154 given to trees with trunks that are fully located on the development site, or in the case of tree banking projects  
 155 only to trees with trunks located fully within easements or other areas protected by deed restrictions listed in  
 156 subsection G.

157 L. All trees planted for tree cover credits shall meet the specifications of the American Association of  
 158 Nurserymen and shall be planted in accordance with the publication entitled "Tree and Shrub Planting  
 159 Guidelines," published by the Virginia Cooperative Extension.

160 M. In order to provide higher levels of biodiversity and to minimize the spread of pests and diseases, or to  
 161 limit the use of species that cause negative impacts to native plant communities, cause damage to nearby  
 162 structures, or possess inherent physiological traits that prone trees to structural failure, the ordinance may  
 163 designate species that cannot be used to meet tree canopy requirements or designate species that will only  
 164 receive partial 20-year tree canopy credits.

165 N. The locality may allow the use of tree seedlings for meeting tree canopy requirements in large open  
 166 spaces, low-density residential settings, or in low-impact development reforestation/afforestation projects. In  
 167 these cases, the ordinance shall allow the ground surface area of seedling planting areas to equate to a 20-year  
 168 canopy credit area. Tree seedling plantings will be comprised of native species and will be planted in  
 169 densities that equate to 400 seedlings per acre, or in densities specified by low-impact development designs  
 170 approved by the locality. The locality may set standards for seedling mortality rates and replacement  
 171 procedures if unacceptable rates of mortality occur. The locality may elect to allow native woody shrubs or  
 172 native woody seed mix to substitute for tree species as long as these treatments do not exceed 33 percent of  
 173 the overall seedling planting area. The number of a single species may not exceed 10 percent of the overall  
 174 number of trees or shrubs planted to meet the provisions of this subsection.

175 O. The following process shall be used to demonstrate achievement of the required percentage of tree  
 176 canopy listed in subsection C:

177 1. The site plan shall graphically delineate the edges of predevelopment tree canopy, the proposed limits  
 178 of disturbance on grading or erosion and sedimentation control plans, and the location of tree protective  
 179 fencing or other tree protective devices allowed in the Virginia Erosion and Sediment Control Handbook.

180 2. Site plans proposing modification to tree canopy requirements or claiming supplemental tree canopy  
 181 credits will require a text narrative.

182 3. The site plan shall include the 20-year tree canopy calculations on a worksheet provided by the locality.

183        4. Site plans requiring tree planting shall provide a planting schedule that provides botanical and common  
184        names of trees, the number of trees being planted, the total of tree canopy area given to each species, variety  
185        or cultivars planted, total of tree canopy area that will be provided by all trees, planting sizes, and associated  
186        planting specifications. The site plan will also provide a landscape plan that delineates where the trees shall  
187        be planted.

188        P. The ordinance shall provide a list of commercially available tree species, varieties, and cultivars that  
189        are capable of thriving in the locality's climate and ranges of planting environments. The ordinance will also  
190        provide a 20-year tree canopy area credit for each tree. The amount of tree canopy area credited to individual  
191        tree species, varieties, and cultivars 20 years after they are planted shall be based on references published or  
192        endorsed by Virginia academic institutions such as the Virginia Polytechnic Institute and State University and  
193        accepted by urban foresters, arborists, and horticulturalists as being accurate for the growing conditions and  
194        climate of the locality.

195        Q. The ordinance shall establish standards of health and structural condition of existing trees and  
196        associated plant communities to be preserved. *The ordinance may establish reasonable provisions for the*  
197        *preservation of trees of outstanding age, size, species, beauty, or other special significance.* The ordinance  
198        may also identify standards for removal of trees or portions of trees that are dead, dying, or hazardous due to  
199        construction impacts. Such removal standards may allow for the retention of trunk snags where the locality  
200        determines that these may provide habitat or other wildlife benefits and do not represent a hazardous  
201        condition. In the event that existing tree canopy proposed to be preserved for tree canopy credits dies or must  
202        be removed because it represents a hazard, the locality may require the developer to remove the tree, or a  
203        portion of the tree and to replace the missing canopy area by the planting of nursery stock trees, or if a viable  
204        alternative, by tree seedlings. Existing trees that have been granted credits will be replaced with canopy area  
205        determined using the same supplemental credit multipliers as originally granted for that canopy area.

206        R. Penalties for violation of ordinances adopted pursuant to this section shall be the same as those  
207        applicable to violations of zoning ordinances of the locality.

208        S. ~~In no event shall any~~ *Except as otherwise provided in this section, no* local tree conservation ordinance  
209        adopted pursuant to this section *shall* exceed the requirements set forth herein; however, any local ordinance  
210        adopted pursuant to the provisions of § 15.2-961 prior to July 1, 1990, may adopt the tree conservation  
211        provisions of this section based on 10-year minimum tree canopy requirements.

212        T. Nothing in this section shall invalidate any local ordinance adopted pursuant to § 15.2-961.

213        U. Nothing in this section shall prohibit or unreasonably limit silvicultural practices in accordance with  
214        § 10.1-1126.1.