

# **Commission on Local Government**

## **Estimate of Local Fiscal Impact**

**2026 General Assembly Session | 01/19/26**

In accordance with the provisions of 30-19.03 of the Code of Virginia, the staff of the Commission on Local Government offers the following analysis of legislation impacting local governments.

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### **HB262: Minimum parking requirements; prohibition on mandates by localities. (Patron: Simonds)**

Provides that no locality shall adopt, enforce, or maintain any ordinance, policy, or requirement that mandates a minimum number of parking spaces for any new or existing building, structure, or other use. The bill has a delayed effective date of September 1, 2026.

**Local Fiscal Impact:** Net Additional Expenditure: x \_\_\_\_\_ Net Reduction of Revenues: \_\_\_\_\_

#### **Summary Analysis:**

**Number of Localities Responding: 6 Cities, 13 Counties, 1 Town, 1 Other**

Localities estimated a negative fiscal impact of \$4,000 to \$285,000 over the biennium.

Localities identified the bill's fiscal impact related primarily to staff hours and the zoning amendment process. A number of localities have expressed no or minimal fiscal impact, as their existing staff can absorb the workload of changing ordinances or have already eliminated mandatory minimum parking requirements. A locality projected a one-time cost associated with providing parking structures. Some localities commented that without parking minimums costs shift to localities for developments with limited parking access.

**Net Increase in Expenditures: Itemized Estimates by Responding Localities**

Locality	Juris	Recurring Expense- Personnel		Recurring Expense - Operating		Recurring Expense - Capital		Recurring Expense - Other	
		FY26	FY27	FY26	FY27	FY26	FY27	FY26	FY27
Albemarle County	County								
Alleghany County	County								
Bedford County	County								
Chesterfield County	County								
City of Alexandria	City								
City of Chesapeake	City								
City of Norfolk	City								
City of Richmond	City								
City of Virginia Beach	City								
City of Winchester	City	10000	25000						
Roanoke County	County								
Dickenson County	County								
Fairfax County	County								
Hanover County	County								
Mecklenburg County	County								
Montgomery County	County								
Northern Neck PDC	Other								
Prince George County	County			25000					
Prince William County	County								
Rappahannock County	County								
Town of Chincoteague	Town	140000	145000						

**Net Increase in Expenditures: Itemized Estimates by Responding Localities**

Locality	Nonrecurring Expense - Operating		Nonrecurring Expense - Capital		Nonrecurring Expense - Other		Total Increase in Expenses (Biennium Total)	Response Totals
	FY26	FY27	FY26	FY27	FY26	FY27		
Albemarle County	2000	2000					4,000	Cities: 6
Alleghany County							0	Counties: 13
Bedford County							0	Towns: 1
Chesterfield County							0	Other: 1
City of Alexandria							0	Total: 21
City of Chesapeake							0	
City of Norfolk							0	
City of Richmond							0	
City of Virginia Beach							0	
City of Winchester	20000	25000					80,000	
Roanoke County							0	
Dickenson County							0	
Fairfax County	72000						72,000	
Hanover County							0	
Mecklenburg County	1000						1,000	
Montgomery County							0	
Northern Neck PDC							0	
Prince George County							25,000	
Prince William County							0	
Rappahannock County							0	
Town of Chincoteague							285,000	

Locality	Expenditure Narrative by Responding Localities
Albemarle County	This bill may result in a decrease in recurring cost to the County as the bill reduces what the County can require during development review. The decrease in review time would be minimal and likely would not be measurable. The County would need to amend the zoning ordinance to conform with the bill, which would be a minimal cost. All work would be done by existing staff.
Alleghany County	
Bedford County	This bill shifts parking costs from developers to the public by forcing the County and VDOT to absorb the expense of enforcement, roadway widening, signage, and safety improvements caused by under-parked development.
Chesterfield County	The proposed legislation is not anticipated to have a revenue/expenditure impact.
City of Alexandria	The legislation's fiscal impact is currently unquantifiable. However, it could result in requiring additional parking enforcement staff and vehicles in the future if the City needs to more actively manage parallel parking and curb spaces due to increased street parking.
City of Chesapeake	
City of Norfolk	This policy change can be absorbed by existing city staff and resources. No significant fiscal impact is expected.
City of Richmond	Should not create any fiscal impact for the City of Richmond because the applicant will cover the costs of the project approved. For context, Richmond has already eliminated mandatory minimums in general cases, this bill would only affect the City as it relates to SUPs and mandatory minimums; cost impacts would be realized on the developer side.
City of Virginia Beach	No budgetary implications expected.
City of Winchester	To Provide parking..
Roanoke County	This would only change the administrative process and would not impact us financially.
Dickenson County	Dickenson County does not currently enforce any minimum parking requirements, so this will not create any additional expenditures for us.
Fairfax County	The estimated one-time costs are based on the anticipated staff time that will be required for a zoning ordinance amendment.
Hanover County	This bill will affect County ordinances, but will not increase expenditures since the developers/builders pay for the construction of parking lots
Mecklenburg County	There would be a minimal amount of staff time that would be devoted to deleting sections of our ordinance, and some advertising costs related to an ordinance amendment to delete this section before the public hearing / adoption of the ordinance at the Planning Commission and Board of Supervisors meetings.
Montgomery County	There is no anticipated fiscal impact to Montgomery County.
Northern Neck PDC	Planning districts have no jurisdiction over parking requirements for localities.

<b>Locality</b>	<b>Expenditure Narrative by Responding Localities</b>
Prince George County	This proposed legislation would require additional expenditures approximately \$25,000 for zoning amendments / ordinance updates.
Prince William County	The bill proposes policy changes to technical standards. These standards will need to be updated if this bill is ultimately approved, which will require additional staff time and allocation. Staff time allocation for this effort is covered under existing salaries.
Rappahannock County	
Town of Chincoteague	