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**HOUSE BILL NO. 282****AMENDMENT IN THE NATURE OF A SUBSTITUTE**

(Proposed by the House Committee on Finance  
on January 21, 2026)

(Patrons Prior to Substitute—Delegates Callsen, Cole, J.G. [HB 72], and Simonds [HB 261])

*A BILL to amend and reenact § 58.1-3221.1 of the Code of Virginia, relating to real property tax; classification of land and improvements; Charlottesville and Falls Church.*

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

**1. That § 58.1-3221.1 of the Code of Virginia is amended and reenacted as follows:**

**§ 58.1-3221.1. Classification of land and improvements for tax purposes.**

A. In the Cities of *Charlottesville*, *Fairfax*, *Falls Church*, *Fredericksburg*, *Newport News*, *Poquoson*, *Richmond*, and *Roanoke*, improvements to real property are declared to be a separate class of property and shall constitute a separate classification for local taxation of real property.

B. The governing body of the City of *Charlottesville*, *the City of Fairfax*, *the City of Falls Church*, *the City of Fredericksburg*, *the City of Newport News*, the City of *Richmond*, and the City of *Roanoke*, after giving public notice and an opportunity for the public to be heard in the manner provided in § 58.1-3007, may levy a tax on the property enumerated in subsection A at a different rate than the tax imposed upon the land on which it is located, provided that the rate of tax on the property described in subsection A shall not be zero and shall not exceed the rate of tax on the land on which it is located.

C. Nothing in this section shall be construed to permit the City of *Charlottesville*, *Fairfax*, *Falls Church*, *Fredericksburg*, *Newport News*, *Poquoson*, *Richmond*, or *Roanoke* to alter in any way its valuation of real property covered by this section.

D. The governing body of the City of *Poquoson*, after giving public notice and an opportunity for the public to be heard in the manner provided in § 58.1-3007, may levy a tax on the property enumerated in subsection A at a different rate than the tax imposed upon the land on which it is located, provided that the rate of tax on the property described in subsection A shall not be zero.

HOUSE SUBSTITUTE

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