



Fiscal Impact Statement for Proposed Legislation

Virginia State Corporation Commission

Published: February 5, 2026

House Bill 711

Version: House Substitute 1

Patron: Herring

Title: Local regulation of solar facilities; special exceptions.

Summary: Provides that a ground-mounted solar energy generation facility to be located on property zoned agricultural, commercial, industrial, or institutional shall be permitted pursuant to various criteria to be included in a local ordinance, such as specifications for setbacks, fencing, solar panel height, visual impacts, and grading, and a decommissioning plan for solar energy equipment and facilities, unless otherwise permitted by right. The bill requires localities to furnish the State Corporation Commission a record of special exception decisions reached pursuant to these provisions that includes (i) the reason for any adverse decision, (ii) any finding of nonconformity with the local comprehensive plan, and (iii) the date of the last revision to the comprehensive plan. Finally, the bill requires the State Corporation Commission to compile and maintain on the Commission's public website a searchable database of all solar special exception decisions and the reasons for any adverse decisions made over a period of not less than five years. This bill is a recommendation of the Commission on Electric Utility Regulation.

Effective Date(s): July 1, 2026

Amendment Necessary: Budget, Item ###
 Technical, see *Technical Note* below
 None

Fiscal Summary

The State Corporation Commission does not anticipate a fiscal impact. Please see "other comments".

Fiscal Analysis

Revenue

When considered individually, the SCC can meet this bill's requirements with the adjustments identified in the fiscal impact summary table and within its existing funding authority. If enacted, the SCC will review operational and fiscal impacts of this legislation along with other enacted 2026 electric utility bills to determine implementation.

Expenditures

None.

Change in FTE

None.

Other Comments

The bill's effective date of July 1, 2026, is also the deadline for the SCC to create and provide a form to localities. Because these dates are the same, the SCC will need at least 90 business days from enactment of the bill to prepare the form and make distribution to localities.

Technical Note

None.