Department of Planning and Budget
2026 General Assembly Session
State Fiscal Impact Statement

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Bill Number: SB504 **Patron:** Deeds
Bill Title: Vested rights; rulings or orders of the local circuit court.

Bill Summary: Provides that a landowner's rights shall be deemed vested in his zoning and shall not be affected by a subsequent ruling or order of the local circuit court applicable to a zoning ordinance amendment when such ruling or order affects at least 25 individual parcels within a locality and the landowner (i) obtains or is the beneficiary of a significant affirmative governmental act allowing development of a specific project, (ii) relies in good faith on the significant affirmative governmental act, and (iii) incurs extensive obligations or substantial expenses in diligent pursuit of the specific project in reliance on the significant affirmative governmental act.

Budget Amendment Necessary: **None** **Items Impacted:** **N/A**
Explanation: **N/A**

Fiscal Summary: According to the Office of the Executive Secretary (OES) of the Supreme Court of Virginia, there is no anticipated material fiscal impact from the bill.

Fiscal Analysis: Any unanticipated costs that may arise from the bill are expected to be absorbable with existing resources.

Other: None.