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

PUBLISHED: 2/20/2026 1:40 PM **ORIGINAL**

Bill Number: SB504E **Patron:** Deeds
Bill Title: Vested rights; rulings or orders of the local circuit court.

Bill Summary: This engrossed bill 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 unless the significant affirmative governmental act approving the specific residential project is the direct subject of such ruling or order.

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

Fiscal Summary: There is no anticipated material fiscal impact from the bill on Courts or other state agencies.

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

Other: None.