



## Fiscal Impact Statement for Proposed Legislation

*Virginia State Corporation Commission*

**Published:** April 13, 2026

### Senate Bill 402

**Version:** Enrolled

**Patron:** Surovell

**Title:** Residential property owners; insurance policies; roofing services by contractors; prohibited practices and consumer protection.

**Summary as Passed:** Prohibits insurers from refusing coverage or canceling, refusing to renew, or increasing the premiums of a policy written to insure an owner-occupied dwelling solely based on the age or condition of the asphalt shingle roof, except in certain circumstances. The bill also contains provisions related to consumer protection in the context of contractors providing roofing services for residential property owners. The bill prohibits certain advertisements and conduct by contractors in such context. The bill includes contract terms that must be included by contractors in such context, and permits a residential property owner to cancel a contract for roofing services in the case of a declaration of a state of emergency by the Governor applicable to the geographic area where the property is located. Provisions of the bill related to prohibited conduct and requirements for contractors providing roofing services are subject to the enforcement provisions of the Consumer Protection Act. The bill has a delayed effective date of January 1, 2027, and is identical to House Bill 677.

**Effective Date(s):** 1/1/2027

**Amendment Necessary:**  Budget, Item No budget item needs to be amended.  
 Technical, see *Technical Note* below  
 None

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### *Fiscal Summary*

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The bill has no impact on revenue.

The bill has minimal impact on expenditures.

The bill has no impact on FTEs.

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## *Fiscal Analysis*

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### **Revenue**

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There are no assumptions for revenue for this bill.

This bill does not impact revenue at the State Corporation Commission. The requirements of this bill can be satisfied within the Bureau's current revenue authority.

### **Expenditures**

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It is assumed that Bureau staff would need to update procedures and checklists for reviewers and market conduct examiners.

Based on the assumptions noted, the opportunity cost in the form of personnel costs is expected to be minimal and absorbable (See Other Comments).

### **Change in FTE**

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There is no impact on the number of FTEs required as a result of this bill.

### **Other Comments**

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The Bureau notes that Senate Bill 402 has an opportunity cost of \$17,654 associated with the review of filings of owner-occupied property forms to adjust the non-renewal provisions to conform to the provisions of the bill. Specifically, this would include three filings examiners (\$39.23/hr for approximately 100 hours). 150 programs must be updated that will take a total of 300 hours (2 hours per filing) to complete over six months by the bill's effective date. While this \$17,654 is absorbed by existing Bureau FTEs and is not included in the nongeneral fund expenditure table, the cumulative effect of enactment of these types of proposals may exceed SCC's capacity and may result in a future need for additional appropriations, positions, or both.

### **Technical Note**

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This bill is identical to House Bill 677.