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HOUSE BILL NO. 419

Offered January 14, 2026

A BILL to amend the Code of Virginia by adding a section numbered 15.2-2209.1:3, relating to approval of land use applications; residential development.

Patron—Cole, N.T.

Referred to Committee on Counties, Cities and Towns

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding a section numbered 15.2-2209.1:3 as follows:

§ 15.2-2209.1:3. Approval of land use applications; residential development.

A. Notwithstanding any other provision of law, general or special, every locality shall take final action to approve, approve with conditions, or deny any land use application for the rezoning or development of property that includes residential development within 12 months from the date of submission of such application to the locality. For the purposes of this section, "submission" means the date on which an applicant delivers the application materials to the locality for review. The quality, completeness, or sufficiency of such submission shall have no effect on the commencement of the 12-month period, and no locality shall adopt, enforce, or issue any ordinance, policy, rule, or guidance that alters, delays, or otherwise affects the start of such period.

B. Nothing in this section shall be construed to alter or impair any locality's authority to deny a land use application on lawful grounds, nor to modify any procedural or substantive requirement applicable to such land use permits under other provisions of this title, except as expressly provided by this section.

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