

Help Support Your Community

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VIRGINIA
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

Formed in 1990, CAI's Virginia Legislative Action Committee (VA LAC) is a diverse group of homeowner leaders, community managers, and representatives from community association business partners provides perspective on how proposed legislation could impact the approximately 2,065,000 Virginians living in 815,000 homes in more than 9,200 community associations. VALAC monitors state legislation, educates lawmakers, and protects the interests of those living and working in community associations.

We need your help to continue this work. Your donation makes our legislative advocacy and outreach efforts possible and helps us ensure that community associations remain preferred places to live and work.

2026 Priority Legislation - HB 444



HB 444 – Uniform Consumer Debt Default Judgements Act

The VALAC **opposed** this legislation as drafted, which establishes the Uniform Consumer Debt Default Judgments Act and imposes new requirements before a default judgment can be awarded in cases involving certain consumer debts. Coterminal with federal debt collection law, the bill defines consumer debts broadly as an obligation arising from a transaction primarily for personal, family, or household purposes – a definition that captures community association and condominium assessments. As a result, the legislation may create increased administrative burdens, delayed

collection processes, and added legal costs for homeowners. This regulation contradicts CAI's Public Policy on Government Regulation by overstepping the critical need for governance to occur at the lowest possible level. VALAC members actively advocated for an exemption to this bill, providing testimony in committee and meeting with the bill sponsor and bill-proponent stakeholders to explain its real-world impacts on community associations. While unable to defeat or amend the bill this Session, the Act has a delayed enactment date of July 1, 2027, giving further opportunities to amend and improve the legislation before it becomes effective. The bill sponsor has committed to reevaluating the bill over the next year and will continue to seek input from the VALAC.

Status: Enrolled and sent to Governor on March 14. Governor's action deadline is April 13.



SB 246

SB 246 / HB 439 – Virginia Nonstock Corporation Act

VALAC **successfully** sought to **amend** this legislation, which provided a comprehensive overhaul to the Nonstock Corporation Act – the corporate statute that governs how most incorporated community associations operate in Virginia. Many of the new changes were technical, however several had operational implications for associations. Among many other changes, the bill authorizes new actions to arise from bylaws rather than solely from articles of incorporation and revises certain processes for amending both documents; authorizes members to bring derivative proceedings; and enables courts to remove directors in certain circumstances. VALAC proposed amendments to the language to preserve the superiority of community association covenants over potential inconsistencies that may arise from corporate documents and this proposed legislation. This amendment was **successfully adopted**.

Status: Successfully amended. Passed both House and Senate as amended on March 12.



HB 439

TOP REASONS TO CONTRIBUTE

Protect Your Interests: Your donation saves you and your community association money by protecting Virginia's homeowner and condominium associations from burdensome legislation.

Stay Informed & Involved: VALAC organizes grassroots advocacy campaigns to facilitate direct communication between you and your elected officials regarding important issues related to community associations.

Track Key Legislation: During the 2026 legislative session, VALAC tracked 128 pieces of legislation, directly advocating on bills with potential implications on our industry.

Ensure Lawmakers Are Informed & Connected With CAI: By educating lawmakers, their staff, and other key decision-makers on our industry and connecting them with CAI, VALAC can influence the outcome of legislation.

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Make A Difference: It's Easy to Help

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Virginia.



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The Virginia Legislative Action Committee is NOT a Political Action Committee (PAC) and does not give money to legislators or legislative candidates.



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Go to www.caionline.org/LACdonate and select "Virginia" or fill out this form and once completed, return it to:

Virginia Legislative Action Committee
c/o Renee Kayal
3141 Fairview Park Dr. Ste 360, Falls Church, VA 22042
(703) 760-1541

Checks should be made payable to: **Virginia Legislative Action Committee**

Most community association boards can legally allocate money to support the Virginia Legislative Action Committee. Please check your governing documents to verify before donating. **Corporate contributions are allowed and appreciated.**

Association Name: _____
Management Company: _____
Community Manager: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Does your association agree to be recognized for its contribution by CAI?

YES

NO

Option 1: Community Pledge

X

=

Number of Doors in Community

Pledge per Door (\$1 or More)

Total Pledge Amount

Option 2: Flat Rate Pledge

\$100

\$250

\$500

\$1,000

Other: _____