



VIRGINIA
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

2025 CAI Virginia Legislative Session Report

Community Associations Institute (CAI) and the Virginia Legislative Action Committee (VA LAC) spent the 2025 legislative session advocating on behalf of the approximately 2,050,000 Virginians living in 804,400 homes in more than 9,100 community associations across the state. Virginia's legislative session began on January 8 and adjourned on February 22.

Though the session was short, the legislature introduced 1,236 bills in the House and 758 bills in the Senate, for a total of 1,994 bills this year. VA LAC actively tracked nearly 100 bills that either directly or indirectly impacted community associations. Below is a brief overview:

HB 2542 – HAM RADIO ANTENNAS

VA LAC **opposed** this legislation, which would have prevented associations from prohibiting the installation and use of amateur radio antennas on personal property for personal use for both owners and proprietary lessees to the extent that the declaration or other recorded governing document provides otherwise. To preserve property values and keep residents safe, community associations must be able to establish necessary rules and regulations on residents' installation and use of HAM radio antennas on personal property.

VA LAC testified in front of the Housing/Consumer Protection Subcommittee in opposition to this legislation. Additionally, 21 advocates from across Virginia messaged their legislators, who were members of the committee, urging their opposition.

Status: Bill Died – Left in Committee

SB 808/HB 1704 – RESALE DISCLOSURE ACT / INSURANCE DISCLOSURE

VA LAC **monitored** legislation pertaining to the Resale Disclosure Act. SB 808/HB 1704 requires the resale certificate form, developed by the Common Interest Community Board, to include a statement indicating that the governing documents of an association may make an owner responsible for payment of all or part of the deductible when making a claim against any insurance provided by the association for the benefit of the owners or insurance coverage recommended or required to be obtained by the owners.

Status: Successfully Passed



HB 2110 – RESALE DISCLOSURE ACT / PURCHASER DISCLOSURE

VA LAC [monitored](#) legislation pertaining to the Resale Disclosure Act. HB 2110 prohibits associations from requiring disclosure of a contract purchaser's name as a condition to preparing a resale certificate or from requiring purchaser name information to be set out on a completed resale certificate.

Status: Successfully Passed

HB 2292/HB 2750 – MANAGEMENT CONTRACTS

VA LAC [monitored](#) this legislation which requires a common interest community manager to transfer and release all funds and close bank accounts maintained on behalf of an association within a reasonable time after termination of a management contract. The legislation also clarifies that management contracts must be terminable without cause *and without penalty*.

Status: Successfully Passed

HB 2078/SB 1241 – BINGO

VA LAC [monitored](#) this legislation, which would have allowed common interest communities that serve residents aged 55 or older to become a qualified organization for the purposes of conducting bingo on certain conditions.

Status: Bill Died – Left in Committee

HB 1702 – GRANT FUNDING

VA LAC [monitored](#) this legislation, which would have directed the Virginia Department of Housing and Community Development to develop criteria and guidelines for the use of funds from the Urban Public-Private Partnership Redevelopment Fund, including prioritizing grants to localities experiencing an above average or high level of fiscal stress as designated by the Commission on Local Government. Under current law, the Board of Housing and Community Development is directed to develop guidelines for administration of the Fund. This bill would have expanded the qualifying private entities available for partnership with a local government for the redevelopment of a local site, removed the existing \$500,000 grant cap for such local government, and eliminated the requirement



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that each grant be conditioned upon a 100% match of funds by the local government. The Department would have been required to submit a report to the Secretary of Commerce and Trade, the Governor, and the Chairmen of the House Committee on Appropriations and the Senate Committee on Finance and Appropriations, including the number of projects funded and the costs of the Fund, annually in December.

While the bill died after being left in committee, the funding was established in the state budget on the same terms and conditions which would have existed had the bill passed. Governor Youngkin vetoed the related line item in the budget, but the General Assembly rejected the veto. The state budget, with the common interest community grant funding, is back with the Governor for consideration.

Status: Bill Died – Left in Committee / Funding Still Possible (Awaiting Governor Action)



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Track VA Legislation

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock [here](#).

Support and Donate Today

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.

To support their efforts, visit caionline.org/lacdonate and select “Virginia.”

Help Shape Future Legislation

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so [sign up now](#) to make your mark!

CAI PAC Virginia

CAI Virginia has a dedicated CAI political action committee. The PAC allows us to support candidates for office that advocate for well-reasoned legislation and oppose legislation that creates unnecessary burdens on the governance and operation of community associations. Consider [donating](#) to the CAI PAC Virginia to help advance CAI's public policy positions in the state. [Donate to your state's PAC today!](#)

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