



2019 HRACRE LEGISLATIVE ACCOMPLISHMENTS

The 2019 Virginia General Assembly was a successful one for HRACRE. Working with our partners in Northern Virginia and Richmond who comprise the Virginia Association for Commercial Real Estate (VACRE), HRACRE achieved our 2019 legislative objectives.

Key legislative accomplishments for HRACRE at the 2019 Virginia General Assembly (in no specific order of priority) are listed below. To review a more detailed summary and the full text of each bill, click on the bill number. HRACRE key legislative accomplishments include:

- Approval of legislation **protecting thousands of long-term leases across the Commonwealth** that were jeopardized by the 2018 Game Place decision of the Virginia Supreme Court. Leases with a term longer than five years will no longer have to be signed with a seal or be in the form of a deed ([HB 2287](#) and [SB 1422](#)).
- Passage of **reforms to the 2016 proffer legislation** that (1) allow communications between developers and localities regarding proposed rezonings and (2) give developers the ability to agree to any offsite proffer they deem reasonable ([HB 2342](#) and [SB 1373](#)).
- Defeat of two bills increasing the authority of localities to **impose impact fees** on new development ([SB 208](#) and [SB 944](#)).
- Expansion of the Commercial-Property Assessed Clean Energy (C-PACE) loan program to **include resiliency and stormwater projects** undertaken by businesses ([SB 1559](#)).
- Preservation of the current **stormwater grandfathering exemptions** from the new and expensive 2014 stormwater technical standards ([HB 2361](#)).
- Defeat of legislation giving localities **unlimited authority to impose tree canopy requirements** on development projects ([HB 2333](#) and [HB 2146](#)).

For more information, please contact HRACRE Legislative Committee Chair Joan LaRock at joan.larock@verizon.net or VACRE Legislative Counsel Phil Abraham at pabraham@vectrecorp.com.