

HOUSE BILL NO. 2100

AMENDMENT IN THE NATURE OF A SUBSTITUTE

(Proposed by the House Committee on Counties, Cities and Towns

on \_\_\_\_\_)

(Patron Prior to Substitute--Delegate Hudson)

A BILL to request the Department of Housing and Community Development to develop a model ordinance related to accessory dwelling units; advisory panel.

**Be it enacted by the General Assembly of Virginia:**

1. § 1. That the Department of Housing and Community Development (the Department) shall convene an advisory panel to develop and make available to each local governing body a model local ordinance for the administration of accessory dwelling units.

The advisory panel shall consider, but not be limited to:

1. The definition of an accessory dwelling unit;

2. Owner occupancy requirements;

3. Parking requirements;

4. Minimum lot sizes;

5. Setbacks;

6. Impact fees;

7. Size and height restrictions; and

8. Potential conflicts with historic preservation rules, deed restrictions, or property owners' association rules.

The advisory panel shall include representatives of local government, regional planning district commissions, the residential land development and construction industry, environmental and conservation organizations, nonprofit affordable housing organizations, and other stakeholders as determined by the Department. The Department shall complete its work and publish the model ordinance on its website no later than July 1, 2024.

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