What is on the Virginia REALTORS® 2026 Legislative Agenda

Streamline the Real Estate Licensee Application Approval Process

HB157 – Del. Holly Seibold
SB613 – Sen. Todd Pillion

Real estate licensees are one of only three industries regulated by the Department of Professional & Occupational Regulation (DPOR) that are not allowed to self-certify their criminal history, and instead are required to complete a background check before being granted a real estate license. Over the past several years, delays for real estate licensee application approvals have continued to increase, now often reaching 30 – 60 days at a minimum.

This legislation would allow real estate license applicants to self-certify their criminal history and receive their real estate license *while their full criminal background check is still being completed*. This will significantly shorten the waiting time to receive a real estate license from DPOR.

Increase Local Government Workforce Homeownership Grants

HB164 – Del. Josh Thomas
SB328 – Sen. Russet Perry

This bill would remove the current $25,000 cap on local government workforce homeownership grants and restrictions on local funding options in § 15.2-958.2.

Protect Early Lease Termination for Retiring Military Personnel

HB174 – Del. Michael Feggans
SB325 – Sen. Russet Perry

This legislation would bring the Virginia Residential Landlord Tenant Act into compliance with the Federal Servicemember's Civil Relief Act by removing Virginia's current 60-day notification limit for lease termination. The federal act does not include such a provision, rendering Virginia's unenforceable.

Limit Homeowner's Insurance Cancellations, Coverage Refusals, and Premium Increases, Due to Age of a Roof

HB677 – Del. Michelle Maldonado
SB402 – Sen. Scott Surovell

This legislation seeks to limit the ability for a homeowner's insurance policy to increase premiums or refuse or cancel coverage based solely on the age of a home's roof. This bill would also restrict predatory contractors from incentivizing or filing homeowner's insurance claims after a storm or natural disaster without consumer protective language.

Create a First-Time Homebuyer Incentive

HB1211 – Del. Briana Sewell
SB747 – Sen. Todd Pillion

This bill would seek to create a home buyer tax credit or grant for first-time home buyers in the 80 – 120% Area Median Income (AMI) range.

Freeze of Capital Gains Tax on Primary Residential Sales

HB1210 – Del. Briana Sewell
SB139 – Sen. Jeremy McPike

This legislation would allow homeowners who sell their home to subtract from their state taxed income any long-term capital gains above the federal tax exemption limits for a five-year period.

Deed Fraud Prevention

HB163 – Del. Marcus Simon
SB316 – Sen. Travis Hackworth

Following a year-long workgroup and subsequent report, this legislation seeks to tighten up areas of vulnerability in the real estate transaction that can lead to deed fraud. This bill focuses on increased education, notaries, identity verification, and local recording.

REALTOR® License Plate Fee Modification

HB1339 – Del. Gretchen Bulova
SB204 – Del. David Suetterlein

This legislation would modify the current REALTOR® license plate fee, directing a portion of that fee toward the Virginia REALTORS® Disaster Relief Fund.

Increasing Consumer Choice in Septic Inspection

HB1178 – Del. Kimberly Pope Adams
SB401 – Sen. Emily Jordan

This bill seeks to clean up and clarify elements of the septic inspector’s licensing legislation that went into effect last year.

If you have questions or thoughts about the 2026 Virginia REALTORS® agenda or other Government Relations efforts, please contact our Advocacy Team.