

AT A GLANCE

A snapshot of the 2026 Virginia General Assembly session and what it means for common interest communities.

SESSION OVERVIEW

The General Assembly's 2026 session adjourned May 14. Over 2,300 bills were introduced and more than 1,150 passed both chambers for the Governor's action.

BIGGEST WIN FOR ASSOCIATIONS

A bill that could have cut the enforcement period on unpaid-assessment judgments from 20 years to 10 was narrowed to exclude community associations entirely — collections rights are preserved.

WATCH FOR 2027

A debt-collection disclosure law that could apply to assessment collections was passed with a delayed effective date of July 1, 2027, giving time to seek changes before it takes effect.

CORPORATE LAW MODERNIZED

A major update to the Virginia Nonstock Corporation Act brings new tools for remote meetings, electronic voting, and correcting improperly-taken board actions.



For informational purposes only. Not legal advice — consult your association's counsel for guidance specific to your governing documents.

BILLS THAT PASSED

- **Nonstock Corporation Act Overhaul**
Modernizes the law governing most incorporated associations. Clarifies that an association's declaration or condo instruments control over its bylaws when the two conflict on dues, assessments, or membership. Adds a formal process to ratify defective board actions after the fact, new emergency meeting powers for the board, flexible electronic voting and proxies, and a way for courts to resolve disputed elections.
- **Consumer Debt Judgment Act — Delayed to 2027**
Creates new disclosure and paperwork requirements before a court can enter a default judgment on consumer debt, and the definition could sweep in unpaid assessments. Effective date pushed to July 1, 2027, so associations should watch for amendments before it affects collections procedures.
- **Judgment Enforcement Period Preserved**
An early draft would have cut the window to enforce an unpaid-assessment judgment from 20 years to 10. The final bill limits that shorter window to debt-buyer judgments only — associations keep the full 20-year enforcement period.
- **Right of Entry for Repairs**
Owners can now petition a court for permission to enter a neighboring property to complete necessary repairs or maintenance when access is denied and there's no other way to do the work — useful in tightly-packed communities.

BOARD BRIEFING

2026 Virginia Legislative Update

A look at bills from Virginia's 2026 General Assembly session that could affect condominiums, cooperatives, and homeowners associations.

Prepared for board members and community leaders. For informational purposes only — this summary does not constitute legal advice.

BILLS THAT PASSED

- **Portable Solar Devices Protected**
Localities and landlords can no longer ban small portable solar generators outright, but the law does not override existing declarations, condo instruments, or covenants — associations retain their existing authority to regulate solar equipment under current rules.
- **E-Bike and Scooter Safety Study**
A new DMV work group will study safety measures for e-bikes, scooters, and mopeds, especially concerning use by minors on community streets and sidewalks, with findings due November 2026.

CARRIED TO 2027

Bills that did not pass this year but will be reconsidered in 2027, including proposed changes to how common areas are valued in eminent domain cases, additional declarant-disclosure requirements for lot sales, and a possible gaming-permit exclusion for age-restricted communities running activities like bingo.

SESSION SUMMARY

A closer look at how this session's biggest bills line up for boards, beyond the bill-by-bill list.

A QUIET SESSION FOR ASSOCIATIONS

None of the bills that passed this year add new mandatory disclosures, insurance requirements, or compliance deadlines for community associations themselves — the main changes are procedural tools and protections for collections and corporate governance.

CORPORATE GOVERNANCE TOOLKIT EXPANDED

The Nonstock Corporation Act update gives boards more flexibility to meet, vote, and fix past mistakes electronically and procedurally, which should reduce legal risk around technical governance errors.

TWO ITEMS STILL IN MOTION

The debt-judgment disclosure law and several bills carried to 2027 mean this isn't the last word — boards should expect a follow-up briefing before next year's session.

WHAT THIS MEANS FOR BOARDS

COLLECTIONS RIGHTS PROTECTED

The 20-year judgment enforcement window survived intact for associations, and the pending debt-judgment disclosure bill won't take effect until mid-2027 at the earliest — no immediate change to collections practice.

REVIEW GOVERNING DOCUMENTS WITH COUNSEL

With the Nonstock Corporation Act update clarifying that declarations control over bylaws on dues and membership conflicts, and adding new tools like defective-action ratification and remote/electronic voting, boards should ask counsel whether bylaws need updates to take advantage of the new provisions.

SOLAR RULES STILL APPLY

Portable solar generation devices now have some protection from outright bans, but associations can still enforce existing aesthetic and placement rules in their declarations — this is a good moment to confirm your solar policy is current.

WATCH TWO ITEMS FOR 2027

The consumer-debt judgment disclosure law (effective July 2027) and a handful of other bills carried over to the 2027 session are worth a check-in at future board meetings before they take effect.

