

SENATE BILL NO. 233

AMENDMENT IN THE NATURE OF A SUBSTITUTE

(Proposed by the Senate Committee on General Laws and Technology

on _____)

(Patron Prior to Substitute--Senator Hashmi)

A BILL to amend the Code of Virginia by adding in Title 36 a chapter numbered 13, consisting of sections numbered 36-176 and 36-177, relating to Faith in Housing for the Commonwealth Act.

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding in Title 36 a chapter numbered 13, consisting of sections numbered 36-176 and 36-177, as follows:

CHAPTER 13.

FAITH IN HOUSING FOR THE COMMONWEALTH ACT.

§ 36-176. Definitions.

As used in this chapter, unless the context requires a different meaning:

"Faith land" means real estate (i) owned on or before January 1, 2024, or owned for a period of not less than five years, by a religious organization and (ii) for which the religious organization initially retains a majority ownership interest.

"Housing development" means the same as that term is defined in § 36-141.

"Locality" means the same as that term is defined in § 15.2-102.

"Persons of low income" means the same as that term is defined in § 36-3.

"Persons of moderate income" means the same as that term is defined in § 36-3.

"Religious organization" means a church or religious body as those terms are described in § 58.1-3617.

§ 36-177. Housing development; religious institutions.

A. No locality may require a rezoning, special exception, special use, or conditional use permit for any housing development constructed by a religious organization if:

