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SENATE BILL NO. 1096

Offered January 11, 2017

Prefiled January 6, 2017

A BILL to amend and reenact § 55-513.2 of the Code of Virginia, relating to the Virginia Property Owners' Association Act; home-based businesses; licensed child care provider.

Patron—Petersen

Referred to Committee on General Laws and Technology

Be it enacted by the General Assembly of Virginia:

1. That § 55-513.2 of the Code of Virginia is amended and reenacted as follows:

§ 55-513.2. Home-based businesses permitted; compliance with local ordinances.

Except to the extent the declaration provides otherwise, no association shall prohibit any lot owner from operating a home-based business within his personal residence. The association may, however, establish (i) reasonable restrictions as to the time, place, and manner of the operation of a home-based business and (ii) reasonable restrictions as to the size, place, duration, and manner of the placement or display of any signs on the owner's lot related to such home-based business. Any home-based business shall comply with all applicable local ordinances.

The provision of child-care services by a lot owner who is a licensed child care provider operating within his personal residence pursuant to state law and in compliance with local ordinances shall be considered an accessory residential use and shall not be prohibited unless specifically prohibited by the declaration.

INTRODUCED

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