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SENATE JOINT RESOLUTION NO. 53

Offered January 10, 2018

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Directing the Virginia Housing Commission to study the permissible uses of accessory dwelling structures; Report.

Patron—Deeds

Referred to Committee on Rules

WHEREAS, accessory dwelling structures are additional living quarters on single-family lots that are independent of the primary dwelling unit; and

WHEREAS, accessory dwelling structures provide separate living spaces equipped with sleeping, kitchen, and bathroom facilities and can be either attached to or detached from the main residence or be located within the main residence; and

WHEREAS, accessory dwelling structures offer a variety of benefits to communities, including (i) increasing the housing supply, (ii) providing a more affordable housing option for low-income and moderate-income residents and young adults just entering the workforce, and (iii) allowing elderly or disabled persons to live close to family members or caregivers; and

WHEREAS, in addition to increasing the supply of affordable housing, accessory dwelling structures benefit homeowners by providing extra income that can assist in mitigating increases in the cost of living, thereby assisting in sustaining the tax base and economy of local economies; and

WHEREAS, housing is a perennial need in the Commonwealth and accessory dwelling structures may offer another option that can be used to alleviate that need; and

WHEREAS, despite the potential benefits of accessory dwelling structures, local zoning ordinances frequently do not address the use of such structures either as additional affordable living space or as a rental property option; and

WHEREAS, there is a need to examine accessory dwelling structures as a housing option in Virginia's localities and determine whether changes to local zoning ordinances are needed to recognize such structures as a viable housing option; now, therefore, be it

RESOLVED by the Senate, the House of Delegates concurring, That the Virginia Housing Commission be directed to study the permissible uses of accessory dwelling structures.

In conducting its study, the Commission shall study (i) the prevalence and necessity for accessory dwelling structures, (ii) relevant provisions of the Uniform Statewide Building Code, and (iii) the feasibility of changing land use and zoning practices in order to facilitate expanded use of accessory dwelling structures.

The Virginia Housing Commission shall complete its meetings by November 30, 2018, and the chairman shall submit to the Division of Legislative Automated Systems an executive summary of its findings and recommendations no later than the first day of the 2019 Regular Session of the General Assembly. The executive summary shall state whether the Virginia Housing Commission intends to submit to the General Assembly and the Governor a report of its findings and recommendations for publication as a House or Senate document. The executive summary and report shall be submitted as provided in the procedures of the Division of Legislative Automated Systems for the processing of legislative documents and reports and shall be posted on the General Assembly's website.

INTRODUCED

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