

1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to amend and reenact § 15.1-431 of the Code of Virginia, relating to notice of zoning*
3 *amendments.*

4 [S 35]

5 Approved

6 **Be it enacted by the General Assembly of Virginia:**7 **1. That § 15.1-431 of the Code of Virginia is amended and reenacted as follows:**

8 § 15.1-431. Advertisement of plans, ordinances, etc.; joint public hearings; written notice of certain
9 amendments.

10 Plans or ordinances, or amendments thereof, recommended or adopted under the powers conferred by
11 this chapter need not be advertised in full, but may be advertised by reference. Every such advertisement
12 shall contain a descriptive summary of the proposed action and a reference to the place or places within
13 the county or municipality where copies of the proposed plans, ordinances or amendments may be
14 examined.

15 The local commission shall not recommend nor the governing body adopt any plan, ordinance or
16 amendment *thereof* until notice of intention to do so has been published once a week for two successive
17 weeks in some newspaper published or having general circulation in such county or municipality;
18 however, such notice for both the local commission and the governing body may be published
19 concurrently. Such notice shall specify the time and place of hearing at which persons affected may
20 appear and present their views, not less than six days nor more than twenty-one days after the second
21 advertisement appears in such newspaper. The local commission and governing body may hold a joint
22 public hearing after public notice as set forth hereinabove. If such joint hearing is held, then public
23 notice as set forth above need be given only by the governing body. The term "two successive weeks"
24 as used in this paragraph shall mean that such notice shall be published at least twice in such newspaper
25 with not less than six days elapsing between the first and second publication.

26 When a proposed amendment of the zoning ordinance involves a change in the zoning *map*
27 classification of twenty-five or fewer parcels of land, then, in addition to the advertising as above
28 required, written notice shall be given by the local commission, or its representative, at least five days
29 before the hearing to the owner or owners, their agent or the occupant, of each parcel involved; to the
30 owners, their agent or the occupant, of all abutting property and property immediately across the street
31 or road from the property affected; and, if any portion of the affected property is within a planned unit
32 development, then to such incorporated property owner's associations within the planned unit
33 development that has members owning property located within 2,000 feet of the affected property as
34 may be required by the Commission or its agent. In any county or municipality where notice is required
35 under the provisions of this section, notice shall also be given to the owner, his agent or the occupant,
36 of all abutting property and property immediately across the street from the property affected which lies
37 in an adjoining county or municipality of the Commonwealth. Notice sent by registered or certified mail
38 to the last known address of such owner as shown on the current real estate tax assessment books or
39 current real estate tax assessment records shall be deemed adequate compliance with this requirement. If
40 the hearing is continued, notice shall be reailed. Costs of any notice required under this chapter shall
41 be taxed to the applicant.

42 When a proposed amendment of the zoning ordinance involves a change in the zoning map
43 classification of more than 25 ~~but less than~~ 500 parcels of land, then, in addition to the advertising as
44 above required, written notice shall be given by the local commission, or its representative, at least five
45 days before the hearing to the owner, owners, or their agent of each parcel of land involved. One notice
46 sent by first-class mail to the last known address of such owner as shown on the current real estate tax
47 assessment books or current real estate tax assessment records shall be deemed adequate compliance
48 with this requirement, provided that a representative of the local commission shall make affidavit that
49 such mailings have been made and file such affidavit with the papers in the case. Nothing in this
50 paragraph shall be construed as to invalidate any subsequently adopted amendment or ordinance because
51 of the inadvertent failure by the representative of the local commission to give written notice to the
52 owner, owners or their agent of any parcel involved.

53 When a proposed comprehensive plan or amendment thereto; a proposed change in zoning map
54 classification; or an application for special exception for a change in use or to increase by greater than
55 fifty percent of the bulk or height of an existing or proposed building, but not including renewals of
56 previously approved special exceptions, involves any parcel of land located within one-half mile of a

57 boundary of an adjoining county or municipality of the Commonwealth, then, in addition to the
58 advertising and written notification as above required, written notice shall also be given by the local
59 commission, or its representative, at least ten days before the hearing to the chief administrative officer,
60 or his designee, of such adjoining county or municipality.

61 The governing body may provide that, in the case of a condominium or a cooperative, the written
62 notice may be mailed to the unit owners' association or proprietary lessees' association, respectively, in
63 lieu of each individual unit owner.

64 Whenever the notices required hereby are sent by an agency, department or division of the local
65 governing body, or their representative, such notices may be sent by first class mail; however, a
66 representative of such agency, department or division shall make affidavit that such mailings have been
67 made and file such affidavit with the papers in the case.

68 The adoption or amendment prior to January 1, 1974, of any plan or ordinance under the authority of
69 prior acts shall not be declared invalid by reason of a failure to advertise or give notice as may be
70 required by such act or by this chapter, provided a public hearing was conducted by the governing body
71 prior to such adoption or amendment. However, any litigation pending prior to January 1, 1976, shall
72 not be affected by the 1974, 1975 and 1976 amendments to this section.

73 After enactment of any such plan, ordinance or amendment, further publication thereof shall not be
74 required.

75 A party's actual notice of, or active participation in, the proceedings for which the written notice
76 provided by this section is required shall waive the right of that party to challenge the validity of the
77 proceeding due to failure of the party to receive the written notice required by this section.