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HOUSE BILL NO. 2200**AMENDMENT IN THE NATURE OF A SUBSTITUTE**

(Proposed by the House Committee on General Laws
on January 24, 2013)

(Patron Prior to Substitute—Delegate Webert)

A BILL to amend the Code of Virginia by adding a section numbered 55-513.2, relating to the Property Owners' Association Act; home-based businesses permitted.

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding a section numbered 55-513.2 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.

2. That the General Assembly finds that the objectives of this act serve the public interest by promoting Virginia's small businesses.

HOUSE SUBSTITUTE

HB2200H1