

1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to amend and reenact § 55-513.2 of the Code of Virginia, relating to the Virginia Property*
3 *Owners' Association Act; home-based businesses.*

4 [H 1853]

5 Approved

6 **Be it enacted by the General Assembly of Virginia:**7 **1. That § 55-513.2 of the Code of Virginia is amended and reenacted as follows:**8 **§ 55-513.2. Home-based businesses permitted; compliance with local ordinances.**

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

15 B. *If a development is located in a locality that classifies home-based child care services as an*
16 *accessory or ancillary residential use under the locality's zoning ordinance, the provision of home-based*
17 *child care services in a personal residence shall be deemed a residential use unless expressly (i)*
18 *prohibited or restricted by the declaration or (ii) restricted by the association's bylaws or rules as*
19 *provided in subsection A.*

ENROLLED

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