

**Virginia Code Commission
Meeting Materials
August 18, 2026**

VIRGINIA CODE COMMISSION

Wednesday, June 3, 2026 - 1:00 p.m.

House Committee Room B - General Assembly Building

DRAFT

Meeting Minutes

Members Present: Marcus B. Simon, Katrina E. Callsen, Nicole S. Cheuk, Travis Hill, Christopher R. Nolen, Charles S. Sharp, Malfourd W. Trumbo, Amigo R Wade.

Members Participating Virtually: Russet W. Perry, Richard E. Gardiner, Ryan T. McDougle.

Members Absent: Michael P. Mullin.

Staff Present: Holly Trice, Anne Bloomsburg, Meg Lamb, Division of Legislative Services.

Others Present: Tom Lisk, ALAC; Justice Stephen McCullough, Supreme Court of Virginia; Luke Priddy and Wanda Taylor, Virginia Electoral Board Association.

Call to Order: Delegate Simon, Chair of the Code Commission, called the meeting to order at 1:01 p.m. Ms. Holly Trice, Registrar of Regulations, reminded the public of how to send a public comment via email and called role.

Pursuant to § 2.2-3708.3 of the Code of Virginia, Senators McDougle and Perry and Judge Gardiner participated remotely.

A quorum of the commission was present in person.

Review and approval of November 17, 2025, minutes: A motion was made to approve the minutes, properly seconded, and passed unanimously.

Review of proposed electronic meeting policy under § 2.2-3708.3 of the Code of Virginia - Holly Trice, Registrar of Regulations:

Ms. Holly Trice, Registrar, presented the electronic meeting policy to govern remote participation, effective July 1, 2026. The motion to approve the new electronic meeting policy for the 2026 term was made and properly seconded. The motion passed unanimously.

Report on access to Justice Commission terms - Justice Stephen McCullough, Supreme Court of Virginia

Justice Stephen McCullough reported to the commission that the Supreme Court supported the use of plain English terms versus technical terms in court forms. Justice McCullough submitted a list of terms in the materials for the commission's review. He received feedback from that list. He suggested a next step could be for the commission to review the list of terms and submit a bill with existing technical term and plain English translation alongside the technical terms. Judge Sharp asked if that dual listing would act as a transition to using only the plain English term or if the two terms would be permanently used if a consensus was reached on a term's translation. Justice McCullough acknowledged that would be a later decision. Judge Trumbo asked some questions about the wording of a motion, trying to determine what the first step was. Chair Simon discussed forming a workgroup that contained not only commission members, but forms committee members, general district court clerks, practitioners, OES, and general district court judges to get all the input needed. The four pages provided by Justice McCullough would serve as a guide for the workgroup. Senator McDougle suggested changing forms before statutory changes for a year to see if term

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replacement worked among those using it, essentially creating a pilot program to get feedback from practitioners and clerks as to what's working and what isn't. Chair Simon then put forward a motion to create a workgroup, with the first step being figuring out who to invite take part in the workgroup and to survey the clerks for a list of the most problematic forms as a starting place. The motion was made and properly seconded. The motion passed unanimously.

Welcome and introduction of new member: Chair Simon welcomed Travis Hill, Chief Deputy Attorney General, as a new member of the Code Commission. Mr. Hill introduced himself.

Administrative Law Advisory Committee (ALAC) Work Plan - Tom Lisk, Chair, ALAC:

Mr. Tom Lisk, Chair, ALAC, presented the proposed work plan for ALAC for 2026. The work plan included that ALAC will (i) work with the Department of Planning and Budget to consider amendments to Articles 1 and 2 (§ 2.2-4006 et seq.) of the Administrative Process Act; (ii) continue the workgroup to study how the preservation of error doctrine and procedural default rule apply in the regulatory context; and (iii) continue its workgroup to study amending language on harmless error doctrine.

A motion to approve the 2026 Work Plan for ALAC was made and properly seconded. The motion was unanimously approved.

Review contract extension option: Code of Virginia - Amigo Wade, Director, Division of Legislative Services

Director Amigo Wade, DLS, explained to the commission that 2019 was the last extension of a contract with LexisNexis to publish the Code of Virginia. The current contract expires August 31, 2026. Director Wade suggested extending the contract for another three years. He stated that there is a precedent of extending and that the publication of the Code costs the commission and DLS nothing.

A motion to extend the contract with LexisNexis was made and appropriately seconded. The motion passed unanimously (except for abstention by Mr. Christopher Nolen).

Official advisory opinion regarding whether certain provisions of the Charter for Virginia Beach were repealed with the enactment of § 16.1-69.1 of the Code of Virginia - Holly Trice, Registrar

Ms. Holly Trice, Registrar, presented the pertinent points of an opinion drafted by the Office of the Attorney General (OAG) upon request of the commission. Ms. Trice suggested DLS staff update the Virginia Law Portal where the Charter for Virginia Beach was published to incorporate the opinion findings. Judge Gardiner asked whether the portal could include a statement that these changes are based on an OAG opinion. Chair Simon asked whether the Law Portal typically included such a statement. Director Wade confirmed that such disclaimers were not generally posted on the portal. Ms. Trice clarified what would be posted. Meg Lamb, Deputy Director, DLS, verified Legal Notes were not included on the Law Portal. Chair Simon stated that the OAG opinion aligned with the opinion staff at DLS reached regarding the issue.

A motion to update Law Portal pursuant to the OAG opinion was made and properly seconded. The motion was approved unanimously.

Report on outcome of 2025 Code Commission Bills - Amigo Wade, Director, and Meg Lamb, Deputy Director, DLS

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Deputy Director Meg Lamb, DLS, reported that Chapter 972 (HB 932), recodification of Title 30, included a reenactment clause and requirement to create a workgroup to address the issues spotted by the Senate Clerk's office during the 2026 Session.

Director Amigo Wade reported that Chapter 41 (HB 135) passed, extending the HB2660 workgroup, which studied language surrounding the submission, review, and approval of subdivision plats and site plans, for another year. Director Wade reported that the next meeting of the workgroup was already scheduled.

Other Business:

Expiring term of nonlegislative member of commission. Christopher Nolen's term was expiring. Discussion established that Mr. Nolen would like to continue his service on the commission. Chair Simon recommended Mr. Nolen for reappointment.

A motion to recommend the reappointment of Mr. Nolen was made and appropriately seconded. The motion passed unanimously.

Request to recodify Title 24.2, Elections, of the Code of Virginia. Representatives from the Virginia Electoral Board Association (VEBA), Wanda Taylor and Luke Priddy, requested the commission recodify Title 24.2, Elections. Chair Simon cited several titles of the Code of Virginia also in need of update. VEBA believes recodification was necessary to clarify requirements regarding early voting, absentee voting, and voter assistance to eliminate inconsistencies. Ms. Trice was directed to create and distribute a list of when titles were last recodified so that the commission could see a timeline of recodifications to help determine which title should be recodified next.

Chair Simon requested the date of next meeting. Ms. Trice suggested basing next meeting on developments in ongoing commission work being finished.

Public comment: Chair Simon asked if there were any members of the public who wished to offer comment. No one present at the meeting wished to comment, and no one had commented virtually via the email address provided for comment.

Adjourn: A motion was made for adjournment, seconded, and passed unanimously.

Chair Simon adjourned the meeting at 1:48 p.m.

SENATE BILL NO. _____ HOUSE BILL NO. _____

1 A BILL to amend the Code of Virginia by adding a section numbered 30.1-111, relating to Title 30
2 recodification; session staff and legislative assistants.

3 **Be it enacted by the General Assembly of Virginia:**

4 **1. That the Code of Virginia is amended by adding a section numbered 30.1-111 as follows:**

5 **§ 30.1-111. Session staff and legislative assistants for members.**

6 The General Assembly shall provide for the employment of session staff and legislative assistants
7 for the Speaker of the House of Delegates, the President pro tempore of the Senate, the Majority and
8 Minority Floor Leaders of the House of Delegates and Senate, and members of the General Assembly to
9 aid in the performance of duties incidental to the legislative process. Allowances for such session staff
10 and legislative assistants shall be provided as set forth in the general appropriation act. Such allowances
11 shall not be utilized for political purposes and shall be further conditioned upon such limitations and
12 restrictions as set forth in the general appropriation act. The session day per diem for each legislative
13 assistant shall equal the amount authorized for members of the General Assembly as set forth in the general
14 appropriation act.

15 No member of the immediate family of a member of the General Assembly shall be eligible to
16 receive any sum authorized under the provisions of this section. For the purpose of this section, the spouse,
17 parent, child, or sibling of the member shall be considered a member of the immediate family.

18 #

1 ****ROUGH DRAFT - NOT FINALIZED****

2 A BILL to amend and reenact §§ 15.2-2208.1, 15.2-2209.1, 15.2-2259, 15.2-2260, and 15.2-2269 of the
3 Code of Virginia, relating to final and preliminary plat approval by localities.

4 **Be it enacted by the General Assembly of Virginia:**

5 **1. That §§ 15.2-2208.1, 15.2-2209.1, 15.2-2259, 15.2-2260, and 15.2-2269 of the Code of Virginia are**
6 **amended and reenacted as follows:**

7 **§ 15.2-2208.1. Damages for unconstitutional grant or denial by locality of certain permits**
8 **and approvals.**

9 A. Notwithstanding any other provision of law, general or special, any applicant aggrieved by the
10 grant or denial by a locality of any approval or permit, however described or delineated, including a special
11 exception, special use permit, conditional use permit, rezoning, site plan, plan of development, and
12 subdivision plan, where such grant included, or denial was based upon, an unconstitutional condition
13 pursuant to the United States Constitution or the Constitution of Virginia, shall be entitled to an award of
14 compensatory damages and to an order remanding the matter to the locality with a direction to grant or
15 issue such permits or approvals without the unconstitutional condition and may be entitled to reasonable
16 attorney fees and court costs.

17 B. In any proceeding, once an unconstitutional condition has been proven by the aggrieved
18 applicant to have been a factor in the grant or denial of the approval or permit, the court shall presume,
19 absent clear and convincing evidence to the contrary, that such applicant's acceptance of or refusal to
20 accept the unconstitutional condition was the controlling basis for such impermissible grant or denial
21 provided only that the applicant objected to the condition in writing prior to such grant or denial.

22 C. Any action brought pursuant to this section shall be filed with the circuit court having
23 jurisdiction of the land affected or the greater part thereof, and the court shall hear and determine the case
24 as soon as practical, provided that such action is filed within the time limit set forth in subsection ~~C~~E or

25 ~~D~~F of § 15.2-2259, subsection ~~D~~E or ~~E~~F of § 15.2-2260, or subsection F of § 15.2-2285, as may be
26 applicable.

27 **§ 15.2-2209.1. Extension of approvals to address housing crisis.**

28 A. Notwithstanding the time limits for validity set out in § 15.2-2260 or 15.2-2261, or the
29 provisions of subsection ~~F~~G of § 15.2-2260, any subdivision plat valid under § 15.2-2260 and outstanding
30 as of January 1, 2017, and any recorded plat or final site plan valid under § 15.2-2261 and outstanding as
31 of January 1, 2017, shall remain valid until July 1, 2020, or such later date provided for by the terms of
32 the locality's approval, local ordinance, resolution or regulation, or for a longer period as agreed to by the
33 locality. Any other plan or permit associated with such plat or site plan extended by this subsection shall
34 likewise be extended for the same time period.

35 B. Notwithstanding any other provision of this chapter, for any valid special exception, special use
36 permit, or conditional use permit outstanding as of January 1, 2017, and related to new residential or
37 commercial development, any deadline in the exception permit, or in the local zoning ordinance that
38 requires the landowner or developer to commence the project or to incur significant expenses related to
39 improvements for the project within a certain time, shall be extended until July 1, 2020, or longer as agreed
40 to by the locality. The provisions of this subsection shall not apply to any requirement that a use authorized
41 pursuant to a special exception, special use permit, conditional use permit, or other agreement or zoning
42 action be terminated or ended by a certain date or within a set number of years.

43 C. Notwithstanding any other provision of this chapter, for any rezoning action approved pursuant
44 to § 15.2-2297, 15.2-2298, or 15.2-2303, valid and outstanding as of January 1, 2017, and related to new
45 residential or commercial development, any proffered condition that requires the landowner or developer
46 to incur significant expenses upon an event related to a stage or level of development shall be extended
47 until July 1, 2020, or longer as agreed to by the locality. However, the extensions in this subsection shall
48 not apply (i) to land or right-of-way dedications pursuant to § 15.2-2297, 15.2-2298, or 15.2-2303, (ii)
49 when completion of the event related to the stage or level of development has occurred, or (iii) to events
50 required to occur on a specified date certain or within a specified time period. Any proffered condition

51 included in a special exception, special use permit, or conditional use permit shall only be extended if it
52 satisfies the provisions of this subsection.

53 D. The extension of validity provided in subsection A and the extension of certain deadlines as
54 provided in subsection B shall not be effective unless any unreleased performance bonds and agreements
55 or other financial guarantees of completion of public improvements in or associated with the proposed
56 development are continued in force; however, if the locality has enacted a bonding moratorium or deferral
57 option, the performance bonds and agreements or other financial guarantees of completion may be waived
58 or modified by the locality, in which case the extension of validity provided in subsection A and the
59 extension of certain deadlines provided in subsection B shall apply. The landowner or developer must
60 comply with the terms of any bonding moratorium or deferral agreement with the locality in order for the
61 extensions referred to in this subsection to be effective.

62 **§ 15.2-2259. Designated agent to act on proposed final plat.**

63 A. ~~1. Except as otherwise provided in subdivisions 2 and 3, the designated agent shall act on any~~
64 ~~proposed plat within 60 days after it has been officially submitted for approval by either approving or~~
65 ~~disapproving the plat in writing, and giving with the latter specific reasons therefor. The designated agent~~
66 ~~shall thoroughly review the plat and shall make a good faith effort to identify all deficiencies, if any, with~~
67 ~~the initial submission. However, if approval of a feature or features of the plat by a state agency or public~~
68 ~~authority authorized by state law is necessary, the designated agent shall forward the plat to the appropriate~~
69 ~~state agency or authority for review within five business days of receipt of such plat. The state agency~~
70 ~~shall respond in accord with the requirements set forth in § 15.2-2222.1, which shall extend the time for~~
71 ~~action by the designated agent, as set forth in subsection B. Specific reasons for disapproval shall be~~
72 ~~provided to the applicant either in a separate document or on the plat itself and shall (i) identify all~~
73 ~~deficiencies in the plat that caused the disapproval by referencing specific duly adopted ordinances,~~
74 ~~regulations, or policies and (ii) identify all modifications or corrections as will permit approval of the plat.~~
75 ~~The designated agent shall act on any proposed plat that it has previously disapproved within 45 days after~~
76 ~~the plat has been resubmitted for approval.~~

~~2. The approval of plats, site plans, and plans of development solely involving parcels of commercial or residential real estate by a designated agent shall be governed by subdivision 3 and subsections B, C, and D. For the purposes of this section, the term "commercial" means all real property used for commercial or industrial uses, and the term "residential" means all real property used for single-family or multifamily use.~~

~~3. The designated agent shall act on any proposed plat, site plan or plan of development within 40 days after it has been officially submitted for approval by either approving or disapproving the plat in writing, and giving with the latter specific reasons therefor. The designated agent shall not delay the official submission of any proposed plat, site plan, or plan of development by requiring presubmission conferences, meetings, or reviews. The designated agent shall thoroughly review the plat or plan and shall in good faith identify, to the greatest extent practicable, all deficiencies, if any, with the initial submission. However, if approval of a feature or features of the plat or plan by a state agency or public authority authorized by state law is necessary, the designated agent shall forward the plat or plan to the appropriate state agency or agencies for review within five business days of receipt of such plat or plan. The state agency shall respond in accord with the requirements set forth in § 15.2 2222.1, which shall extend the time for action by the designated agent, as set forth in subsection B. Specific reasons for disapproval shall be provided to the applicant either in a separate document or on the plat or plan itself and shall (i) identify all deficiencies in the plat or plan that caused the disapproval by referencing specific duly adopted ordinances, regulations, or policies and (ii) identify, to the greatest extent practicable, modifications or corrections that will permit approval of the plat or plan.~~

~~In the review of a resubmitted proposed plat, site plan or plan of development that has been previously disapproved, the designated agent shall consider only deficiencies identified in its review of the initial submission of the plat or plan that have not been corrected in such resubmission and any deficiencies that arise as a result of the corrections made to address deficiencies identified in the initial submission. In the review of the resubmission of a plat or plan, the designated agent shall (i) identify all deficiencies with the proposed plat or plan that caused the disapproval by referencing specific duly adopted ordinances, regulations, or policies and (ii) identify all modifications or corrections that will~~

~~permit approval of the plat or plan. Upon the second resubmission of such disapproved plat or plan, the designated agent's review shall be limited solely to the previously identified deficiencies that caused its disapproval.~~

~~All deficiencies identified during a third or subsequent resubmission of any plat, site plan, or plan of development shall be provided concurrently to the applicant and the director of planning or the equivalent official having supervisory authority over the agent. Within 14 days of receipt, such director or equivalent official shall either:~~

~~1. Approve the plat, site plan, or plan of development as submitted;~~

~~2. Permit the applicant to address any deficiencies deemed minor by the director or equivalent official, and resubmit the plat, site plan, or plan of development for administrative approval. The director or equivalent official shall complete the administrative approval within seven days of receipt of the resubmission; or~~

~~3. Disapprove the resubmission, and identify all deficiencies that caused the disapproval by referencing specific duly adopted ordinances, regulations, or policies and identify all modifications or corrections that will permit approval of the plat, site plan, or plan of development.~~

~~The designated agent shall act on any proposed plat, site plan or plan of development that it has previously disapproved within 30 days after the plat or plan has been modified, corrected and resubmitted for approval. The failure of a designated agent to approve or disapprove a resubmitted plat or plan within the time periods required by this section shall cause the plat or plan to be deemed approved. Notwithstanding any other provision of this section, the locality's designated agent, with the concurrence of all applicable local reviewing agencies, may administratively approve any resubmitted site plan or subdivision plat that the designated agent deems to be in compliance with local ordinances and state law.~~

~~Notwithstanding the approval or deemed approval of any proposed plat, site plan or plan of development, any deficiency in any proposed plat or plan, that if left uncorrected, would violate local, state or federal law, regulations, mandatory Department of Transportation engineering and safety requirements, and other mandatory engineering and safety requirements, shall not be considered, treated or deemed as having been approved by the designated agent. Should any resubmission include a material~~

~~revision of infrastructure or physical improvements from the earlier submission or if a material revision in the resubmission creates a new required review by the Virginia Department of Transportation or by a state agency or public authority authorized by state law, then the designated agent's review shall not be limited to only the previously identified deficiencies identified in the prior submittals and may consider deficiencies initially appearing in the resubmission because of such material revision. As used in this section:~~

"Commercial real estate" means all real property proposed for commercial or industrial use.

"Commercial real estate" does not include mixed use.

"Plat or plan" means a proposed subdivision plat, site plan, or plan of development. "Plat or plan" does not mean a conceptual plan.

"Public authority" means an authority authorized by Chapter 51 (§ 15.2-5100 et seq.).

"Residential real estate" means all real property proposed for single-family or multifamily use.

"Residential real estate" does not include mixed use.

"State agency" means a state agency authorized by state law. "State agency" includes the Department of Transportation and the Department of Health.

~~B. Any state agency or public authority authorized by state law making a review of a plat forwarded to it under this article, including, without limitation, the Virginia Department of Transportation and authorities authorized by Chapter 51 (§ 15.2-5100 et seq.), shall complete its review within 30 days of receipt of the plat upon first submission and within 30 days for any proposed plat that has previously been disapproved, provided, however, that the time periods set forth in § 15.2-2222.1 shall apply to plats triggering the applicability of said section. The Virginia Department of Transportation and authorities authorized by Chapter 51 (§ 15.2-5100 et seq.) shall allow use of public rights-of-way dedicated for public street purposes for placement of utilities by permit when practical and shall not unreasonably deny plat approval. If a state agency or public authority authorized by state law does not approve the plat, it shall comply with the requirements, and be subject to the restrictions, set forth in subsection A, with the exception of the time period therein specified. Upon receipt of the approvals from all state agencies and~~

~~other agencies, the designated agent shall act upon a plat within 20 days. For any plat or plan submitted or resubmitted for review:~~

1. The designated agent shall not delay the official submission or resubmission of any plat or plan by requiring a presubmission conference, meeting, or review. A plat or plan is officially submitted or resubmitted when it is deemed to meet all minimum submission requirements established by local ordinance or regulation and when any applicable fee is paid.

2. If approval of any feature of a plat or plan by a state agency or public authority is necessary, the designated agent, within five business days of official submission or resubmission, shall forward the plat or plan to the appropriate state agency or public authority for review. The state agency or public authority shall complete its review within 30 days of receipt of the submitted or resubmitted plat or plan, except as otherwise provided by general law. If a state agency or public authority does not approve a plat or plan, such state agency or public authority shall comply with the requirements and restrictions applicable to the local designated agent except for time periods for review.

3. State agencies and public authorities shall allow use of public rights-of-way dedicated for public street purposes for placement of utilities by permit when practical and shall not unreasonably deny plat or plan approval.

4. The designated agent shall thoroughly review the plat or plan and make a good faith effort to identify all deficiencies. If the plat or plan is not approved upon the initial submission, the designated agent shall, on the plat or plan itself or in a separate document, (i) identify all deficiencies in the submission that caused the disapproval by referencing specific duly adopted ordinances, regulations, or policies and (ii) to the greatest extent practicable, identify modifications or corrections, if any, that will permit approval of the plat or plan upon resubmission.

5. Notwithstanding the approval or deemed approval of any proposed plat or plan, the approval shall not be considered, treated, or deemed to include any deficiency in any proposed plat or plan that, if left uncorrected, would violate local, state, or federal law, regulations, or mandatory Department of Transportation engineering and safety requirements.

183 6. Notwithstanding any other provision of this section, the designated agent, with the concurrence
184 of applicable local reviewing agencies, may approve any resubmitted plat or plan that the designated agent
185 deems to be in compliance with all applicable local ordinances and state law.

186 C. In addition to the provisions of subsection B, for any proposed plat or plan involving one or
187 more parcels of solely commercial real estate or solely residential real estate:

188 1. The designated agent shall act on the initial submission by approving or disapproving the plat
189 or plan within the later of (i) 40 days after the official submission or (ii) 20 days after receipt of approvals
190 or disapprovals from all pertinent state agencies.

191 2. The designated agent shall act on any resubmitted plat or plan within the later of (i) 30 days
192 after the official resubmission or (ii) 20 days after receipt of approvals or disapprovals from all pertinent
193 state agencies. The designated agent shall consider only (a) deficiencies identified in the initial submission
194 that have not been corrected in such resubmission; (b) deficiencies that arise as a result of the corrections
195 made to address deficiencies identified in a prior submission; (c) deficiencies that arise from other changes
196 made by the applicant in the resubmitted plat or plan; (d) deficiencies identified as a result of a state
197 agency or public authority review; and (e) deficiencies that, if left uncorrected, would violate local, state,
198 or federal law, regulations, or mandatory Department of Transportation engineering and safety
199 requirements.

200 3. Except in localities where the planning commission is the designated agent, if the designated
201 agent disapproves a third or subsequent resubmission of any plat or plan, the designated agent shall
202 identify all the deficiencies concurrently to the applicant and the appropriate official having supervisory
203 authority over the plat or plan reviewer. Within 14 days of receipt of the identified deficiencies, the
204 supervisory official shall either:

205 a. Approve the plat or plan as submitted;

206 b. Permit the applicant to address any deficiencies deemed minor by the supervisory official and
207 resubmit the plat or plan for approval. If all of the identified minor deficiencies have been appropriately
208 addressed, the supervisory official shall complete the approval within seven days of receipt of the
209 resubmission; or

210 c. Disapprove the resubmission and identify all deficiencies that caused the disapproval by
211 referencing specific duly adopted ordinances, regulations, or policies and identify all modifications or
212 corrections that will permit approval of the plat or plan.

213 4. If the designated agent fails to approve or disapprove any resubmission within the time periods
214 required by this section, the plat or plan shall be deemed approved, subject to subdivision B 5.

215 D. For a designated agent's review of and action on any proposed plat or plan not subject to the
216 provisions of subsection C:

217 1. The designated agent shall act on the initial submission by approving or disapproving the plat
218 or plan within the later of (i) 60 days after the official submission or (ii) 20 days after receipt of approvals
219 or disapprovals from all pertinent state agencies.

220 2. The designated agent shall act on any resubmitted plat or plan within the later of (i) 45 days
221 after the official resubmission or (ii) 20 days after receipt of approvals or disapprovals from all pertinent
222 state agencies.

223 C-E. If the designated agent fails to approve or disapprove the plat or plan within the timeframes
224 prescribed in this section, the ~~subdivider~~ applicant, after 10 days' written notice to the designated agent,
225 may petition the circuit court for the locality in which all or most of the land subject to the plat or plan
226 ~~involved, or the major part thereof~~, is located, to decide whether the plat or plan should or should not be
227 approved. The court shall give the petition priority on the civil docket, hear the matter expeditiously in
228 accordance with the procedures prescribed in Article 2 (§ 8.01-644 et seq.) of Chapter 25 of Title 8.01 and
229 make and enter an order with respect thereto as it deems proper, which may include directing approval of
230 the plat or plan.

231 D. F. If the designated agent disapproves a plat ~~and the applicant contends~~ or plan, the applicant
232 may appeal to the circuit court for the locality in which all or most of the land subject to the plat or plan
233 is located. The appeal shall be filed within 60 days of the written disapproval and shall be based on a
234 contention that the disapproval was not properly based on the applicable ordinance ~~applicable thereto~~, or
235 was arbitrary or capricious, ~~he may appeal to the~~ The circuit court ~~having jurisdiction of such land and~~
236 ~~the court~~ shall hear and determine the case such an appeal as soon as ~~may be, provided that his appeal is~~

~~filed with the circuit court within 60 days of the written disapproval by the designated agent reasonably practicable.~~

§ 15.2-2260. Localities may provide for submission of preliminary subdivision plats; how long valid.

A. Nothing in this article shall be deemed to prohibit the local governing body from providing in its ordinance for the mandatory submission of preliminary subdivision plats for tentative approval for plats involving more than 50 lots, provided that any such ordinance provides for the submission of a preliminary subdivision plat for tentative approval at the option of the landowner for plats involving 50 or fewer lots. ~~The designated agent shall complete action on the preliminary subdivision plats within 45 days of submission. However, if~~

B. If approval of a any feature ~~or features~~ of ~~the a~~ preliminary subdivision plat by a state agency or public authority ~~authorized by state law, as those terms are defined in § 15.2-2259,~~ is necessary, the designated agent, within five business days of official submission or resubmission, shall forward the preliminary subdivision plat to the appropriate state agency or public authority for review ~~within five business days of receipt of such preliminary subdivision plat.~~

~~B. Any The~~ state agency or public authority ~~authorized by state law making a review of a preliminary subdivision plat forwarded to it under this section, including, without limitation, the Virginia Department of Transportation and authorities authorized by Chapter 51 (§ 15.2-5100 et seq.),~~ shall complete its review within 30 days of receipt of the submitted or resubmitted preliminary subdivision plat ~~upon first submission and within 30 days for any proposed plat that has previously been disapproved, provided, however, that the time period set forth in § 15.2-2222.1 shall apply to plats triggering the applicability of said section unless otherwise provided.~~ The ~~Virginia~~ Department of Transportation and authorities authorized by Chapter 51 (§ 15.2-5100 et seq.) shall allow use of public rights-of-way dedicated for public street purposes for placement of utilities by permit when practical and shall not unreasonably deny plat approval. If a state agency or public authority ~~authorized by state law~~ does not approve ~~the a preliminary subdivision~~ plat, it such state agency or public authority shall comply with the requirements, and ~~be subject to the restrictions, set forth in subsection A of § 15.2-2259 with the exception~~

of the time period therein specified. Upon receipt of the approvals from all state agencies, the designated agent shall act upon a preliminary subdivision plat within 20 days applicable to the designated agent except for time periods for review.

C. ~~The designated agent shall act on the plat within 30 days after receiving approval from all state agencies.~~ For any preliminary subdivision plat that is not forwarded to a state agency or public authority under subsection B, the designated agent shall review and complete action on a preliminary subdivision plat within 45 days of official submission. For any preliminary subdivision plat that is forwarded to a state agency or public authority pursuant to subsection B, the designated agent shall complete action within the later of (i) 45 days after the official submission or (ii) 20 days after receipt of approvals or disapprovals from all pertinent state agencies. Notwithstanding the deadlines established in clauses (i) and (ii), action on a preliminary subdivision plat shall be completed by the designated agent and all state agencies within no more than 90 days of the official submission or resubmission to the designated agent.

D. If the designated agent does not approve ~~the~~ a preliminary subdivision plat, the designated agent shall (i) set forth in writing all deficiencies in the preliminary subdivision plat that caused the disapproval by referencing ~~to~~ specific duly adopted ordinances, regulations, or policies and (ii) to the greatest extent practicable, identify modifications or corrections that will permit approval of the preliminary subdivision plat. ~~With regard to plats~~ For any preliminary subdivision plat involving one or more parcels of solely commercial real estate or solely residential ~~property real estate~~, as those terms are defined in ~~subdivision subsection~~ A-2 of § 15.2-2259, the review process ~~for such plats~~ shall be the same as provided in ~~subdivisions A-2 and A-3 subsections B and C~~ of § 15.2-2259. All actions on preliminary subdivision plats shall be completed by the designated agent and, if necessary, state agencies, within a total of 90 days of submission to the designated agent.

~~D. E.~~ If the designated agent fails to approve or disapprove ~~the~~ a preliminary subdivision plat within 90 days after it has been officially submitted or resubmitted for approval, the ~~subdivider applicant~~, after 10 days' written notice to the designated agent, may petition the circuit court for the locality in which all or most of the land ~~involved, or the major part thereof, subject to the preliminary subdivision plat~~ is

located to enter an order ~~with respect thereto~~ as it deems proper, which may include directing approval of the preliminary subdivision plat.

~~E. F.~~ If ~~a~~ the designated agent disapproves a preliminary subdivision plat ~~and~~, the ~~subdivider~~ contends that the disapproval was not properly based on the ordinance applicable thereto, or was arbitrary or capricious, he applicant may appeal to the circuit court ~~having jurisdiction of such land and the~~ for the locality in which all or most of the land subject to the preliminary subdivision plat is located. The appeal shall be filed within 60 days of the written disapproval and shall be based on a contention that the disapproval was not properly based on the applicable ordinance or was arbitrary or capricious. The court shall hear and determine the case appeal as soon as ~~may be, provided that his appeal is filed with the circuit court within 60 days of the written disapproval by the designated agent~~ reasonably practicable.

~~F. G.~~ Once a preliminary subdivision plat is approved, it ~~shall be~~ is valid for a period of five years, provided if the ~~subdivider~~ applicant (i) submits a final subdivision plat for all or a portion of the property within one year of such approval or ~~such any~~ longer period ~~as may be~~ prescribed by local ordinance; and (ii) ~~thereafter~~ after submission of a final subdivision plat, diligently pursues approval of ~~the final subdivision such~~ plat. ~~"Diligent~~ As used in this subsection, "diligent pursuit of approval" means that the ~~subdivider applicant~~ has incurred extensive obligations or substantial expenses relating to the submitted final subdivision plat or modifications thereto. However, no sooner than three years following such preliminary subdivision plat approval, and upon 90 days' written notice by certified mail to the ~~subdivider applicant~~, the designated agent may revoke ~~such the preliminary~~ approval upon a specific finding of facts that the ~~subdivider applicant~~ has not diligently pursued approval of the final subdivision plat.

~~G. H.~~ Once an approved final subdivision plat for all or a portion of the property is recorded ~~pursuant to in accordance with~~ § 15.2-2261, the underlying preliminary plat shall remain valid for a period of five years from the date of the latest recorded plat of subdivision for the property. The ~~five-year five-year~~ period of validity shall extend from the date of the last recorded plat.

§ 15.2-2269. Plans and specifications for utility fixtures and systems to be submitted for approval.

A. If the owners of any such subdivision desire to construct in, on, under, or adjacent to any streets or alleys located in such subdivision any gas, water, sewer or electric light or power works, pipes, wires, fixtures or systems, they shall present plans or specifications therefor to the designated agent, for approval. If the subdivision is located beyond the corporate limits of a municipality but within the limits set forth in § 15.2-2248, such plans and specifications shall be presented for approval to the designated agent, if the county has not adopted a subdivision ordinance. The designated agent, shall have 45 days in which to approve or disapprove the same. In event of the failure of any designated agent, to act within such period, such plans and specifications may be submitted, after ten days' notice to the locality, to the circuit court for such locality for its approval or disapproval, and its approval thereof shall, for all purposes of this article be treated and considered as approval by the designated agent.

B. Any state agency or public authority authorized by state law making a review of any plat forwarded to it under this article, including, without limitation, the Virginia Department of Transportation and authorities authorized by Chapter 51 (§ 15.2-5100 et seq.), shall complete its review within 45 days of receipt of the plans, provided, however, that the time periods set forth in § 15.2-2222.1 shall apply to plats triggering the applicability of said section. The Virginia Department of Transportation and authorities authorized by Chapter 51 (§ 15.2-5100 et seq.) shall allow use of public rights-of-way dedicated for public street purposes for placement of utilities by permit when practical and shall not unreasonably deny plan approval. If a state agency or public authority by state law does not approve the plan, it shall comply with the requirements, and ~~be subject to the~~ restrictions, applicable to the designated agent except for time periods for review set forth in subsection ~~A B~~ of § 15.2-2259, ~~with respect to the exception of the time period therein specified~~. Upon receipt of the approvals from all state agencies, the designated agent shall act upon a preliminary subdivision plat within 35 days.

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Code of Virginia Titles with Recodification Dates

Titles were codified in 1950 unless a different date is indicated.
Currently effective titles are in bold and repealed titles are in italics
Yellow highlighted Titles have never been recodified
Updated June 3, 2026

Recodification Dates (General Assembly Sessions)	Code of Virginia Titles
2005 1966	1 General Provisions <i>(Title 1 was not recodified but substantially reorganized in 1966 and 2005)</i>
2001 1966	2.2 Administration of Government 2.1 <i>Administration of the Government Generally</i> 2 <i>Administration of the Government Generally</i>
2008 1966	3.2 Agriculture, Animal Care, and Food 3.1 <i>Agriculture, Horticulture and Food</i> 3 <i>Agriculture, Horticulture and Food</i>
1993	4.1 Alcoholic Beverage Control Act 4 <i>Alcoholic Beverages and Industrial Alcohol</i>
1966	5.1 Aviation 5 <i>Aviation</i>
2010 1966	6.2 Financial Institutions and Services 6.1 <i>Banking and Finance</i> 6 <i>Banking and Finance</i>
1966	7.1 <i>Boundaries, Jurisdiction and Emblems of the Commonwealth</i> <i>(Title 7.1 was repealed and its contents incorporated into Title 1 in 2005)</i> 7 <i>Boundaries, Jurisdiction and Emblems of the Commonwealth</i>
1977	8.01 Civil Remedies and Procedure 8 <i>Civil Remedies and Procedure; Evidence Generally</i>
2003 1964	8.1A Uniform Commercial Code - General Provisions 8.1 <i>Commercial Code - General Provisions</i>
1964	8.2 Commercial Code - Sales
1991	8.2A Commercial Code - Leases
1992 1964	8.3A Commercial Code - Negotiable Instruments 8.3 <i>Commercial Code -Commercial Paper</i>
1964	8.4 Commercial Code - Bank Deposits and Collections
1990	8.4A Commercial Code - Funds Transfers
1997	8.5A Commercial Code - Letters of Credit

1964	8.5 Commercial Code - Letters of Credit
1997 1964	8.6A Commercial Code - Bulk Sales (Title 8.6A was repealed as obsolete in 2011) 8.6 Commercial Code - Bulk Transfers
1964	8.7 Commercial Code - Warehouse Receipts, Bills of Lading and Other Documents of Title
1996 1964	8.8A Commercial Code - Investment Securities 8.8 Commercial Code - Investment Securities
2000 1964	8.9A Commercial Code - Secured Transactions 8.9 Commercial Code - Secured Transactions; Sales of Accounts, Contract Rights and Chattel Paper
1964	8.10 Commercial Code - Effective Date - Transitional Provisions
1973	8.11 1973 Amendatory Act - Effective Date and Transition Provisions
2001	9.1 Commonwealth Public Safety 9 Commissions, Boards and Institutions Generally (Title 9 was repealed in 2001; certain material was incorporated into Titles 2.2, 3.1, and 30)
1988	10.1 Conservation 10 Conservation Generally
	11 Contracts
1971	12.1 State Corporation Commission 12 Corporation Commission
1956	13.1 Corporations 13 Corporations Generally
1998 repealed 1964	14.1 Costs, Fees, Salaries and Allowances (Title 14.1 was repealed in 1998; provisions relating to costs, fees, salaries, and allowances are now located throughout the Code of Virginia) 14 Costs, Fees, Salaries and Allowances
1997 1962	15.2 Counties, Cities and Towns 15.1 Counties, Cities and Towns 15 Counties, Cities and Towns
1956	16.1 Courts Not of Record 16 Courts Not of Record
1998	17.1 Courts of Record 17 Courts of Record

1975 1960	18.2 Crimes and Offenses Generally 18.1 Crimes and Offenses Generally 18 Crimes and Offenses Generally
1975 1960	19.2 Criminal Procedure 19.1 Criminal Procedure 19 Criminal Procedure
	20 Domestic Relations
	21 Drainage, Soil Conservation, Sanitation and Public Facilities Districts
1980	22.1 Education 22 Education
2016	23.1 Institutions of Higher Education; Other Educational and Cultural Institutions 23 Educational Institutions
1993 1970	24.2 Elections 24.1 Elections 24 Elections
2003	25.1 Eminent Domain 25 Eminent Domain
	26 Fiduciaries Generally (Titles 26 and 31 were repealed in 2012 and their provisions incorporated into Title 64.2)
	27 Fire Protection
1992 1962	28.2 Fisheries and Habitat of the Tidal Waters 28.1 Fish, Oysters, Shellfish and Other Marine Life 28 Fish, Oysters and Shellfish
1987	29.1 Game, Inland Fisheries and Boating 29 Game, Inland Fisheries and Dogs
	30 General Assembly (in process 2026)
	31 Guardian and Ward
1979	32.1 Health 32 Health
2014	33.2 Highways and Other Surface Transportation Systems
1970	33.1 Highways, Bridges and Ferries 33 Highways, Bridges and Ferries
	34 Homestead and Other Exemptions
1981	35.1 Hotels, Restaurants, Summer Camps, and Campgrounds 35 Hotels, Restaurants and Camps
	36 Housing
2005 1968	37 Insane, Epileptic, Feeble-Minded and Inebriate Persons 37.1 Institutions for the Mentally Ill; Mental Health Generally 37.2 Behavioral Health and Developmental Services

1986 1952	38.2 Insurance 38.1 Insurance 38 Insurance
1968	39.1 Justices of the Peace (Title 39.1 was repealed in 1973 and its provisions incorporated into Title 19.2) 39 Justices of the Peace
1970	40.1 Labor and Employment 40 Labor and Employment
1970	41.1 Land Office 41 Land Office
1970	42.1 Libraries 42 Libraries
	43 Mechanics' and Certain Other Liens
	44 Military and Emergency Laws
2021	45.2 Mines and Energy
1966	45 Mines and Mining 45.1 Mines and Mining
1989 1958	46.2 Motor Vehicles 46 Motor Vehicles 46.1 Motor Vehicles
1980	47.1 Notaries and Out-of-State Commissioners 47 Notaries and Out-of-State Commissioners
	48 Nuisances
	49 Oaths, Affirmations and Bonds
	50 Partnerships
1990 1985	51.1 Pensions, Benefits, and Retirement (Title 51.01 was recodified as Title 51.5 for better arrangement in the Code) 51.01 Persons with Disabilities
1985	51.5 Persons with Disabilities
	52 Police (State)
1982	53.1 Prisons and Other Methods of Correction 53 Prisons and Other Methods of Correction
1988	54.1 Professions and Occupations 54 Professions and Occupations
2019	55.1 Property and Conveyances
	55 Property and Conveyances
	56 Public Service Companies
	57 Religious and Charitable Matters; Cemeteries
1984	58.1 Taxation 58 Taxation
1968	59.1 Trade and Commerce 59 Trade and Commerce
1986	60.2 Unemployment Compensation

1968	60.1 Unemployment Compensation 60 Unemployment Compensation
1968	61.1 Warehouses, Cold Storage and Refrigerated Locker Plants 61 Warehouses, Cold Storage and Refrigerated Locker Plants
1968	62.1 Waters of the State, Ports and Harbors 62 Waters of the State, Ports and Harbors
2002 1968	63.2 Welfare (Social Services) 63 Welfare 63.1 Welfare (Social Services)
2012 1968	64.2 Wills, Trusts, and Fiduciaries 64 Wills and Decedents' Estates 64.1 Wills and Decedents' Estates
1991 1968	65.2 Workers' Compensation 65 Workmen's Compensation 65.1 Workers' Compensation
1989	66 Juvenile Justice (Title 66 was originally titled "Youth and Family Services"; the name was changed in 1996)
2006	67 Virginia Energy Plan ; repealed 2021 in the recodification of Title 45.1