

MERCERTRIGIANI

2026 VIRGINIA LEGAL ISSUES CHECKLIST

Actions taken by the Virginia General Assembly have a direct impact on administration and governance of community associations. For the first time in memory, however, no legislation was passed to amend the common interest community association statutes. However, legislation impacting assessment collection, portable solar panels and fair housing should be considered.

As has become our tradition, MercerTrigiani presents the following checklist of actions community association volunteer leaders and managers should consider to remain current and to address developing legal trends.

☒ Review assessment collection procedures -

- ☒ Prepare for updated warrant in debt form.
- ☒ Review and update standard suit packages to ensure completeness.
- ☒ Be aware of the impact of newly adopted limitations on bank garnishment.
- ☒ Consider impact on budget – costs of collection may be impacted.

☒ For condominium unit owners associations, consider FNMA Guideline changes -

- ☒ Review reserve study recommendations with greater focus.
- ☒ Adjust reserve budget to ensure compliance.

☒ Review and update policies to ensure fair housing compliance –

- ☒ Consider adoption of a treatment of others policy.
- ☒ Consider adoption of CAI recommended *Rights & Responsibilities*.

☒ Nonstock Corporation Act amendments should be considered when preparing for annual meetings and amending articles of incorporation and bylaws.

☒ Consider impact of legislation to allow small portable solar generating devices, including the adoption of rules.

More information on legislative and case law developments affecting Virginia community interest communities is available on www.MercerTrigiani.com.