

SENATE OF VIRGINIA

J. CHAPMAN PETERSEN
24th SENATORIAL DISTRICT
ALL OF THE CITY OF FAIRFAX;
AND PART OF FAIRFAX COUNTY
POST OFFICE BOX 1066
FAIRFAX, VIRGINIA 22039



COMMITTEE ASSIGNMENTS:
AGRICULTURE, CONSERVATION AND
NATURAL RESOURCES
GENERAL LAWS AND TECHNOLOGY
PRIVILEGES AND ELECTIONS
TRANSPORTATION

August 14, 2008

Hon. Terrie L. Suit
Chair, Virginia Housing Commission
P.O. Box 7031
Virginia Beach, VA 23457

Re: SB 454 and SB 456 (2008 regular session)

Dear Terrie:

Thank you for taking the time to review the proposals represented by the above bills. Each comes at the request of the Town of Vienna in Fairfax County and was referred to your commission for further study.

SB 454: The purpose of this bill was to require the disclosure of storm water detention facilities at real estate settlements. Currently, such disclosure is not required and homeowners are not always aware what they are purchasing, particularly for older single-family homes. The Town supports language in the Code to make sure these disclosures mandatory.

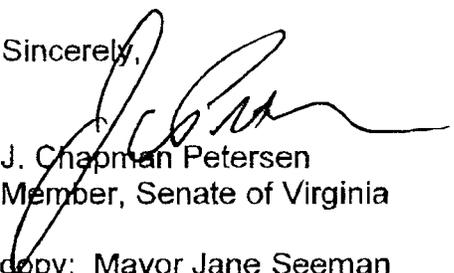
SB 456: The purpose of this legislation was to permit localities with a zoning ordinance to adopt local lot grading limits for single and subdivision lots. This is a concern in the Town of Vienna, where lot owners often circumvent height requirements on single-family residences by grading the lot so as to artificially increase the height of the house. The net result is to defeat the height requirement and frustrate law-abiding neighbors.

We appreciate that the Housing Commission has many factors to weigh, including extra costs added to both home building and real estate transactions. However, these are real issues in our area.

If your Commission was to identify or recommend a regulatory solution to these issues, then that would be greatly appreciated. Thank you again for your consideration.

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Sincerely,



J. Chapman Petersen
Member, Senate of Virginia

copy: Mayor Jane Seeman
Steve Briglia, Esq., Town Attorney