

VA Lenders Handbook (VA Pamphlet 26-7), Chapter 12, Topic 12 — Zoning

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12. Zoning Change Date March 28, 2019 • This chapter has been revised in its entirety. a. Zoning Compliance The property must comply with all applicable zoning ordinances. b. Legal, Non- Conforming Use If the property does not comply with current zoning ordinances, but is accepted by the local authority, the appraiser must describe the property as “Legal Non-Conforming” and comment on the property's marketability and any adverse effect this classification may have on value. The appraiser must state whether or not the dwelling may be legally rebuilt if destroyed. VA Pamphlet 26-7, Revised Chapter 12: Minimum Property Requirements 12-18

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