

BILL NO. 36-0304

Thirty-Sixth Legislature of the Virgin Islands

June 11, 2026

An act granting a zoning use variance to permit continued residential occupancy of residential properties participating in the Envision Tomorrow Homeowner and Rental Reconstruction and Rehabilitation Program that are located within zoning districts in which residential use is deemed non-conforming

PROPOSED BY: Senator Kurt A. Vialet

Be it enacted by the Legislature of the Virgin Islands:

SECTION 1. (a) Pursuant to title 29 Virgin Islands Code, chapter 3, section 238a, all residential properties that qualify under the Envision Tomorrow Homeowner and Rental Reconstruction and Rehabilitation Program (“Program”) that have satisfied all applicable federal requirements for renovation or reconstruction and are situated within zoning districts in which residential use is deemed non-conforming, are granted a use variance to permit continued residential occupancy if the structure to be renovated or reconstructed has been in existence on the property for at least 25 years prior to the date that the applicant submitted an application to the Program.

(b) Any renovation or reconstruction of the properties in subsection (a) must maintain a minimum setback of 20 feet from all existing property boundaries, unless otherwise modified by the appropriate permitting authority due to site-specific constraints.

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BILL SUMMARY

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This bill grants a zoning use variance to permit continued residential occupancy of residential properties participating in the Envision Tomorrow Homeowner and Rental Reconstruction and Rehabilitation Program that are located within zoning districts in which residential use is deemed non-conforming.

BR26-1098/April 28, 2026/GC