VIRGINIA CANNABIS LAWS

What changes in 2027 — and what it means for Greene County residents

Greene County Planning Commission | November 18, 2026

The big change: legal retail sales

Starting July 1, 2027, adults age 21 and older may purchase recreational marijuana from state-licensed businesses. Until then, nonmedical retail sales remain illegal. The Virginia Cannabis Control Authority (CCA) licenses and regulates the market; regulations are being finalized.

WHAT ADULTS MAY DO NOW	WHAT REMAINS PROHIBITED
• Possess up to 2 ounces in public (age 21+). • Grow up to four plants per household, subject to state rules. • Share up to 2 ounces privately with another adult 21+, without payment or exchange of value. • Use cannabis in a private residence, subject to property-owner restrictions.	• Sell recreational cannabis without a state license. • Drive under the influence or use cannabis while driving. • Consume cannabis in public. • Sell or provide cannabis to minors. • Exceed applicable cultivation and possession limits.

What does this mean for Greene County?

Virginia does not allow counties to ban the state-licensed cannabis market outright. Greene County may still apply lawful zoning, land-use and business-license requirements. State licensing rules also address where certain retail establishments may be located, including separation from sensitive uses such as schools. The County must ensure its zoning ordinance is consistent with state law and final CCA regulations.

Who does what?

STATE (CCA): Issues cannabis licenses and regulates marijuana businesses, products, and compliance.
COUNTY: Reviews local zoning and land-use compliance; does not issue state cannabis licenses.
RESIDENTS: Must follow state possession, cultivation, consumption, and driving laws.

Why is the Planning Commission discussing this?

The Commission is reviewing how cannabis-related land uses should be addressed in the Greene County Zoning Ordinance before the retail market opens. This work session is an opportunity to understand state requirements and discuss the local land-use framework; it does not itself authorize a particular business.

Official resources: cca.virginia.gov/laws | cca.virginia.gov/retailmarijuanamarket | Virginia Code § 4.1-629

Prepared October 29, 2026. State regulations and implementation details may change; consult current CCA guidance and adopted law.