

**Fact Checking Sen. Surovell on SB 756**  
**Fairfax Casino Location and Funding Claims – Jan. 23, 2026**  
**Gaming Subcommittee Hearing**

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## Overview

*During the Senate’s Gaming Subcommittee meeting, Senator Surovell vigorously advocated for his Bill, directly addressing and challenging points raised by public testimony. This fact sheet not only examines the statements made in the hearing but also provides clear, evidence-based clarifications to ensure an accurate public record. By separating fact from speculation and offering transparent analysis, it empowers readers to make informed decisions about the proposed legislation.*

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**1. Surovell Claim:** “The casino must be located in Tysons near the Silver Line because it is a project authorized by the state and county.”

**✗ False**

Facts: There is no joint state–county project authorization for a casino. Fairfax County has not initiated or approved any casino-related planning action.

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**2. Surovell Claim:** “The \$6 billion investment in the Silver Line was made by the state to support this type of development.”

**✗ False**

Facts: The Silver Line was a transportation project, independent of casino legislation. The Silver Line’s \$6+ billion cost was primarily funded by toll road users, not state casino development funds

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**3. Surovell Claim:** “Tysons is the clearly defined, logical site because of Metro access.”

**✗ Misleading**

Facts: SB 756 mandates that the casino must be located within ¼ mile of an existing Metro station, but the bill’s highly specific language goes even further by tying the site to proximity to a mall. This combination of requirements is so narrowly tailored that it effectively singles out a particular property, transforming the legislation into a special-purpose bill that appears crafted to benefit one developer with a direct interest in the project.

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**4. Surovell Claim:** “Since the MGM Casino opened in Maryland, it’s sucking probably \$100M-\$200M a year out of state to pay for Maryland and PG County schools.

**✗ Misleading**

Facts: There is no verified data showing how much Virginia gaming revenue goes to the MGM Grand Casino in Maryland. Claims that Virginia loses \$100–\$200 million annually remain unsubstantiated and should not drive policy decisions.

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**5. Surovell Claim:** “The idea that Fairfax Casino needs to be studied because it might not be viable is preposterous. It was looked at in the JLARC study, and it specifically said— if there’s one in Northern Virginia, it would be by far the most valuable one in the entire state.”

**✗ Misleading**

The 2019 JLARC study did not contemplate putting a casino in the economic engine of Fairfax County; it looked at only the economic activity generated and not the economic activity displaced (and chased off) by putting a casino in the 12th largest commercial district in the country - 7th largest office submarket in the United States.

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**6. Surovell Claim:** Fairfax County’s commercial property tax is cratering, with office buildings selling at 30% of their tax assessed value.

**✗ Misleading**

Facts: Despite a slight 1.24% drop in non-residential real estate values in Fairfax County for FY 2025 Tysons' office vacancy has held steady at 20% over the past year, but average rents there continue to rise, reflecting market resilience and growing investor confidence. This suggests that, while challenges remain, Tysons is stabilizing and defies negative perceptions about the county’s commercial sector.

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**About No Fairfax Casino Coalition:** [No Fairfax Casino Coalition](#) is a grassroots group of Fairfax citizens working to make it known to policymakers, the media, and developers that a casino development is not welcome in Fairfax County. Visit the No Fairfax Casino website to see a list of NFCC Partners in Opposition representing well over 200,000 Fairfax residents.

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