

**Department of Planning and Budget**  
**2025 General Assembly Session**  
**State Fiscal Impact Statement**

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**ORIGINAL**

**Bill Number:** HB2430

**Patron:** Simon

**Bill Title:** Virginia Residential Landlord and Tenant Act; fee disclosure statement.

**Bill Summary:** Requires landlords subject to the Virginia Residential Landlord and Tenant Act to include on the first page of a written rental agreement an itemization of all charges to the tenant that comprise the security deposit and the amount of periodic rent due. Current law requires such landlords to provide a description of any rent and fees to be charged to the tenant in addition to the periodic rent. The bill also requires that such rental agreement contain the following statement immediately above such itemized list: No additional security deposits or rent shall be charged unless it is listed below or incorporated into this agreement by way of a separate addendum after execution of this rental agreement.

**Budget Amendment Necessary:** No.

**Items Impacted:** N/A

**Explanation:** This bill involves the Department of Housing and Community Development (DHCD) and the Courts; however, no budget action is required. See Fiscal Analysis section, below.

**Fiscal Summary:** It is anticipated that any state fiscal impact that may result from this bill to DHCD can be absorbed within existing resources. Any fiscal impact that may result from this bill to the Courts is indeterminate.

**Fiscal Analysis:** The Department of Housing and Community Development has no oversight or administrative obligations regarding the Virginia Residential Landlord and Tenant Act. The department does update and publish on its website the Landlord Tenant Handbook. Any legislative changes made to the Act will be updated, but the department can do so using current resources.

Any impact to the Courts as a result of this bill is indeterminate, as it depends on the number of parties that pursue damages. Cumulatively, this bill and similar proposed legislation may result in a nonabsorbable impact to the Courts.

**Other:** None.