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

PUBLISHED: 1/17/2025 2:34 PM **ORIGINAL**

Bill Number: HB1709 **Patron:** Gardner
Bill Title: Virginia Residential Landlord and Tenant Act; landlord obligations; access of tenant to broadband services.

Bill Summary: Prohibits the landlord of a multifamily dwelling unit from accepting payment from a provider of broadband service for granting such provider mere access to the landlord's tenants or giving such tenants mere access to such service. The bill also prohibits a landlord from demanding or accepting payment from tenants in exchange for such a service unless the landlord itself is the provider of the service.

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.