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**HOUSE BILL NO. 2430**

AMENDMENT IN THE NATURE OF A SUBSTITUTE

(Proposed by the House Committee on General Laws  
on January 28, 2025)

(Patron Prior to Substitute—Delegate Simon)

A *BILL to amend and reenact § 55.1-1204.1 of the Code of Virginia, relating to Virginia Residential Landlord and Tenant Act; fee disclosure statement.*

**Be it enacted by the General Assembly of Virginia:**

**1. That § 55.1-1204.1 of the Code of Virginia is amended and reenacted as follows:**

**§ 55.1-1204.1. Fee disclosure statement.**

A landlord shall provide, beginning on the first page of the written rental agreement, a description of any ~~rent and fees to be charged to the tenant in addition to the periodic rent~~ *an itemization of all charges to the tenant that comprise (i) the security deposit, (ii) the amount of rent due per payment period pursuant to the lease period, and (iii) any additional one-time charges due prior to the commencement date of the rental agreement or that will be included in the first rental payment.* Immediately above the ~~itemized list of fees~~ *charges*, the written rental agreement shall state: ~~No fee shall be collected~~ *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.

HOUSE SUBSTITUTE

HB2430H1