

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

---

**PUBLISHED: 1/26/2025 10:34 AM**

**ORIGINAL**

**Bill Number:** SB1400

**Patron:** Salim

**Bill Title:** Virginia Residential Landlord and Tenant Act; algorithmic device services or products prohibited; civil penalty.

**Bill Summary:** Prohibits the sale of algorithmic device services or products, as defined in the bill, for the purpose of setting or recommending the amount of rent to be charged to a tenant for the occupancy of a dwelling unit. The bill also prohibits a person engaged in the business of providing algorithmic device services or products for the purpose of advising a landlord of the amount of rent that such landlord may consider charging a tenant for the occupancy of a dwelling unit from using nonpublic competitor data, defined in the bill, pertaining to residential properties in the Commonwealth in algorithmic calculations. A violation of such prohibited practices is considered an unfair deceptive trade practice for which the Attorney General may cause an action to be brought in the name of the Commonwealth.

**Budget Amendment Necessary:** No.

**Items Impacted:** N/A

**Explanation:** This bill involves the Department of Housing and Community Development (DHCD), the Office of the Attorney General (OAG), 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 or to the OAG 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. Potential revenue impact resulting from this measure is indeterminate, as it is not possible to estimate the number of violations that will occur. Civil penalties established by the bill are to be deposited in the Literary Fund.

The OAG indicates that the requirements of this bill can be absorbed within current resources. The OAG notes that while an individual bill's impact may be absorbable, if the aggregate number of "absorbable" bills likely to pass either house is unusually large, it is possible the agency will require additional resources.

**Other:** HB1870 and SB1400 are companions.