

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

---

PUBLISHED: 2/7/2025 8:11 AM

ORIGINAL

**Bill Number:** HB2415H1

**Patron:** Cousins

**Bill Title:** Public housing authorities; indigent parties; unlawful detainer.

**Bill Summary:** The bill exempts indigent defendants, as defined in the bill, from posting an appeal bond in unlawful detainer actions brought by a public housing authority. The bill also amends the Virginia Residential Landlord and Tenant Act to (i) prohibit public housing authorities from charging tenants fees for maintenance or repair unless caused by the tenant's action or omission, and (ii) require that when such a public housing authority issues a notice of nonpayment of rent, it must also provide the tenant with information on pink or orange paper. Such information should explain how the tenant can recertify their income, report income changes, request a minimum rent hardship exemption, and file grievances, in accordance with federal law.

**Budget Amendment Necessary:** No.

**Items Impacted:** N/A

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

**Fiscal Summary:** It is anticipated that this bill will result in no state fiscal impact to DHCD. Information from the Courts is not available at this time.

**Fiscal Analysis:** This impact statement is preliminary. The Department of Housing and Community Development anticipates no fiscal impact as a result of this bill. Any impact to the Courts as a result of this bill is unknown at this time.

**Other:** None.