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

PUBLISHED: 2/12/2025 11:11 AM **ORIGINAL**

Bill Number: SB1221 H1 **Patron:** Aird
Bill Title: Public housing authorities; indigent parties; unlawful detainer.

Bill Summary: The substitute bill exempts indigent defendants from having to post an appeal bond in unlawful detainer actions brought by a public housing authority. The bill also amends certain provisions of the Virginia Residential Landlord and Tenant Act to (i) prohibit any landlord that is a public housing authority from requiring a tenant to pay any fees for the maintenance or repair of a dwelling unit unless such repair is necessitated by the tenant's action or omission and (ii) require, if a public housing authority issues a notice of nonpayment of rent to a tenant, the public housing authority to provide the tenant certain information printed on pink or orange colored paper explaining how the tenant may recertify the tenant's income in accordance with federal law and policy. Such information is required to be posted by the public housing authority in conspicuous locations in each public housing community under its authority.

Budget Amendment Necessary: No **Items Impacted:** N/A
Explanation: N/A

Fiscal Summary: According to the Office of the Executive Secretary of the Supreme Court (OES), this bill is not expected to have a fiscal impact on Courts. According to the Department of Housing and Community Development, this bill does not have a fiscal impact on agency operations.

Fiscal Analysis: None required

Other: None