

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

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ORIGINAL

**Bill Number:** SB 1210 ER

**Patron:** Pekarsky

**Bill Title:** Va. Residential Property Disclosure Act; required disclosures for buyer to beware.

**Bill Summary:** Requires that the owner of a residential real property include in the residential property disclosure statement provided to a potential purchaser of such residential real property a statement that the owner makes no representations or warranties with respect to the property's proximity to a public use airport nor any noise from aircraft due to the proximity of the property to flight operations. The bill also requires the Department of Aviation to establish and provide to the Real Estate Board by July 31, 2025, a website address that allows purchasers to access public use airport aircraft noise zone maps and requires the Real Estate Board to provide such website address on the residential property disclosure statement. The bill also provides that such maps may be provided to the Department by either a public use airport operator or a locality that has adopted one or more noise overlay zones as an amendment to its zoning map. This bill is a recommendation of the Virginia Housing Commission.

**Budget Amendment Necessary:** No.

**Items Impacted:** N/A

**Explanation:** This bill involves the Department of Professional and Occupational Regulation (DPOR) and the Department of Aviation (DOA); however, no budget action is needed.

**Fiscal Summary:** It is anticipated that DPOR can absorb any impact that may result from this bill.

**Fiscal Analysis:** It is anticipated that DPOR's Real Estate Board will be able to absorb any impact resulting from this bill.

The bill requires DOA to establish a web page. Information from DOA is not available, however it is anticipated that any impact can be absorbed within existing resources.

**Other:** This bill is the companion to HB 1706.