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

PUBLISHED: 2/18/2025 12:13 PM **ORIGINAL**

Bill Number: HB2415S1 **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. 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: 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. Any fiscal impact to the Courts is anticipated to be absorbable.

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 anticipated to be absorbable.

Other: None.