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

PUBLISHED: 3/7/2025 10:35 AM **ORIGINAL**

Bill Number: HB2122ER **Patron:** Maldonado
Bill Title: Manufactured Home Lot Rental Act; landlord obligations.

Bill Summary: Requires a landlord to provide a written disclosure informing the tenant about homeowner's insurance and flood insurance and directing the tenant to information and resources. Modifies timeframe for a landlord to provide a written rental agreement packet to ten business days. Amends to the list of applicable provisions of law a Code section regarding fee disclosure statements.

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

Explanation: This bill involves the Department of Housing and Community Development (DHCD) 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 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.

Other: None.